

**Attachment L – Resolution Approving PDS2012-  
3100-5571 (Master)**

# Attachment Page 683

RESOLUTION OF SAN DIEGO COUNTY     )  
CONDITIONALLY APPROVING             )  
TENTATIVE MAP NO. PDS2012-3100-5571     )

WHEREAS, Tentative Map No. PDS2012-3100-5571 (Master Tentative Map) proposing the division of property located south of West Lilac Road and east of Standel Lane and generally described as:

Portions of: NE ¼ of Section 24, T10S, R3W; NW ¼ and SW ½ of Section 19, T10S, R2W.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on April 30, 2012; and

WHEREAS, on \_\_\_\_\_, the Board of Supervisors of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Board of Supervisors of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, DETERMINED, AND ORDERED, that based on the findings, said Tentative Map is hereby approved subject to the following conditions:

**MAP EXPIRATION:** The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on that effective date General Plan Amendment PDS2012-3800-12-001 and Specific Plan PDS2012-3810-12-001, whichever comes first, has also become effective. This approval Expires Thirty-Six (36) Months from said effective date at 4:00 P.M. unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

**STANDARD CONDITIONS:** The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are here by waived:**

1. Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision does not propose condominium units nor is it a planned development.
2. Standard Condition 19(e): Said condition pertains to condominium units. This subdivision does not propose condominium units nor is it a planned development.
3. Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map shall include the entire as shown on the Tentative Map.

**PRELIMINARY GRADING PLAN:** The approval of this Tentative Map here by adopts the Preliminary Grading and Improvement Plan dated July 1, 2015 consisting of twelve sheets (Attached Herein as Exhibit B) pursuant to Section 81.305 of the County Subdivision Ordinance. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

**APPROVAL OF MAP:** THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

**1-29.** The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, with the exception of those "Standard Conditions" waived above.

**30. GEN#1 - COST RECOVERY**

**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:**

The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to *[PDS, Zoning Counter]*, which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

**31. GEN#2 - GRADING PLAN CONFORMANCE**

**INTENT:** In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: biological, cultural, agricultural, air quality and noise mitigation measures. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The *[DPW, ESU, or PDS, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements]* shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

**32. BIO#1 - BIOLOGICAL EASEMENT: [PDS, PCC] [DPR TC, GPM] [DGS, RP] [MA, GP, IP] [PDS, FEE X 2].** **INTENT:** In order to protect sensitive biological resources, pursuant to the Resources Protection Ordinance (RPO) and the County of San Diego Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a conservation easement, as shown on the approved Tentative Map (TM 5571) as BIO OPEN SPACE LOTS E, G and I. This easement is for the protection of biological resources 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. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exceptions to this prohibition are:

- 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 applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 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, Parks and Recreation or the Director of Public Works.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
- d. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- e. Construction, use and maintenance of multi-use, non-motorized trails.
- f. Continued activities and maintenance of existing agricultural operations, including fertilizer, pest control, irrigation repairs and crop rotation in accordance with the approved RMP.

**DOCUMENTATION:** The applicant shall record the easements on the Final Map or prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Upon the recordation of the Final Map, or prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map, and that the map details the language above. OR The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] and [DPR TC, GPM] for preapproval. The [PDS, PCC] shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

**33. BIO#2 - LBZ EASEMENT: [PDS, PCC] [DGS, RP][MA, GP, IP] [PDS, FEEX 2] INTENT:** In order to protect sensitive biological resources, pursuant to Resources Protection Ordinance (RPO) and the County of San Diego Guidelines for Determining Significance for Biological Resources, a Limited Building Zone Easement shall be granted by separate document or on the Final Map to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the approved Tentative Map (TM 5571) bordering BIO OPEN SPACE LOTS E, G and I. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Pools, decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

**DOCUMENTATION:** The applicant shall record the easements on the Final Map or prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Upon the recordation of the Final Map, or prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map, and that the map details the language above. OR The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

**34. BIO#3 - OFF-SITE MITIGATION: [PDS, PCC] [MA, GP, IP] [PDS, FEE X2] [DPR, GPM] INTENT:** In order to mitigate for the impacts to sensitive habitats, including coastal sage scrub, southern coast live oak riparian woodland and open water, which are sensitive biological resources pursuant to the County of San Diego Guidelines for Determining Significance for Biological Resources, off-site mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The

applicant shall purchase habitat credit, or provide for the conservation of habitat of 15.1 acres, including 13.6 acres of coastal sage scrub, 0.6 acre of southern coast live oak riparian woodland (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary) and 0.9 acre open water (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary) located within North County in either the draft Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP), or on parcels with suitable lands adjacent to the project boundary as indicated below.

a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in North County in either the draft Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP), or on parcels with suitable lands adjacent to the project boundary as indicated below:

1. The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PCC] before purchase or entering into any agreement for purchase.
2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the

Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.

3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS, PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

35. **BIO#4 - OPEN SPACE SIGNAGE:** [PDS, PCC] [MA, GP, IP] [PDS, FEE]. **INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary of BIO OPEN SPACE LOTS E, G and I as indicated on Figure 20 of the Specific

Plan "Trails Plan & Biological Open Space Signage". 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: ER 12-02-003

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

**36. BIO#5 - REVEGETATION PLAN: [PDS, PPD] [MA, GP, IP]**

**INTENT:** In order to mitigate for the impacts to jurisdictional waters (Federal, State and County), which are sensitive biological resources pursuant to Federal and State Regulations and the County Resource Protection Ordinance (RPO), revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan, shall be prepared, which mitigates impacts to Resource Protection Ordinance (RPO) wetlands. The revegetation shall occur onsite as detailed in the Conceptual Wetland Revegetation Plan. The revegetation plan shall conform to the County of San Diego Report Format and Content Requirements for Revegetation Plans. The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of five years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to

mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.

- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

**DOCUMENTATION:** The applicant shall prepare the Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits.

**TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved.

**MONITORING:** The [PDS, LA] shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition 44 shall be made to enter into a Secured Agreement for the implementation of the Plan.

**37. BIO#6 - SECURED AGREEMENT: [PDS, PPD] [MA, GP, IP]**

**INTENT:** In order to assure project completion and success of the Revegetation Plan in condition 43 a surety shall be provided and an agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty- percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.

**DOCUMENTATION:** The applicant shall execute a Secured Agreement provided with the Revegetation Plan Final Decision, and provide the approved securities and the cash deposit for County monitoring time. The executed

Agreement, cash deposit, and the securities shall be submitted to the [PDS, Landscape Architect] for final review and approval. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, and after the approval of the Revegetation Plan, the agreement shall be executed and the securities provided for the revegetation plan implementation. **MONITORING:** The [PDS, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Revegetation Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.

- 38. BIO#7 - RESOURCE MANAGEMENT PLAN: [PDS, PPD] [DPR, GPM] [MA, GP, IP] INTENT:** In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of Planning & Development Services, a Resource Management Plan (RMP). The RMP shall be for the perpetual management of onsite wetlands. The RMP shall be consistent with the Conceptual Biological Resource Management Plan for Onsite Biological Open Space on file with Planning & Development Services as Environmental Review Number 12-02-003. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.
- a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.
  - b. The habitat land to be managed shall be completely purchased.
  - c. The easements shall be dedicated to ensure that the land is protected in perpetuity.
  - d. A Resource Manager shall be selected and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager
  - e. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship.
  - f. A contract between applicant and County shall be executed for the implementation of the RMP.

**DOCUMENTATION:** The applicant shall prepare the RMP and submit it to the [PDS, ZONING] and pay all applicable review fees. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the RMP shall be approved. **MONITORING:** The [PDS, PPD] shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

**39. BIO#8 - BIOLOGICAL MONITORING: [PDS, PCC] [DPW, LDR] [GP, IP, MA] [PDS, FEE X2]. INTENT:** In order to prevent inadvertent disturbance to onsite wetlands, all grading shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist "Project Biologist" shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:

- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

**DOCUMENTATION:** The applicant shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to approval of the map, the requirement shall be completed. **MONITORING:** The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs.

**40. BIO#9 - BIOLOGICAL EASEMENT: [PDS, PCC] [DPR TC, GPM] [DGS, RP] [MA, GP, IP] [PDS, FEE X 2]. INTENT:** In order to protect sensitive biological resources, pursuant to the Resources Protection Ordinance (RPO) and the County of San Diego Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a conservation easement, as shown on the approved Tentative Map (TM 5571) as BIO OPEN

SPACE LOT H and J. This easement is for the protection of biological resources 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. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exceptions to this prohibition are:

- 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 applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 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, Parks and Recreation or the Director of Public Works.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
- d. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- e. Construction, use and maintenance of multi-use, non-motorized trails.
- f. Continued activities and maintenance of existing agricultural operations, including fertilizer, pest control, irrigation repairs and crop rotation in accordance with the approved RMP.

**DOCUMENTATION:** The applicant shall record the easements on the Final Map or prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the

easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Upon the recordation of the Final Map, or prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map, and that the map details the language above. OR The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] and [DPR TC, GPM] for preapproval. The [PDS, PCC] shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

**41. BIO#10 - LBZ EASEMENT: [PDS, PCC] [DGS, RP][MA, GP, IP] [PDS, FEEX 2]**

**INTENT:** In order to protect sensitive biological resources, pursuant to Resources Protection Ordinance (RPO) and the County of San Diego Guidelines for Determining Significance for Biological Resources, a Limited Building Zone Easement shall be granted by separate document or on the Final Map to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the approved Tentative Map (TM 5571) bordering BIO OPEN SPACE LOT H and J. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Pools, decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

**DOCUMENTATION:** The applicant shall record the easements on the Final Map or prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING** Upon the recordation of the Final Map, or prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map, and that the map details the language above. OR The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS,

*PCC*] for pre-approval. The [*PDS, PCC*] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [*DGS, RP*] shall forward a copy of the recorded documents to [*PDS, PCC*] for satisfaction of the condition.

- 42. BIO#11 - OFF-SITE MITIGATION: [PDS, PCC] [MA, GP, IP] [PDS, FEE X2] [DPR, GPM] INTENT:** In order to mitigate for the impacts to sensitive habitats, including coast live oak woodland, coastal sage scrub, southern coast live oak riparian woodland, southern mixed chaparral, southern willow scrub and mule fat scrub, which are sensitive biological resources pursuant to the County of San Diego Guidelines for Determining Significance for Biological Resources, off-site mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 37.3 acres, including 0.9 acre of coast live oak woodland (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary), 6.0 acres of coastal sage scrub, 2.4 acres of southern coast live oak riparian woodland (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary), 27.0 acres of southern mixed chaparral and 0.9 acre of southern willow scrub (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary) and 0.3 acre of mule fat scrub (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary) located within North County in either the draft Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP), or on parcels with suitable lands adjacent to the project boundary as indicated below.
- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.

4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in North County in either the draft Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP), or suitable lands with native habitat in the vicinity of the project site as indicated below:
1. The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PCC] before purchase or entering into any agreement for purchase.
  2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
  3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
  4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
  5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the

offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

- 43. BIO#12 - OPEN SPACE SIGNAGE: [PDS, PCC] [MA, GP, IP] [PDS, FEE].**  
**INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary of BIO OPEN SPACE LOT H and J as indicated on Figure 20 of the Specific Plan "Trails Plan & Biological Open Space Signage". 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: ER 12-02-003

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

- 44. BIO#13 - REVEGETATION PLAN: [PDS, PPD] [MA, GP, IP]**  
**INTENT:** In order to mitigate for the impacts to jurisdictional waters (Federal, State and County), which are sensitive biological resources pursuant to Federal and State Regulations and the County Resource Protection Ordinance (RPO), revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan, shall be prepared, which mitigates impacts to Resource Protection Ordinance (RPO) wetlands. The revegetation shall occur onsite as detailed in the

Conceptual Wetland Revegetation Plan. The revegetation plan shall conform to the Conceptual Wetland Revegetation Plan, and the most current version of the County of San Diego Report Format and Content Requirements for Revegetation Plans. The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of five years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

**DOCUMENTATION:** The applicant shall prepare the Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits.

**TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved.

**MONITORING:** The [PDS, LA] shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition 52 shall be made to enter into a Secured Agreement for the implementation of the Plan.

**45. BIO#14 - SECURED AGREEMENT: [PDS, PPD] [MA, GP, IP]**

**INTENT:** In order to assure project completion and success of the Revegetation Plan in condition 51 a surety shall be provided and an agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty- percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.

**DOCUMENTATION:** The applicant shall execute a Secured Agreement provided with the Revegetation Plan Final Decision, and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, Landscape Architect]* for final review and approval. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Revegetation Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL]*. Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.

46. **BIO#15 - RESOURCE MANAGEMENT PLAN:** *[PDS, PPD] [DPR, GPM] [MA, GP, IP]* **INTENT:** In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of Planning & Development Services, a Resource Management Plan (RMP). The RMP shall be for the perpetual management of onsite wetlands. The RMP shall be consistent with the Conceptual Biological Resource Management Plan for Onsite Biological Open Space on file with Planning & Development Services as Environmental Review Number 12-02-003. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

- a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.
- b. The habitat land to be managed shall be completely purchased.
- c. The easements shall be dedicated to ensure that the land is protected in perpetuity.
- d. A Resource Manager shall be selected and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager
- e. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship.
- f. A contract between applicant and County shall be executed for the implementation of the RMP.

**DOCUMENTATION:** The applicant shall prepare the RMP and submit it to the [PDS, ZONING] and pay all applicable review fees. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the RMP shall be approved. **MONITORING:** The [PDS, PPD] shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

**47. BIO#16 - BIOLOGICAL MONITORING: [PDS, PCC] [DPW, LDR] [GP, IP, MA] [PDS, FEE X2]. INTENT:** In order to prevent inadvertent disturbance to onsite wetlands, all grading shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist "Project Biologist" shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:

- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

**DOCUMENTATION:** The applicant shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to approval of the map, the requirement shall be completed. **MONITORING:** The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs.

48. **BIO#17 - BIOLOGICAL EASEMENT: [PDS, PCC] [DPR TC, GPM] [DGS, RP] [MA, GP, IP] [PDS, FEE X 2]. INTENT:** In order to protect sensitive biological resources, pursuant to the Resources Protection Ordinance (RPO) and the County of San Diego Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a conservation easement, as shown on the approved Tentative Map (TM 5571) as BIO OPEN SPACE LOT K and L. This easement is for the protection of biological resources 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. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exceptions to this prohibition are:
- 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 applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 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, Parks and Recreation or the Director of Public Works.
  - c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.

- d. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- g. Construction, use and maintenance of multi-use, non-motorized trails.
- h. Continued activities and maintenance of existing agricultural operations, including fertilizer, pest control, irrigation repairs and crop rotation in accordance with the approved RMP.

**DOCUMENTATION:** The applicant shall record the easements on the Final Map or prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Upon the recordation of the Final Map, or prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map, and that the map details the language above. OR The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] and [DPR TC, GPM] for preapproval. The [PDS, PCC] shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

49. **BIO#18 - LBZ EASEMENT: [PDS, PCC] [DGS, RP][MA, GP, IP] [PDS, FEEX 2]**  
**INTENT:** In order to protect sensitive biological resources, pursuant to Resources Protection Ordinance (RPO) and the County of San Diego Guidelines for Determining Significance for Biological Resources, a Limited Building Zone Easement shall be granted by separate document or on the Final Map to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the approved Tentative Map (TM 5571) bordering BIO OPEN SPACE LOT K, K1, K2, L, L1 and L2. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Pools, decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

**DOCUMENTATION:** The applicant shall record the easements on the Final Map or prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Upon the recordation of the Final Map, or prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map, and that the map details the language above. OR The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

50. **BIO#19 - OFF-SITE MITIGATION: [PDS, PCC] [MA, GP, IP] [PDS, FEE X2] [DPR, GPM] INTENT:** In order to mitigate for the impacts to sensitive habitats, including southern coast live oak riparian woodland, southern willow scrub and disturbed wetland, which are sensitive biological resources pursuant to the County of San Diego Guidelines for Determining Significance for Biological Resources, off-site mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.9 acre, including 0.3 acre of southern coast live oak riparian woodland (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary), 0.3 acre of southern willow scrub (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary) and 0.3 acre of disturbed wetland (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary) located within North County in either the draft Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP), or on parcels with suitable lands adjacent to the project boundary as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in North County in either the draft Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP), or on parcels with suitable lands adjacent to the project boundary as indicated below:
1. The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PCC] before purchase or entering into any agreement for purchase.
  2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
  3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
  4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource

Manager shall be selected, and the RMP funding mechanism shall be in place.

5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS, PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

51. **BIO#20 - OPEN SPACE SIGNAGE: [PDS, PCC] [MA, GP, IP] [PDS, FEE].**  
**INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary of BIO OPEN SPACE LOT K and L as indicated on the approved Tentative Map (TM 5571). 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: ER 12-02-003

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

**52. BIO#21 - REVEGETATION PLAN: [PDS, PPD] [MA, GP, IP]**

**INTENT:** In order to mitigate for the impacts to jurisdictional waters (Federal, State and County), which are sensitive biological resources pursuant to Federal and State Regulations and the County Resource Protection Ordinance (RPO), revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan, shall be prepared, which mitigates impacts to Resource Protection Ordinance (RPO) wetlands. The revegetation shall occur onsite as detailed in the Conceptual Wetland Revegetation Plan. The revegetation plan shall conform to the County of San Diego Report Format and Content Requirements for Revegetation Plans. The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of five years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

**DOCUMENTATION:** The applicant shall prepare the Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits.

**TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved.

**MONITORING:** The [PDS, LA] shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition 60 shall be made to enter into a Secured Agreement for the implementation of the Plan.

**53. BIO#22 - SECURED AGREEMENT: [PDS, PPD] [MA, GP, IP]**

**INTENT:** In order to assure project completion and success of the Revegetation Plan in condition 59, a surety shall be provided and an agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty- percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.

**DOCUMENTATION:** The applicant shall execute a Secured Agreement provided with the Revegetation Plan Final Decision, and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS, Landscape Architect] for final review and approval.

**TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, and after the approval of the Revegetation Plan, the agreement shall be executed and the securities provided for the revegetation plan implementation.

**MONITORING:** The [PDS, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Revegetation Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by [PDS, FISCAL]. Upon

acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.

**54. BIO#23 - RESOURCE MANAGEMENT PLAN: [PDS, PPD] [DPR, GPM] [MA, GP, IP] INTENT:** In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of Planning & Development Services, a Resource Management Plan (RMP). The RMP shall be for the perpetual management of onsite wetlands. The RMP shall be consistent with the Conceptual Biological Resource Management Plan for Onsite Biological Open Space on file with Planning & Development Services as Environmental Review Number 12-02-003. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

- a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.
- b. The habitat land to be managed shall be completely purchased.
- c. The easements shall be dedicated to ensure that the land is protected in perpetuity.
- d. A Resource Manager shall be selected and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager
- e. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship.
- f. A contract between applicant and County shall be executed for the implementation of the RMP.

**DOCUMENTATION:** The applicant shall prepare the RMP and submit it to the [PDS, ZONING] and pay all applicable review fees. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the RMP shall be approved. **MONITORING:** The [PDS, PPD] shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

- 55. BIO#24 - BIOLOGICAL MONITORING: [PDS, PCC] [DPW, LDR] [GP, IP, MA] [PDS, FEE X2]. INTENT:** In order to prevent inadvertent disturbance to onsite wetlands, all grading shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist "Project Biologist" shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:
- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
  - b. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

**DOCUMENTATION:** The applicant shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to approval of the map, the requirement shall be completed. **MONITORING:** The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs.

- 56. BIO#25 - BIOLOGICAL EASEMENT: [PDS, PCC] [DPR TC, GPM] [DGS, RP] [MA, GP, IP] [PDS, FEE X 2]. INTENT:** In order to protect sensitive biological resources, pursuant to the Resources Protection Ordinance (RPO) and the County of San Diego Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a conservation easement, as shown on the approved Tentative Map (TM 5571) as BIO OPEN SPACE LOT M and N. This easement is for the protection of biological resources 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. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and

monitoring activities for the purposes of species and habitat conservation. The only exceptions to this prohibition are:

- 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 applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 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, Parks and Recreation or the Director of Public Works.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
- d. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- e. Construction, use and maintenance of multi-use, non-motorized trails.
- f. Continued activities and maintenance of existing agricultural operations, including fertilizer, pest control, irrigation repairs and crop rotation in accordance with the approved RMP.

**DOCUMENTATION:** The applicant shall record the easements on the Final Map or prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Upon the recordation of the Final Map, or prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map, and that the map details the language above. OR The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS,

*PCC*] and *[DPR TC, GPM]* for preapproval. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

**57. BIO#26 - LBZ EASEMENT: [PDS, PCC] [DGS, RP][MA, GP, IP] [PDS, FEEX 2]**

**INTENT:** In order to protect sensitive biological resources, pursuant to Resources Protection Ordinance (RPO) and the County of San Diego Guidelines for Determining Significance for Biological Resources, a Limited Building Zone Easement shall be granted by separate document or on the Final Map to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the approved Tentative Map (TM 5571) bordering BIO OPEN SPACE LOT M and N. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Pools, decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

**DOCUMENTATION:** The applicant shall record the easements on the Final Map or prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **TIMING:** Upon the recordation of the Final Map, or prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** The *[PDS, LDR]* shall verify that the easement is indicated on the map, and that the map details the language above. OR The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

- 58. BIO#27 - OFF-SITE MITIGATION: [PDS, PCC] [MA, GP, IP] [PDS, FEE X2] [DPR, GPM] INTENT:** In order to mitigate for the impacts to sensitive habitats, including southern willow scrub and open water, which are sensitive biological resources pursuant to the County of San Diego Guidelines for Determining Significance for Biological Resources, off-site mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 1.2 acres, including 0.6 acre of southern willow scrub (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary) and 0.6 acre of open water (note - wetland mitigation may be accomplished or partially accomplished on-site or on parcels with suitable lands adjacent to the project boundary) located within North County in either the draft Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP), or on parcels with suitable lands adjacent to the project boundary as indicated below.
- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
  2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
  3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
  4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in North County in either the draft Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP), or on parcels with suitable lands adjacent to the project boundary as indicated below:

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1. The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PCC] before purchase or entering into any agreement for purchase.
2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

**DOCUMENTATION:** The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application

for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

- 59. BIO#28 - OPEN SPACE SIGNAGE: [PDS, PCC] [MA, GP, IP] [PDS, FEE].**  
**INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary of BIO OPEN SPACE LOT M and N as indicated on the approved Tentative Map (TM 5571). 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: ER 12-02-003

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

- 60. BIO#29 - REVEGETATION PLAN: [PDS, PPD] [MA, GP, IP]**  
**INTENT:** In order to mitigate for the impacts to jurisdictional waters (Federal, State and County), which are sensitive biological resources pursuant to Federal and State Regulations and the County Resource Protection Ordinance (RPO), revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan, shall be prepared, which mitigates impacts to Resource Protection Ordinance (RPO) wetlands. The revegetation shall occur onsite as detailed in the Conceptual Wetland Revegetation Plan. The revegetation plan shall conform to the County of San Diego Report Format and Content Requirements for Revegetation Plans. The Revegetation Plan shall include the following:
- a. The monitoring plan shall be for a length of five years and have an 80 percent success criterion.
  - b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or

evidence of protection in perpetuity by some other means to the satisfaction of the Director PDS.

- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

**DOCUMENTATION:** The applicant shall prepare the Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits.

**TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved.

**MONITORING:** The [PDS, LA] shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition 68 shall be made to enter into a Secured Agreement for the implementation of the Plan.

**61. BIO#30 - SECURED AGREEMENT: [PDS, PPD] [MA, GP, IP]**

**INTENT:** In order to assure project completion and success of the Revegetation Plan in condition 67 a surety shall be provided and an agreement shall be executed.

**DESCRIPTION OF REQUIREMENT:** The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash

deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty- percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.

**DOCUMENTATION:** The applicant shall execute a Secured Agreement provided with the Revegetation Plan Final Decision, and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, Landscape Architect]* for final review and approval. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, and after the approval of the Revegetation Plan, the agreement shall be executed and the securities provided for the revegetation plan implementation. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Revegetation Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL]*. Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.

62. **BIO#31 - RESOURCE MANAGEMENT PLAN: [PDS, PPD] [DPR, GPM] [MA, GP, IP] INTENT:** In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of Planning & Development Services, a Resource Management Plan (RMP). The RMP shall be for the perpetual management of onsite wetlands. The RMP shall be consistent with the Conceptual Biological Resource Management Plan for Onsite Biological Open Space on file with Planning & Development Services as Environmental Review Number 12-02-003. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.
- a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.
  - b. The habitat land to be managed shall be completely purchased.
  - c. The easements shall be dedicated to ensure that the land is protected in perpetuity.

- d. A Resource Manager shall be selected and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager
- e. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship.
- f. A contract between applicant and County shall be executed for the implementation of the RMP.

**DOCUMENTATION:** The applicant shall prepare the RMP and submit it to the [PDS, ZONING] and pay all applicable review fees. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the RMP shall be approved. **MONITORING:** The [PDS, PPD] shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

**63. BIO#32 - BIOLOGICAL MONITORING: [PDS, PCC] [DPW, LDR] [GP, IP, MA] [PDS, FEE X2]. INTENT:** In order to prevent inadvertent disturbance to onsite wetlands, all grading shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist "Project Biologist" shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:

- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

**DOCUMENTATION:** The applicant shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to approval of the map, the requirement shall be completed. **MONITORING:** The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond

cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs.

**64. CULT#1 - CULTURAL OPEN SPACE EASEMENT: [PDS, PCC, LDR] [DGS, RP] [MA, GP, IP] [PDS, FEE X 2].**

**INTENT:** In order to protect sensitive Cultural Resources (CA-SDI-20436), an Environmentally Sensitive Area Open Space Easement shall be granted.

**DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Cultural Resource Open Space Easement over portions of Lot F as shown on Figure 15 of the Cultural Resources Study titled *Cultural Resources Inventory and Assessment: Lilac Hills Ranch* (Affinis 2014). This easement is for the protection of archaeological site CA-SDI-20436 and prohibits all of the following on any portion of the land subject to said easement:

- a. 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. In addition, public access shall be restricted.
- b. Access shall be granted only to the property owner, agents and/or employees of the County of San Diego, Easement Manager, and the Bands of the Luiseno Nation upon request.

The sole exceptions to this prohibition are:

- c. Implementation of a site-capping plan approved by the Director of PDS.
- d. 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.
- e. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of PDS.
- f. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health, in a location and manner approved in writing by the Director of PDS.

**DOCUMENTATION:** The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review or the applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents.

**TIMING:** Prior to the approval of the map for PDS2012-3100-5571 or CA-PDS2012-3100-5572, or on the map, and prior to the approval of any plan and

issuance of any permit. **MONITORING:** For recordation on the map, the [PDS, LDR] shall route the Final Map to PDS for approval prior to map recordation or for recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to PDS and [DPR GPM] for preapproval. PDS shall preapprove the language and location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to PDS for satisfaction of the condition or if recorded on the map, [PDS LDR] shall satisfy the condition after map recordation.

**65. CULT#2 - ARCHAEOLOGICAL GRADING MONITORING: [PDS, PCC] [DPW, ESU] [MA, GP, IP] [PDS, FEE X 2]**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources on the project site and for off-site improvements (including the Miller Fire Station site), an archaeological monitoring program, potential data recovery program, and potential capping program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 and 15064.7.

**DESCRIPTION OF REQUIREMENT:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring, a potential data recovery program, and a potential capping program during all grading, clearing, grubbing, trenching, and construction activities, both on- and off-site. The contract between the Project Archaeologist and the applicant shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources, and this map. The contract provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Luiseño Native American has also been contracted to perform Native American Grading Monitoring for the project.
- c. The Project Archaeologist shall prepare a capping program for CA-SDI-5072 should trenching impact native soils below the fill layer of the cultural site for the offsite improvements.
- d. The cost of the monitoring (including capping, if required) shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

**DOCUMENTATION:** The applicant shall provide a copy of the Grading Monitoring Contract or a Letter of Agreement to provide services from the Project Archaeologist, cost estimate, and MOU to PDS. Additionally, the cost amount of the monitoring work (including capping, if required) shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the map for PDS2012-3100-5571 and PDS2012-3100-5572 and prior to the approval of any plan and issuance of any permit, the contract or letter of agreement shall be provided. **MONITORING:** PDS shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, LDR], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

66. **CULT#3 - CULTURAL RESOURCES REPORT: [PDS, PCC] [UO, FG] [PDS, FEE X2]. INTENT:** In order to ensure that the Archaeological Monitoring occurred during the grading phase of the project, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program including a capping program for CA-SDI-5072, if required, shall be prepared. The report shall include the following items:
- a. Department of Parks and Recreation Primary and Archaeological Site forms.
  - b. Daily Monitoring Logs
  - c. Evidence that the disposition of all cultural resources collected during the survey, testing, archaeological monitoring program, and capping program (if required) has been completed as follows.
    - 1) All cultural material from CA-SDI-20436 shall only be repatriated to a Native American Tribe of appropriate cultural affinity.
    - 2) All prehistoric cultural materials (except CA-SDI-20436) shall be curated at a San Diego facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to an appropriate curation facility in San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation

facility identifying that archaeological materials have been received and that all fees have been paid.

OR

Alternatively, cultural material may be repatriated to a Luiseño tribe of appropriate affiliation. If repatriation is selected in lieu of curation, evidence shall be in the form of a letter from the Luiseño tribe of appropriate affiliation that the cultural material has been received.

- 3) All historic cultural materials shall be curated at a San Diego facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to an appropriate curation facility in San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

- 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 project archaeologist shall prepare the final report and submit it to PDS for approval. **TIMING:** Prior to any occupancy or final grading release, the final report shall be prepared. **MONITORING:** PDS shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, PDS shall inform [DPW, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform [PDS, FISCAL] to release the bond back to the applicant.

**67. LNDSCP#1 - LANDSCAPE DOCUMENTATION PACKAGE: [PDS, PPD] [DPR, TC, PP] [GP, IP, MA]**

**INTENT:** In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual, the County's Water Conservation in Landscaping Ordinance, and compliant with the landscape requirements of the Lilac Hills Ranch Specific Plan, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements, including medians, and any

proposed plant materials to be installed or planted therein. The applicant shall be required to apply for an encroachment permit through DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. Show and dimension all sight line distances.

- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Invasive species, and fire prone vegetation shall not be allowed adjacent to any open space easement or within transitional zones. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system. All areas proposing the use of reclaimed water, including grey water for irrigation shall concurrently submit irrigation plans to the Department of Environmental Health, along with applicable fees, for their review and approval prior to final approval by PDS.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of primary and secondary signs, all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway. Show locations and dimension all such trail easements.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: Planting shall be compliant with the project's Fire Protection Plan. Brush Management Zones, along with applicable notes and dimensions, shall be shown on the plans.

- i. Landscaping shall be consistent with the projects Implementing TM Landscape Concept Plan for Tract 5572-RPL4 and the Landscape Design Guidelines contained within Chapter 3 of the Lilac Hills Ranch Specific Plan, including all applicable Figures.
- j. All vegetated BMP's, as per the projects' Stormwater Management Plan shall be shown on the landscape plans.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to the approval of the map for each Phase and prior to the approval of any plan and issuance of any permit, the Landscape Plans shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

**68. AGR#1 - AGRICULTURAL PRESERVATION REQUIREMENT [PDS, FEE X 2]**

**INTENT:** In order to mitigate for the project's impact to on-site agricultural resources, as evaluated in compliance with the County Agricultural Resource Guidelines for Determining Significance, as described within the Project Agricultural Resources Technical Report for Lilac Hills Ranch (dated June 30, 2015) the applicant shall preserve the impacted important agricultural resources.

**DESCRIPTION OF REQUIREMENT:** The applicant shall preserve 43.8 acres of agricultural resources, as defined by the LARA Model, at a mitigation ratio of 1:1, based on the actual amount of agricultural resources impacted. The applicant shall implement such preservation via one of the following Options:

- a. The applicant shall purchase the equivalent of 43.8 acres of mitigation credits through the County Preservation of Agricultural Conservation Easement (PACE) Program. The applicant shall comply with the requirements specified within that Board approval and those PACE Program implementation policies prepared by PDS for purchasing agricultural mitigation credits. The actual amount of mitigation required can be phased based upon the amount of impacts calculated within each final map;

OR

- b. The applicant shall purchase in perpetuity, at a 1:1 mitigation ratio, either:  
1) 43.8 acres of agricultural resources, as defined by the LARA Model; or  
2) 43.8 acres of agricultural easements. Both the agricultural lands and/or easements must be underlain with Prime Farmland and/or Farmland of Statewide of Importance soils, as designated by the California Farmland Mapping and Monitoring Program (FMMP). The 43.8 acres of mitigation lands shall be reserved for only those uses that meet the definition of Agriculture, as defined within the County Zoning Ordinance. Exceptions to

this requirement include Farm Employee Housing as defined by the County Zoning Ordinance, fallow agricultural lands, and agricultural grading operations authorized by approved agricultural grading permits. The 43.8 acres of mitigation lands or agricultural easements shall be located within the project's agricultural cumulative study area, or within a location that is satisfactory to the Director of Planning & Development Services (PDS). The actual amount of mitigation required can be phased based upon the amount of impacts calculated within each final map;

OR

- c. The applicant may choose a combination of A and B, above if that method is satisfactory to the Director of PDS. Such a combination shall total in aggregate the required 43.8 acres of agricultural mitigation lands or agricultural mitigation easements. The actual amount of mitigation required can be phased based upon the amount of impacts calculated within each final map.

**DOCUMENTATION:** The applicant shall provide proof of purchase of mitigation credits or a recorded agricultural easement to the [PDS, PCC]. If the applicant purchases its own agricultural easement, a County-accepted agricultural consultant shall prepare a LARA Model that shows that the easement complies with the County's Agricultural Guidelines. The proof of purchase and/or the agricultural easement, with accompanying LARA Model shall be to the satisfaction of the Director of PDS. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, the applicant shall have complied with A, B or C, above. **MONITORING:** The [PDS, PCC] shall review the PACE Program participation or the mitigation lands or easement purchase for compliance with this condition. Upon request from the applicant, [PDS, PCC] can pre-approve the location and type of mitigation credits only. Prior to purchase of agricultural credits and/or an agricultural easement, the applicant shall obtain written agreement to the purchase of land and/or easement, by the Director of PDS.

69. **AGR#2 - AGRICULTURAL BUFFER REQUIREMENT [PDS, FEE X 8] INTENT:** In order to protect off-site, adjacent agricultural resources and operations, as evaluated in compliance with the County Agricultural Resource Guidelines for Determining Significance, and as described within the Project Agricultural Resources Report for Lilac Hills Ranch an Agricultural Buffer shall be installed, within the boundaries of the project site. **DESCRIPTION OF REQUIREMENT:** Reserve land as described below for an Agricultural Buffer, as shown within the Project Agricultural Resources Report for Lilac Hills Ranch (dated June 30, 2015). The purpose of the Agricultural Buffers is to protect off-site, adjacent agricultural resources and operations and to ensure that the project's addition of population to the region does not inhibit continued adjacent agricultural production. The Agricultural Buffers may also limit nuisance complaints and

indirect impacts related to the development. In addition to the Agricultural Buffer, a Limited Building Zone (LBZ) shall be identified on the Tentative Map that prohibits: The construction or placement of any residence, garage, or any accessory structure that is designed or intended for occupancy by humans or animals; the placement of any recreational amenities, such as ball fields, picnic areas, tennis courts or swimming pools; and any other use that would attract people near to the project boundary. The only exceptions to these prohibitions are:

- a. Fences, walls, and similar structures, no higher than six feet or as regulated by zoning.
- b. Landscaping and agricultural uses
- c. Roads, utilities, water wells, as indicated on Project Agricultural Resources Report for Lilac Hills Ranch (dated June 30, 2015).
- d. Irrigation water wells necessary for the support of the agriculture in the easement.
- e. Grading or clearing for only agricultural purposes.

The applicant shall install the required Agricultural Buffers and LBZs to the widths identified below, at only the following locations known as or Agriculture Adjacency Areas ("AA-#"), as defined and delineated within the Lilac Hills Ranch Project Agricultural Resources Report for Lilac Hills Ranch (dated June 30, 2015). All required fencing shall comply with the description found in the list below:

- AA-3: A total buffer area of 70-feet shall be reserved at this location as shown on Figure 16a of the Project Agricultural Resources Report for Lilac Hills Ranch (dated June 30, 2015) including a 50-foot wide area that shall be planted with two rows of appropriate tree crop (e.g., citrus, avocado, etc.) and include installation of a six-foot high fence along the length of the project property line. In addition to that Agricultural Buffer, AA-3 shall include a 20-foot wide LBZ.
- AA-4: A total buffer area of 50- to 92-feet shall be reserved at this location as shown on Figure 16b of the Project Agricultural Resources Report for Lilac Hills Ranch (dated June 30, 2015) including a 50-foot wide area planted with two rows of appropriate tree crop (e.g., citrus, avocado, etc.) and include installation of a six-foot high fence along the length of the project property line. In addition to that Agricultural Buffer, AA-4 shall include a zero- to 42-foot wide LBZ (Figure 16b).
- AA-5: A total buffer area of 100-feet shall be reserved at this location as shown on Figure 16c of the Project Agricultural Resources Report for Lilac

Hills Ranch (dated June 30, 2015) including a 50-foot wide area that shall be planted with two rows of appropriate tree crop (e.g., citrus, avocado, etc.) and include installation of a six-foot high fence along the length of the project property line. In addition to that Agricultural Buffer, AA-5 shall include a 50-foot wide LBZ (Figure 16c). With respect to this agricultural adjacency area, if the adjacent property converts to a non-agricultural use prior to the development of Phase 3, implementation of this Condition of Approval would not be required at this location.

- AA-6: A total buffer area of 100-feet shall be reserved at this location as shown on Figure 16d of the Project Agricultural Resources Report for Lilac Hills Ranch (dated June 30, 2015) including a 50-foot wide buffer area that shall be planted with two rows of appropriate tree crop (e.g., citrus, avocado, etc.) and include installation of a six-foot high fence along the south property line for a distance of 1,414 feet west of the eastern property line. In addition to that Agricultural Buffer, AA-6 shall include a 50-foot wide LBZ (Figure 16d).
- AA-7: A varying buffer width as shown on Figure 16e of the Project Agricultural Resources Report for Lilac Hills Ranch (dated June 30, 2015) which shall be 50 feet wide at the southern property line, for a distance of 714 feet east, and at the eastern property line, for a distance of 323 feet; plus a 100-foot wide buffer for a distance of 1,122 feet, at the eastern property line. Each of these Agricultural Buffers shall be planted with two rows of appropriate tree crop (e.g., citrus, avocado, etc.) and shall include installation of a six-foot high fence along the length of the project property line. In addition to that Agricultural Buffer, AA-7 shall include a varying zero- to 50-foot wide LBZ (Figure 16e). With respect to this agricultural adjacency area, if the adjacent property converts to a non-agricultural use prior to the development of Phase 3, implementation of this Condition of Approval would not be required at this location.
- AA-8: A total buffer width of 50 feet shall be reserved at this location, as shown on Figure 16f of the Project Agricultural Resources Report for Lilac Hills Ranch (dated June 30, 2015), which includes the LBZ as co-located with that Agricultural Buffer. This buffer shall be planted with two rows of appropriate tree crop (e.g., citrus, avocado, etc.) and include installation of a six-foot high fence along the length of the project property line. With respect to this agricultural adjacency area, if the adjacent property converts to a non-agricultural use prior to the development of Phase 4, implementation of this Condition of Approval would not be required at this location.
- AA-9: A total buffer width of 50 feet shall be reserved at this location, as shown on Figure 16g of the above-referenced Agricultural Resources

Report, which shall be 50 feet wide, and shall be planted with one row of appropriate tree crops (e.g., citrus, avocado, etc.), which is staggered around Covey Lane, with the installation of a six-foot high fence. In addition to that Agricultural Buffer, AA-9 shall include a 50-foot wide LBZ (Figure 16g).

- AA-10: A buffer width shall be reserved that is 50 feet, as shown on Figure 16h of the Project Agricultural Resources Report for Lilac Hills Ranch (dated June 30, 2015). This Agricultural Buffer shall be planted with two rows of appropriate tree crops (e.g., citrus, avocado, etc.), with the installation of a six-foot high fence along the length of the project property line. In addition to that Agricultural Buffer, AA-10 shall include a 50- to 192-foot wide LBZ. With respect to this agricultural adjacency area, if the adjacent property converts to a non-agricultural use prior to the development of Phase 5, implementation of this Condition of Approval would not be required at this location.
- AA-13: A buffer width shall be reserved that is 50 feet, as shown on Figure 16i of the Project Agricultural Resources Report for Lilac Hills Ranch (dated June 30, 2015). The agricultural buffer for AA-13 includes only one row of trees that shall be planted with appropriate tree crop (e.g., citrus, avocado, etc.) and include installation of a six-foot high fence along the length of the project property line. In addition to that Agricultural Buffer, AA-13 shall include a 50-foot wide LBZ.
- Required Fencing: All fencing referenced above in AA-1 to AA-10 and AA-13, inclusive shall be one of the two types listed below and shall be designed and installed in conformance to the fencing requirements found in the approved project Specific Plan and shall be to the satisfaction of the Director of PDS:
  - 1) Manufactured and installed with solid masonry without gaps and includes a foundation and footings that extend below ground surface level;

OR

  - 2) Chain Link continuous fencing;

OR

  - 3) A combination of 1 and 2 above.

**DOCUMENTATION:** The applicant shall delineate all Agricultural Buffers on the Final Maps for each Phase or Unit within which the Agricultural Buffer is proposed [PDS, PCC]. **TIMING:** Prior to approval of any plan or issuance of any permit within which Phases or Units the Agricultural Buffers are located, and prior to use of the premises in reliance of this permit within which Phases or Units the Agricultural Buffers are located, the Agricultural Buffers shall be delineated on that related Final Map. **MONITORING:** The [PDS, PCC] shall review the Final Map to ensure satisfaction of this condition.

**70. NOISE#1 - NOISE RESTRICTION EASEMENT [PDS, FEE X 1]**

**INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2) , and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on the parcel to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated on the approved Tentative Maps TM5571 and TM5572 and shall be granted on the map and shall be consistent with the recommendations within the Lilac Hills Ranch EIR Noise Section. The said easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed noise sensitive land uses (NSLU) as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable community noise equivalent level (CNEL) limits as defined General Plan Noise Element (Table N-1 & N-2).
  - 1) Future traffic noise level estimates, must utilize a traffic volume equal to a the theoretical maximum Level of Service "C" traffic flow for Main Street, Lilac Hills Ranch Road which is its designated General Plan Mobility Element buildout roadway classification. Note that additional roadways would apply directly exposing vehicular traffic noise to the proposed noise sensitive receptors.
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.

- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

**DOCUMENTATION:** The applicant shall show the easement on the Final map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the approval of the map for proposed lots exposed to noise levels of 60 dBA CNEL and above (See figure 2.8-2a and 2.8-2b within the EIR) the requirements of this condition shall be completed. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded.

**71. TIF#1 – TIF PROGRAM:**

**INTENT:** In order to promote orderly development and comply with the County's TIF Program, the TIF Program shall be updated to include potential changes to the Land Use Element and Mobility Element. **DESCRIPTION OF REQUIREMENT:** Provide a fair share contribution towards the cost of updating the County's TIF program. The amount of the fair share contribution will be determined at the time the County begins the effort to update the TIF program. The cost of the TIF update will be shared by all of the approved GPAs that are being incorporated into the TIF Program to the satisfaction of the Director of Planning & Development Services. **TIMING:** Prior to the recordation of the First Final Map for any unit, the applicant shall pay a fair share contribution towards the cost of updating the County's TIF program. **MONITORING:** The [PDS, LDR] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be presented to the Board of Supervisors for approval.

**72. ROADS#1 - PUBLIC ROAD IMPROVEMENTS:**

**INTENT:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, Specific Plan and the Community Trails Master Plan, all public road segments and intersections as indicated below shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for all the public road segments and intersections as indicated below to the satisfaction of the Director of Planning & Development Services and the Director of the Department of Public Works:

- a. By the 929th EDU (cumulative total of all phases), West Lilac Road, from Old Highway 395 to the I-15 Bridge, to Public Mobility Element Modified Light Collector (2.2C) Road Standards per request for a Modification to a

Road Standard dated January 31, 2014, from Accretive Investments Inc., to a graded width of fifty-eight feet (58') and an improved width of fifty feet (50') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter on both sides of the street, six foot (6') wide multipurpose trail along the southerly travel way and with face of curb at twenty-five feet (25') from centerline on both sides of the street. The street cross section shall include a reduced shoulder six feet (6') wide on both sides of the road, reduced parkway two feet (2') wide along the northerly travel way and a reduced parkway six feet (6') wide along the southerly travel way. Provide transitions, tapers, traffic striping and AC dike to the existing pavement. [NOTE: There is a proposal for a parking restriction along the both sides of the street to accommodate bicycle lanes, which requires a Resolution by the Board of Supervisors to Establish a Parking Prohibition. The Board of Supervisors has the authority to approve the parking restriction by resolution.]

- b. By the 929th EDU (cumulative total of all phases), West Lilac Road, over the I-15 Bridge, shall be restriped with two twelve foot (12') wide travel lanes and improved with Portland cement concrete curb, gutter and sidewalk along the southerly travel way with face of curb at sixteen feet (16') from centerline on the south side of the bridge. The street cross section shall include reduce shoulders six feet (6') wide along both the northerly and southerly travel way.
- c. By the 929 EDU (cumulative total of all phases), West Lilac Road, from the I-15 Bridge to the westerly project boundary, to Public Mobility Element Light Collector (2.2C) Road Standards, to a graded width of sixty-four feet (64') and an improved width of forty feet (40') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter on both sides of the street, six foot (6') wide multipurpose trail along the southerly travel way and with face of curb at twenty feet (20') from centerline on both sides of the street. The street cross section shall include eight foot (8') wide shoulders and twelve foot (12') wide parkways on **both sides** of the street. Provide transitions, tapers, traffic striping and AC dike to the existing pavement. [NOTE: There is a proposal for a parking restriction along the both sides of the street to accommodate bicycle lanes, which requires a Resolution by the Board of Supervisors to Establish a Parking Prohibition. The Board of Supervisors has the authority to approve the parking restriction by resolution.]
- d. By the 350 EDU (cumulative total of all phases), West Lilac Road, from westerly project boundary to the proposed westerly roundabout, to modified Public Mobility Element Modified Light Collector (2.2C) Road Standards per request for a Modification to a Road Standard dated January 31, 2014, from Accretive Investments Inc., to a graded width of eighty-three feet (83') and an improved width of fifty-six feet (56') with

asphalt concrete pavement over approved base with Portland cement concrete curb and gutter on both sides of the street, ten foot raised median or grade separation with Portland cement concrete curb, eight foot (8') wide multipurpose pathway along the southerly parkway, five foot (5') bike lanes on both sides and with face of curb at twenty feet (20') from center median or grade separation curb to the north and twenty-six feet (26') from center median or grade separation curb to the south. The street cross section shall also include a twelve foot (12') wide parkway on the **north side** of the street and a fifteen foot (15') wide parkway on the **south side** of the street. Provide traffic striping, curb, gutter, multipurpose trail, and transition as required to accommodate roundabout design.

- e. By the 350 EDU (cumulative total of all phases), at western intersection of West Lilac Road and Main Street, construct a **Roundabout** with circle diameter of one hundred thirty-four feet (134') and with ten foot (10') truck apron as shown on Figure 5 of Reid Middleton Report dated October 25, 2014. Roundabout design shall be to the satisfaction of the Director of Public Works and the Director of Planning & Development Services.
- f. By the 350 EDU (cumulative total of all phases), **West Lilac Road**, from the westerly roundabout to the northerly project boundary to transition to existing West Lilac Road, to a graded width of twenty-eight feet (28') and an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with six inch (6") asphalt berm on both sides of the street. The design speed shall be 25 MPH. Provide traffic striping, curb, gutter, multipurpose trail and transition as required to accommodate roundabout design.
- g. By the 350 EDU (cumulative total of all phases), **West Lilac Road**, from the westerly boundary of APN 128-280-52 to the proposed easterly roundabout, to Public Mobility Element Light Collector (2.2C) Road Standards, to a graded width of sixty-four feet (64') and an improved width of forty feet (40') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter on both sides of the street, eight foot (8') wide multipurpose trail along the southerly travel way and with face of curb at twenty feet (20') from centerline on both sides of the street. The street cross section shall include eight foot (8') wide shoulders and twelve foot (12') wide parkways on **both sides** of the street. Provide traffic striping, curb, gutter, multipurpose trail and transition as required to accommodate roundabout design. [NOTE: There is a proposal for a parking restriction along the both sides of the street to accommodate bicycle lanes, which requires a Resolution by the Board of Supervisors to Establish a Parking Prohibition. The Board of Supervisors has the authority to approve the parking restriction by resolution.]

OR

**If Exception Request No. 5 is granted by the Board of Supervisors, the following condition shall apply:**

By the 350 EDU (cumulative total of all phases), West Lilac Road, from the westerly boundary of APN 128-280-52 to the proposed easterly roundabout, to Public Mobility Element Modified Light Collector (2.2F) Road Standards per request for a Modification to a Road Standard dated January 31, 2014, from Accretive Investments Inc., to a graded width of thirty-nine feet (39') and an improved width of twenty-six feet (26') with asphalt concrete pavement over approved base with six inch (6") berm, eight foot (8') wide multipurpose trail on the **south side** of the street. Existing pavement may remain and be widened with asphalt concrete to provide a constant street width of twenty-six feet (26'). All distressed sections shall be repaired to the satisfaction of the Director of the Department of Public Works. [NOTE: There is a proposal for a parking restriction along the both sides of the street to accommodate bicycle lanes, which requires a Resolution by the Board of Supervisors to Establish a Parking Prohibition. The Board of Supervisors has the authority to approve the parking restriction by resolution.]

- h. By the 350 EDU (cumulative total of all phases), at eastern intersection of West Lilac Road and Main Street, construct a **Roundabout** with circle diameter of ninety feet (90') and with eight foot (8') truck apron as shown on Figure 6 of Reid Middleton Report dated October 25, 2014. Roundabout design shall be to the satisfaction of the Director of Public Works and the Director of Planning & Development Services.
- i. By the 350 EDU (cumulative total of all phases), West Lilac Road, from proposed easterly roundabout to easterly project boundary, to Modified 2.2F Light Collector per Request for a Modification to a Road Standard Dated January 31, 2014, from Accretive Investments Inc., to a graded width of forty-seven feet (47') and improved width of thirty-three feet (33'), with asphalt concrete pavement over approved base with, with four foot (4') raised, landscaped median, with Portland cement concrete curb and gutter and bike lane on the south side of the street with face of curb at eight feet (8') from centerline and redwood header twenty-five feet (25') from centerline on the north side of the street. The street cross section shall include a two foot (2') wide parkway along the **north** side and twelve foot (12') wide parkway along the **south** side of the street. Provide transitions, tapers, traffic striping and AC dike to the existing pavement to the satisfaction of the Director of Planning & Development Services and the Director of the Department of Public Works. [NOTE: There is a proposal for a parking restriction along the both sides of the street to accommodate bicycle lanes, which requires a Resolution from the Board of Supervisors to Establish a Parking Prohibition. The Board of

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Supervisors has the authority to approve the parking restriction by resolution.]

- j. By the 238 EDU (cumulative total of all phases), the intersection of **Gopher Canyon Road** and **East Vista Way** shall be designed and improved to provide a right-turn lane at the westbound Gopher Canyon Road approach of the intersection to the satisfaction of the Director of Public Works and the Director of Planning & Development Services.
- k. By the 363 EDU (cumulative total of all phases), the **I-15 Southbound Ramp at Gopher Canyon Road** shall be designed and signalized to the satisfaction of Caltrans, the Director of Public Works and the Director of Planning & Development Services.
- l. By the 363 EDU (cumulative total of all phases), the **I-15 Northbound Ramp at Gopher Canyon Road** shall be designed and signalized to the satisfaction of Caltrans, the Director of Public Works and the Director of Planning & Development Services.
- m. By the 476 EDU (cumulative total of all phases), the intersection of **Gopher Canyon Road** and **East Vista Way** shall be designed and improved to provide a right-turn lane at the northbound East Vista Way approach of the intersection to the satisfaction of the Director of Public Works and the Director of Planning & Development Services.
- n. By the 585 EDU (cumulative total of all phases), the intersection of **Old Highway 395** and **West Lilac Road** shall be designed and signalized. Also, construct a left-turn lane at the westbound West Lilac Road intersection approach to the intersection. All work shall be completed to the satisfaction of the Director of Public Works and the Director of Planning & Development Services.
- o. By the 1220 EDU (cumulative total of all phases), the intersection of **Old Highway 395** and **Circle "R" Drive** shall be designed and signalized to the satisfaction of the Director of Public Works and the Director of Planning & Development Services.
- p. In order to provide adequate access to **Lot 1, Lot 2, Lot 4** and **Lot 5**, improve **West Lilac Road**, from westerly project boundary to Main Street, to interim Public Road Standards to a graded width of forty feet (40') and to an improved width of twenty eight feet (28') with asphalt concrete pavement over approved base, 6" curb and gutter at fourteen feet (14') from centerline on both sides of the street. Provide transitions, tapers, traffic striping and AC dike to the existing pavement.

- q. In order to provide adequate access to **Lot 3, Lot 5, Lot 6, Lot 7 and Lot 8**, improve **West Lilac Road**, from easterly project boundary to Main Street, to interim Public Road Standards to a graded width of forty feet (40') and to an improved width of twenty eight feet (28') with asphalt concrete pavement over approved base, 6" curb and gutter at fourteen feet (14') from centerline on both sides of the street. Provide transitions, tapers, traffic striping and AC dike to the existing pavement.
- r. In order to provide adequate access to **Lot 9**, improve **Covey Lane**, to interim Public Road Standards to a graded width of forty feet (40') and to an improved width of twenty eight feet (28') with asphalt concrete pavement over approved base, 6" curb and gutter at fourteen feet (14') from centerline on both sides of the street.
- s. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.
- t. If warranted by guardrail study based on Caltrans Standards to be provided by developer, where height of downsloping bank for a 2:1 slope is greater than twelve feet (12') or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed to the satisfaction of the Director of Planning & Development Services.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the DPW Land Development Improvement Plan Checking Manual, Specific Plan and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- u. Process and obtain approval of Improvement Plans to improve roads and Intersections as listed above.
- v. Provide Secured agreements and post security in accordance with Subdivision Ordinance Sec. 81.408
- w. Upon approval of the plans, pay all applicable inspection fees to [DPW, PDC].
- x. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

- y. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Deer Springs Fire Protection District and the [PDS, LDR].

**TIMING:** Prior to the approval of the Final Map, the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] and [DPR, TC, PP] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of Planning & Development Services.

### 73. ROADS#2 - PRIVATE ROAD IMPROVEMENTS:

**INTENT:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, all streets as indicated below shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the private road easements as follows:

- a. In order to provide adequate access to **Lot 1, Lot 2, Lot 4, Lot 5 and Lot 7**, improve **Main Street**, from the West Lilac Road to proposed Street "C", to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred (100) or fewer trips shall apply and shall be to the satisfaction of the Director of Planning & Development Services and the Deer Springs Fire Protection District.
- b. In order to provide adequate access to **Lot 2, Lot 4 and Lot 5**, improve **Street C**, to a graded width of twenty eight feet (28') and to an improved width of twenty four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred (100) or fewer trips shall apply and shall be to the satisfaction of the Director of Planning & Development Services and the Deer Springs Fire Protection District.
- c. In order to provide adequate access to **Lot 3, Lot 5, Lot 6, Lot 7 and Lot 8**, improve **Main Street**, from West Lilac Road and proposed Street Z, to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred (100) or fewer trips shall apply and shall be to the satisfaction of the Director of Planning & Development Services and the Deer Springs Fire Protection District.

- d. In order to provide adequate access to **Lot 3, Lot 4, Lot 5 and Lot 6**, improve **Street Z**, to a graded width of twenty eight feet (28') and to an improved width of twenty four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred (100) or fewer trips shall apply and shall be to the satisfaction of the Director of Planning & Development Services and the Deer Springs Fire Protection District.
  
- e. In order to provide adequate access to **Lot 10**, improve **Mountain Ridge Road**, from **Circle R Drive** to **Southerly Subdivision Boundary**, to a graded width of twenty eight feet (28') and to an improved width of twenty four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for Private Roads for seven hundred fifty one (751) to two thousand five hundred (2500) trips shall apply. The design speed for **Mountain Ridge Road** shall be 25 MPH. Along with the private road improvement, the intersection shall be improved as necessary to accommodate the connection to **Circle R Drive**, a public road. All improvements shall be to the satisfaction of the Director of Planning & Development Services and the Deer Springs Fire Protection District.

OR

**If Exception Request No. 7 is granted by the Board of Supervisors, the following condition shall apply:**

- In order to provide adequate access to **Lot 10**, improve **Mountain Ridge Road**, from **Circle R Drive** to **Southerly Subdivision Boundary**, to a graded width of twenty eight feet (28') and to an improved width of twenty four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for Private Roads for seven hundred fifty one (751) to two thousand five hundred (2500) trips shall apply. The design speed for **Mountain Ridge Road** shall be 15 MPH. Along with the private road improvement, the intersection shall be improved as necessary to accommodate the connection to **Circle R Drive**, a public road. All improvements shall be to the satisfaction of the Director of Planning & Development Services and the Deer Springs Fire Protection District.
- f. Improve the intersection of **Mountain Ridge Road** and **Circle R Drive** to meet the design requirements of the County of San Diego Public Road Standards. Improvement shall be to the satisfaction of the Director of Planning & Development Services, Director of Public Works and the Deer Springs Fire Protection District.

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- g. Improve **Rodriguez Road**, as shown on TM 5571 RPL4, to a graded width of twenty eight feet (28') and to an improved width of twenty four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred (100) or fewer trips shall apply and shall be to the satisfaction of the Director of Planning & Development Services and the Deer Springs Fire Protection District.
- h. Improve **Street B**, from **Rodriguez Road** to **Easterly Subdivision Boundary**, to a graded width of twenty eight feet (28') and to an improved width of twenty four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred (100) or fewer trips shall apply and shall be to the satisfaction of the Director of Planning & Development Services and the Deer Springs Fire Protection District.
- i. Install street name signs in accordance with San Diego County Design Standard Number DS-13.
- j. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.
- k. If warranted by guardrail study based on Caltrans Standards to be provided by developer, where height of downsloping bank for a 2:1 slope is greater than twelve feet (12') or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed to the satisfaction of the Director of Planning & Development Services.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, San Diego County Standards for Private Roads, and the DPW Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- l. Process and obtain approval of Improvement Plans to improve roads as listed above.
- m. Provide Secured agreements and post security in accordance with Subdivision Ordinance Sec. 81.408.

- n. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI].
- o. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

**TIMING:** Prior to the approval of the Final Map, the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of Planning & Development Services.

#### 74. **ROADS#3 - LANDSCAPE MAINTENANCE:**

**INTENT:** In order to ensure that landscape improvements are maintained within the Public Road Right-of-Way, an Encroachment Maintenance and Removal Agreement shall be executed. **DESCRIPTION OF REQUIREMENTS:** An Encroachment Maintenance and Removal Agreement for any and all proposed landscaping within the Public Road Right-of-Way shall be executed with the County of San Diego. The agreement shall be to the satisfaction of the Director of [DPW, LDR]. Note that a separate Encroachment Permit will be required for the installation of landscape improvements with the Public Road Right-of-Way. **DOCUMENTATION:** The applicant shall execute an Encroachment Maintenance and Removal Agreement in addition to an Encroachment Permit. **TIMING:** Prior to approval of the Final Map, execute the Encroachment Maintenance and Removal Agreement. **MONITORING:** The [DPW, LDR] shall review the Encroachment Maintenance and Removal Agreement.

#### 75. **ROADS#4 – TRAFFIC CONTROL PLAN:**

**INTENT:** In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A Registered Civil Engineer or licensed Traffic Control Contractor shall prepare a TCP to the satisfaction of Director of DPW. **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the issuance of the grading and/or improvement plan permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

#### 76. **ROADS#5 – SIGHT DISTANCE:**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road

Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor shall provide a certified signed statement that: "There are \_\_\_\_\_ feet of unobstructed intersectional sight distance in both directions from proposed **Main Street (Westerly Connection)** along **West Lilac Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. The sight distances exceed the required intersectional Sight Distance of \_\_\_\_\_ as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- c. The engineer or surveyor shall further certify that: "The sight distance of adjacent driveways and street openings will not be adversely affected by this project."

**DOCUMENTATION:** The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the Final Map, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

## 77. **ROADS#6 – SIGHT DISTANCE:**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor shall provides a certified signed statement that: "There are \_\_\_\_\_ feet of unobstructed intersectional sight distance in both directions from proposed **Main Street (Easterly Connection)** along **West Lilac Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. The sight distances exceed the required intersectional Sight Distance of \_\_\_\_\_ as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section

6703 of the Professional Engineers Act of the California Business and Professions Code.”

- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”
- c. The engineer or surveyor shall further certify that: “The sight distance of adjacent driveways and street openings will not be adversely affected by this project.”

**DOCUMENTATION:** The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the Final Map, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

## 78. **ROADS#7 – SIGHT DISTANCE:**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor shall provide a certified signed statement that: “There are \_\_\_\_\_ feet of unobstructed intersectional sight distance in both directions from **Covey Lane** along **West Lilac Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. The sight distances exceed the required intersectional Sight Distance of \_\_\_\_\_ as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”
- c. The engineer or surveyor shall further certify that: “The sight distance of adjacent driveways and street openings will not be adversely affected by this project.”
- d. If sight distance is not achievable due to existing conditions, the applicant shall initiate eminent domain pursuant to Board Policy J-33 which will

require the Director of the Department of Public Works to request the Director of the Department of General Services to proceed to acquire the needed property rights for the County at the Developer's cost.

**DOCUMENTATION:** The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the Final Map, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

## 79. **ROADS#8 – SIGHT DISTANCE:**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor shall provide a certified signed statement that: "There are \_\_\_\_\_ feet of unobstructed intersectional sight distance in both directions from **Mountain Ridge Road** along **Circle R Drive** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. The sight distances exceed the required intersectional Sight Distance of \_\_\_\_\_ as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- c. The engineer or surveyor shall further certify that: "The sight distance of adjacent driveways and street openings will not be adversely affected by this project."
- d. If sight distance is not achievable due to existing conditions, the applicant shall initiate eminent domain pursuant to Board Policy J-33 which will require the Director of the Department of Public Works will request the Director of the Department of General Services to proceed to acquire the needed rights for the County at the Developer's cost.

**DOCUMENTATION:** The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit it to the

[PDS, LDR] for review. **TIMING:** Prior to the approval of the Final Map, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

**80. ROADS#9 - PAVEMENT CUT POLICY:**

**INTENT:** In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following the new, reconstructed or resurfaced project and to comply with County Policy RO-7, adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners who may be affected by this policy and are considering development of applicable properties shall be notified. This notice includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities are allowed in any new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following the new, reconstructed or resurfaced project. **DOCUMENTATION:** The applicant shall sign a statement that he/she/it is aware of the County of San Diego, Department of Planning & Development Services, Pavement Cut Policy to the satisfaction of the Department of Planning & Development Services and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval improvement plans and the approval of the map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

**81. ROADS#10 - ROAD DEDICATION:**

**INTENT:** In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate with the Final Map or grant by separate document to the County of San Diego, an easement for on-site road purposes that provides eighty-three feet (83') of right-of-way for **West Lilac Road**, with additional right-of-way as required to accommodate the **Roundabout** design, along the project frontage from the westerly project boundary to the westerly roundabout, in accordance with County of San Diego Public Road Standards, Specific Plan and the Community Trails Master Plan for a **Light Collector (2.2C)** with the right to construct and maintain slopes and drainage facilities. The right-of-way dedication shall be clear of any grading associated with the on-site development and shall be to the satisfaction of the Director of Planning & Development Services. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which the right-of-way is required. **DOCUMENTATION:** The applicant shall dedicate the project side of the easement on the map and show it as accepted. For the off-site portions of the easement, the applicant shall prepare the legal descriptions of the easements and submit them to [DGS, RP], which will prepare the easement documents. The applicant shall pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the Final Map, the dedication of on-

site roads and the granting of easements for off-site roads shall be provided with the recordation of the lot the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and accepted by the County. The [DGS, RP] shall prepare the easement documents and forward copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review that the off-site granting complies with this condition prior to recordation. The [DGS, RP] will record easements.

**82. ROADS#11 - ROAD DEDICATION:**

**INTENT:** In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate with the Final Map or grant by separate document to the County of San Diego, an easement for on-site road purposes that provides fifty-two feet (52') of right-of-way for **West Lilac Road**, with additional right-of-way as required to accommodate the **Roundabout** design, along the project frontage from the westerly roundabout to the northerly project boundary, with right to construct and maintain slopes and drainage facilities. The right-of-way dedication shall be clear of any grading associated with the on-site development and shall be to the satisfaction of the Director of Planning & Development Services. The grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purpose for which right-of-way is required. The County will accept the grant for public use. **DOCUMENTATION:** The applicant shall dedicate the project side of the easement on the map and show it as accepted. For the off-site portions of the easement, the applicant shall prepare the legal descriptions of the easements and submit them to [DGS, RP] which will prepare the easement documents. The applicant shall pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of the Final Map, the dedication of on-site roads and the granting of easements for off-site roads shall be provided with the recordation of the Lot the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and accepted by the County. The [DGS, RP] shall prepare the easement documents and forward copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review that the off-site granting complies with this condition prior to recordation. The [DGS, RP] will record easements.

**83. ROADS#12 - ROAD DEDICATION:**

**INTENT:** In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate with the Final Map or grant by separate document to the County of San Diego, an easement for on-site road purposes that provides sixty-four feet (64') of right-of-way for **West Lilac Road**, with additional right-of-way as required to accommodate the **Roundabout** design, along the project frontage from the location where ROADS#15 – IRREVOCABLE OFFER OF

DEDICATION, terminates to the easterly roundabout, in accordance with County of San Diego Public Road Standards and the Specific Plan for a **Light Collector (2.2C)** with right to construct and maintain slopes and drainage facilities. The right-of-way dedication shall follow the SC 270 alignment, as depicted on the 4B Alignment Study Alternative dated November 1, 2013, and shall be clear of any grading associated with the on-site development and shall be to the satisfaction of the Director of Planning & Development Services.

The grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purpose for which right-of-way is required. The County will accept the grant for public use. If such right-of-way is not achievable due to existing conditions, the applicant shall initiate eminent domain pursuant to Board Policy J-33 which will require the Director of the Department of Public Works to request the Director of the Department of General Services to proceed to acquire the needed rights for the County at the Developer's cost. **DOCUMENTATION:** The applicant shall dedicate the project side of the easement on the map and show it as accepted. For the off-site portions of the easement, the applicant shall prepare the legal descriptions of the easements and submit them to [DGS, RP] which will prepare the easement documents. The applicant shall pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the further subdivision of Lot 1, Lot 2 or Lot 3, the dedication of on-site roads and the granting of easements for off-site roads shall be provided with the recordation of the Lot the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and accepted by the County. The [DGS, RP] shall prepare the easement documents and forward copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review that the off-site granting complies with this condition prior to recordation. The [DGS, RP] will record easements.

OR

**If Exception Request No. 5 is granted by the Board of Supervisors, the following condition shall apply:**

**INTENT:** In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate onsite with the Final Map or grant by separate document to the County of San Diego, an easement for road purposes that provides fifty-two feet (52') of right-of-way for **West Lilac Road**, with additional right-of-way as required to accommodate the **Roundabout** design, along the project frontage from the location where ROAD#15 – IRREVOCABLE OFFER OF DEDICATION, terminates to the easterly roundabout, in accordance with County of San Diego Public Road Standards and the Specific Plan for a **Modified Light Collector (2.2F)** with right to construct and maintain slopes and drainage facilities. The right-of-way dedication shall be clear of any grading

associated with the on-site development and shall be to the satisfaction of the Director of Planning & Development Services.

The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. **DOCUMENTATION:** The applicant shall dedicate the project side of the easement on the map and show it as accepted. For the off-site portions of the easement, the applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of the Final Map, the onsite dedication and the offsite granting shall be provided for roads with the recordation of the Lot the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and accepted by the County. The [DGS, RP] shall prepare the easement documents and forward copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review that the off-site granting complies with this condition prior to recordation. The [DGS, RP] will record easements.

#### 84. **ROADS#13 - ROAD DEDICATION:**

**INTENT:** In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate with the Final Map or grant by separate document to the County of San Diego, an easement for on-site road purposes that provides sixty-four feet (64') of right-of-way for **West Lilac Road**, with additional right-of-way as required to accommodate the **Roundabout** design, along the project frontage from the easterly roundabout to the easterly project boundary, with right to construct and maintain slopes and drainage facilities. The right-of-way dedication shall be clear of any grading associated with the on-site development and shall be to the satisfaction of the Director of Public Works.

The grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purpose for which right-of-way is required. The County will accept the grant for public use. **DOCUMENTATION:** The applicant shall dedicate the project side of the easement on the map and show it as accepted. For the off-site portions of the easement, the applicant shall prepare the legal descriptions of the easements and submit them to [DGS, RP] which will prepare the easement documents. The applicant shall pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of the Final Map, the dedication of on-site roads and the granting of easements for off-site roads shall be provided with the recordation of the Lot the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and accepted by the County. The [DGS, RP] shall prepare the easement documents and forward copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review that the off-site granting

complies with this condition prior to recordation. The [DGS, RP] will record easements.

OR

**If Exception Request No. 5 is granted by the Board of Supervisors, the following condition shall apply:**

**INTENT:** In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate with the Final Map or grant by separate document to the County of San Diego, an easement for on-site road purposes that provides fifty-two feet (52') of right-of-way for **West Lilac Road**, with additional right-of-way as required to accommodate the **Roundabout** design, along the project frontage from the easterly roundabout to the easterly project boundary, with right to construct and maintain slopes and drainage facilities. The right-of-way dedication shall be clear of any grading associated with the on-site development and shall be to the satisfaction of the Director of Public Works.

The grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purpose for which right-of-way is required. The County will accept the grant for public use. **DOCUMENTATION:** The applicant shall dedicate the project side of the easement on the map and show it as accepted. For the off-site portions of the easement, the applicant shall prepare the legal descriptions of the easements and submit them to [DGS, RP] which will prepare the easement documents. The applicant shall pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of the Final Map, the dedication of on-site roads and the granting of easements for off-site roads shall be provided with the recordation of the Lot the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and accepted by the County. The [DGS, RP] shall prepare the easement documents and forward copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review that the off-site granting complies with this condition prior to recordation. The [DGS, RP] will record easements.

## 85. **ROADS#14 – PRIVATE ROAD EASEMENT**

**INTENT:** In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.702 the easement shall be provided.

### **DESCRIPTION OF REQUIREMENT:**

- a. Grant per separate document a minimum forty-foot (40') wide existing off-site private road easement within APN 128-290-78-00, along the easterly property line, from the southerly project boundary of APN 128-290-75-00 to the northerly project boundary of APN 129-010-69-00.

**DOCUMENTATION:** The applicant shall grant the easement per separate document. **TIMING:** Prior to approval of the Final Map, the easement shall be granted. **MONITORING:** The [PDS, LDR] shall confirm that the easement has been granted per separate document with the Department of General Services.

**86. ROADS#13 – IRREVOCABLE OFFER OF DEDICATION:**

**INTENT:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.703, an irrevocable offer of dedication (IOD) shall be executed. **DESCRIPTION OF REQUIREMENT:** Execute an IOD for real property for public road that provides sixty-four feet (64') of right-of-way for **West Lilac Road**, with additional right-of-way as required to accommodate the **Roundabout** design, from the westerly roundabout east to the connection with existing West Lilac Road, in accordance with County of San Diego Public Road Standards and the Specific Plan for a **Light Collector (2.2C)** with right to construct and maintain slopes and drainage facilities. The right-of-way dedication shall follow the SC 270 alignment, as depicted on the 4B Alignment Study Alternative dated November 1, 2013, and shall be clear of any grading associated with the on-site development and shall be to the satisfaction of the Director of Public Works as indicated below:

- a. An IOD shall be executed to complete a sixty-four foot (64') wide, one-half right-of-way width of thirty-two feet (32') on each side of the ultimate centerline [minimum centerline radius five hundred feet (500')], plus the right to construct and maintain slopes and drainage improvements as required beyond the sixty-four foot (64') limit for that portion within the project for **West Lilac Road**, including a twenty-foot (20') radius property line corner rounding at the street intersection. The IOD shall follow the SC 270 alignment, as depicted on the 4B Alignment Study Alternative dated November 1, 2013.
- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.704.a, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of Public Works.

**DOCUMENTATION:** The applicant shall show the IOD on the Final Map and submit to the [PDS, LDR] for review. **TIMING:** Prior to approval of the Final Map, the IOD shall be verified and executed. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the Final Map and Accepted by the County.

OR

**If the Board of Supervisors approves a reduction in the width of the Irrevocable Offer of Dedication, the following condition shall apply:**

**INTENT:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.703, an irrevocable offer of dedication (IOD) shall be executed. **DESCRIPTION OF REQUIREMENT:** Execute an IOD for real property for public road that provides fifty-two feet (52') of right-of-way for **West Lilac Road**, with additional right-of-way as required to accommodate the **Roundabout** design, from the westerly roundabout east to the connection with existing West Lilac Road, in accordance with County of San Diego Public Road Standards and the Specific Plan for a **Light Collector (2.2F)** with right to construct and maintain slopes and drainage facilities. The right-of-way dedication shall follow the SC 270 alignment, as depicted on the 4B Alignment Study Alternative dated November 1, 2013, and shall be clear of any grading associated with the on-site development and shall be to the satisfaction of the Director of Public Works as indicated below:

- a. An IOD shall be executed to complete a fifty-two foot (52') wide, one-half right-of-way width of twenty-six feet (26') on each side of the ultimate centerline [minimum centerline radius five hundred feet (500')], plus the right to construct and maintain slopes and drainage improvements as required beyond the fifty-two foot (52') limit for that portion within the project for **West Lilac Road**, including a twenty-foot (20') radius property line corner rounding at the street intersection. The IOD shall follow the SC 270 alignment, as depicted on the 4B Alignment Study Alternative dated November 1, 2013.
- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.704.a, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of Public Works.

**DOCUMENTATION:** The applicant shall show the IOD on the Final Map and submit to the [PDS, LDR] for review. **TIMING:** Prior to the further subdivision of Lot1, Lot 2 or Lot 3, the IOD shall be verified and executed. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the Final Map and Accepted by the County.

**87. ROADS#14 – IRREVOCABLE OFFER OF DEDICATION:**

**INTENT:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.703, irrevocable offers of dedication (IODs) shall be accepted along with the additional area through APN 128-290-62 and within Private Road easement per Document No. 79-539700 required to improve Covey

Lane to Interim Public Road Standards. **DESCRIPTION OF REQUIREMENT:** The Department of Public Works shall request that the Department of General Services accept the IODs for **Covey Lane** on behalf of the public, but not into the County of San Diego Maintained Road System. **DOCUMENTATION:** *[DGS, RP]* shall prepare the IOD acceptance documents as indicated above. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the approval of the Final Map, the IODs shall be accepted. **MONITORING:** The *[DGS, RP]* shall prepare the IOD acceptance documents and forward copies to *[PDS, LDR]* for review and approval. The *[PDS, LDR]* shall review the IOD acceptance documents for compliance with this condition prior to recordation. The *[DGS, RP]* will record the IOD acceptance documents.

**88. ROADS#15 - CENTERLINE LOCATION:**

**INTENT:** In order to promote orderly development and to comply with the Subdivision Ordinance Sections 81.402 and 81.805, the centerline of **West Lilac Road** shall be shown on the subdivision map. The centerline shall follow the SC 270 alignment (4B Alignment Study Alternative dated November 1, 2013). **DESCRIPTION OF REQUIREMENT:** The location of the centerline for West Lilac Road shall be determined based on the Mobility Element classification of a Light Collector (2.2C) per SC 270 alignment (4B Alignment Study Alternative dated November 1, 2013) or proposed Light Collector (2.2F), if the Board of Supervisors approves the road classification downgrade, based on existing conditions. The following shall be shown on the Final Map:

- a. The centerline location as approved by the Director of Planning & Development Services and the Director of the Department of Public Works.

**DOCUMENTATION:** The applicant shall indicate the centerlines on the Final Map as indicated above. **TIMING:** Prior to the approval of the Final Map. **MONITORING:** The *[PDS, LDR]* shall verify that the centerlines as indicated above are shown on the Final Map.

**89. ROADS#16 – PRIVATE ROAD DEDICATION FOR PUBLIC USE:**

**INTENT:** In order to promote orderly development and allow public access to the facilities within the proposed subdivision, road right-of-way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate with the Final Map or grant by separate document to the County of San Diego, on-site easements for all private roads that provide access to proposed public facilities. The private road dedications will not be accepted by the County of San Diego, will not be accepted into the publically maintained road system and will be maintained per a Private Road Maintenance Agreement to the satisfaction of the Director of Planning & Development Services. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which the right-of-way is required. The County will accept the grant for public use.

**DOCUMENTATION:** The applicant shall dedicate the easements on the Final Map and show them as not accepted. If granting per separate document, the applicant shall prepare the legal descriptions of the easements and submit them to [DGS, RP], which will prepare the easement documents. The applicant shall pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the Final Map, the dedications shall be provided for the private roads with the recordation of the unit the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the Final Map and not accepted by the County. If granting per separate document, the [DGS, RP] shall prepare the easement documents and forward copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review that the granting complies with this condition prior to recordation. The [DGS, RP] will record easements.

**90. ROADS#17 - PRIVATE ROAD MAINTENANCE AGREEMENT:**

**INTENT:** In order to ensure that the private roads approved in this subdivision are maintained, the applicant shall assume responsibility for the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Planning & Development Services.
- b. The Director of Planning & Development Services shall be notified as to the final disposition of title (ownership) to the private roads. The Final Map preparer shall place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

**DOCUMENTATION:** The applicant shall sign the private road maintenance agreement to the satisfaction of the Director of PDS and indicate the ownership on the map as indicated above. **TIMING:** Prior to the approval of the Final Map, the agreement shall be executed, and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the Final Map for compliance with this condition.

**91. ROADS#18 - RELINQUISH ACCESS:**

**INTENT:** In order to promote orderly development and to comply with the Mobility Element of the General Plan, access shall be relinquished. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto **West Lilac Road**. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which the relinquishment is required. Only two access points are permitted along **West Lilac Road**.

**DOCUMENTATION:** The applicant shall prepare the pages of the Final Map showing the relinquishment of the access rights and present them for review to [PDS, LDR]. **TIMING:** Prior to the approval of the Final Map, the limits of the access relinquishment shall be shown. **MONITORING:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Final Map.

**92. ROADS#19 - ANNEX TO LIGHTING DISTRICT:**

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the County Subdivision Ordinance Sec. 81.707 and 81.708, the property shall be transferred into the lighting district.

**DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property that is subject to this subdivision map into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. **TIMING:** Prior to approval of the Final Map, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

**93. ROADS#20 - STREET NAME:**

**INTENT:** In order to provide names for the private road easements; which is necessary for the health and safety of present and future residents.

**DESCRIPTION OF REQUIREMENT:** The private easement roads serving this project shall be named. **DOCUMENTATION:** The applicant shall contact the Street Address Section of Planning & Development Services at (858) 694-3797 to discuss the road naming requirements for the development. The applicant shall pay all applicable processing fees for the naming of the private streets.

**TIMING:** Prior to approval of the Final Map, the streets shall be named. **MONITORING:** The [PDS, BD] shall provide the names to the applicant. Upon issuance of the street names, the street section shall provide [PDS, LDR] the street name information. The [PDS, LDR] Final Map Processing shall ensure that the appropriate street names have been added to the Final Map.

**94. ESMT#1 – EASEMENTS:**

**INTENT:** In order to promote orderly development, existing easements affecting the proposed limits of development must be vacated, quitclaimed, extinguished or relocated. **DESCRIPTION OF REQUIREMENT:** Existing easements identified on the Implementing Tentative Map (TM 5571) shall be vacated, quitclaimed, extinguished or relocated to the satisfaction of the Director of Planning & Development Services.

**TIMING:** Prior to or as part of the recordation of the Final Map, the easements must be vacated, quitclaimed, extinguished or relocated. **MONITORING:** The [PDS, LDR] shall review the documents associated with the vacations, quitclaims and extinguishments.

**94. DRNG#1 - ONSITE AND OFFSITE DRAINAGE IMPROVEMENTS:**

**INTENT:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403, County Flood Damage Prevention

Ordinance (County Code Title 8, Division 11), County Watershed Protection Ordinance (WPO) (County Code Section 67.801 et. seq.), and the County Resource Protection Ordinance (RPO) (County Code section 86.601 et seq.), drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. Private Storm Drain System
- b. Bioretention Basins
- c. Drainage Channels Such as Bio-Swales
- d. Culvert Crossings

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, Specific Plan, Community Trails Master Plan and Parkland Dedication Ordinance and County Flood Damage Protection Ordinance (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual. **DOCUMENTATION:** The applicant shall complete the following:

- e. Process and obtain approval of Improvement Plans to improve the drainage improvements.
- f. Provide Secured agreements and post security in accordance with Subdivision Ordinance Sec. 81.404(a)(2).
- g. Pay all applicable inspection fees to [DPW, PDC].
- h. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

**TIMING:** Prior to the approval of the Final Map, the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans, [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of Planning & Development Services.

**96. DRNG#2 - LINES OF INUNDATION:**

**INTENT:** In order to prevent future development in the flood-prone areas, the Lines of Inundation shall be shown on the map. **DESCRIPTION OF**

**REQUIREMENT:** Lines of inundation to the limits of the 100-year flood along the watercourse which flows through the property shall be shown and labeled "Subject To Inundation By The 100-Year Flood" on the Final Map.

- a. Each parcel shall have a flood free building site to the satisfaction of the County of San Diego, Director of Planning & Development Services. If any of the parcels are found to be devoid of a buildable, flood free site for a residential and commercial use, the subdivider shall take appropriate action to ensure that each parcel does have a buildable flood free site.

**DOCUMENTATION:** The applicant shall indicate the lines of inundation on the non-title sheet of the Final Map as indicated above. **TIMING:** Prior to the approval of the Final Map, the inundation lines shall be indicated and labeled on the map. **MONITORING:** The [PDS, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

97. **STRMWTR#1 - STORMWATER FACILITIES MAINTENANCE AGREEMENTS:**  
**INTENT:** In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance (County Code Title 8, Division 11), and County Watershed Protection Ordinance (WPO) C (County Code Section 67.801 et. seq.), the maintenance agreements shall be completed.  
**DESCRIPTION OF REQUIREMENT:**

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity to the satisfaction of the Director of Planning & Development Services.

**DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the approval of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements / mechanisms for consistency with the condition and County Standards.

98. **STRMWTR#2 - STORM WATER NOTE:**  
**INTENT:** In order to acknowledge future processing requirements for projects which were deemed complete pursuant to Subdivision Map Act Section 66474.2 prior to the implementation date of the County BMP Design Manual, a note shall be placed on the map. **DESCRIPTION OF REQUIREMENT:** The following note shall be shown as the first note in the Non-Title sheet of the map and labeled "Storm Water Note".

"Approval of a map does not guarantee that subsequent governmental permits and approvals needed to develop the property can be issued based on laws, regulations or standards in place at the time the subdivision was approved. Changes in the law, regulations or standards that occur or become effective prior to the time development permits are sought can adversely impact the ability to

develop a subdivision. In some instances, it may be necessary to redesign or remap a subdivision to address these changes, which can be a costly and time consuming process.

Without limiting the generality of the foregoing, it is specifically noted that starting on the implementation date of the County BMP Design Manual, updated storm water requirements implemented by the California Regional Water Quality Control Board, San Diego Region, became applicable to priority development projects in the County pursuant to Regional Board Order No. R9-2013-0001, NPDES No. CAS0109266. Subdivisions in process prior to this implementation date may not have been designed to address these requirements which may include updated Hydromodification criteria, and avoidance of critical coarse sediment yield areas or implementation of mitigation measures. In order to issue grading, building, and other development permits, it may be necessary to address these new requirements even if such considerations were not required to approve the map.”

**DOCUMENTATION:** The applicant shall add the Storm Water Note on the Non-Title sheet of the map as indicated above. **TIMING:** Prior to the approval of the map, the note shall be shown on the map. **MONITORING:** The [PDS, LDR] shall verify that the note has been added to the map pursuant to this condition.

**99. STRMWTR#3 - EROSION CONTROL:**

**INTENT:** In order to comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code section 67.801 et seq.) and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Stormwater Protection Plan (SWPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance Section 81.408, for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the County of San Diego Grading Ordinance Section 87.304(e). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Planning & Development Services authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Planning &

Development Services to unilaterally withdraw any part or all of the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Planning & Development Services by the date agreed.

**DOCUMENTATION:** The applicant shall provide the agreement and any additional security and or cash deposit to the [PDS, LDR] for approval with the final submittal of all grading and improvement plans for the subdivision and required improvements as indicated above. **TIMING:** Prior to approval of the map for all phases, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of these conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforcement the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

**THE FOLLOWING GRADING AND/OR IMPROVEMENT PLAN NOTES SHALL BE PLACED ON THE GRADING PLAN AND/OR IMPROVEMENT PLANS MADE CONDITIONS OF THE ISSUANCE OF SAID PERMITS.**

***PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS:*** (Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

## **(CULTURAL RESOURCES)**

**100. CULT#GR-1 - RELOCATION OF BEDROCK MILLING FEATURES [PDS, FEE]**  
**INTENT:** In order to meet the intent of the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA), the bedrock milling of site CA-SDI-18365 shall be incorporated into the open space or landscape areas of the Lilac Hills Ranch project, if feasible. **DESCRIPTION OF REQUIREMENT:** The bedrock milling of site CA-SDI-18365 is to be relocated to the onsite open space or landscape areas of the Lilac Hills Ranch project. **DOCUMENTATION:** The applicant shall:

- a. Provide a letter from the Project Archaeologist that the bedrock milling associated with site CA-SDI-18365 has been relocated. The letter shall identify where the bedrock milling was relocated onsite.
- b. The Project Archaeologist shall prepare updated DPR site record forms identifying the new location of the bedrock milling. Evidence in the form of a letter from the South Coastal Information Center that the DPR forms

have been submitted to the South Coastal Information Center shall be submitted to PDS.

**TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances, this condition shall be completed. **MONITORING:** PDS shall review the letter from the Project Archaeologist and the South Coastal Information Center for compliance with this condition.

## (AGRICULTURAL RESOURCES)

- 101. AGR#GR-1- INTERIM AGRICULTURAL ON-SITE MITIGATION [PDS, FEE X1]**  
**INTENT:** In order to protect on-site residents from the interim, indirect impacts of continued on-site agricultural activities, a 100-foot wide temporary Limited Building Zone (LBZ) shall be established between the on-site agricultural operations and the on-site residents. **DESCRIPTION OF REQUIREMENT:** A 100-foot wide temporary Limited Building Zone (LBZ) shall be established between the on-site agricultural operations and adjacent, on-site residents, during the project construction phasing. During that construction, residents may be living within certain phases of the development, while the existing and adjacent agricultural operations continue. The 100-foot wide temporary LBZ shall contain a six-foot high fence, which can be chain link or some other material. **DOCUMENTATION:** The applicant shall delineate all 100-foot wide temporary LBZs on the applicable Final Improvement Plans and a note shall be placed on the Final Grading Plan for each Phase or Unit, within which the 100-foot wide LBZ is required [PDS, PCC]. **TIMING:** Prior to approval of any plan or issuance of any permit, within which Phases or Units the 100-foot wide temporary LBZ are located, and prior to use of the premises in reliance of this permit, within which Phases or Units the 100-foot wide temporary LBZ are located, the 100-foot wide temporary LBZ shall be delineated on that related Final Improvement Plans and notes placed on the applicable Final Grading Plans. **MONITORING:** The [PDS, PCC] shall review both the related Final Improvement Plans and the notes placed on the applicable Final Grading Plans, to ensure that this condition is completed and is to the satisfaction of the Director of PDS.

## (HAZARDS)

- 102. HAZ#1 - LEAD SURVEY: [PDS, PCC] [BP, GP, UO] [PDS, FEE X 2].**  
**INTENT:** In order to avoid hazards associated with Lead Based Paint (LBP) and to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) on site shall be surveyed for the presence of Lead Based Paint (LBP) because the structures were built during a period when lead based paints were commonly used. **DESCRIPTION OF REQUIREMENT:** A survey shall be performed before the demolition of the various single family dwellings, barns, sheds, or other accessory structures located on-site as shown

on the approved development plans. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of lead based paint (LBP) located in the structure(s). The following conditions only apply if lead containing materials are found present:

- a. All lead containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).
- b. All lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.

**DOCUMENTATION:** The applicant shall submit a letter or report prepared by a California Department of Health Services (DHS) certified lead inspector/risk assessor to the [PDS, PCC], which certifies that there was no presence of Lead Based Paint Material, or that there was LBD present and all lead containing materials have been remediated pursuant to code sections referenced above.

**TIMING:** Prior to obtaining any demolition permit or grading permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

**103. HAZ#2 - ASBESTOS SURVEY: [PDS, PCC] [BP, GP, UO] [PDS, FEE X 2].**

**INTENT:** In order to avoid hazards associated with Asbestos Containing Materials (ACMs), and to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) on site shall be surveyed for the presence of Asbestos Containing Materials (ACMs) because the structures were built during a period when asbestos was commonly used.

**DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of Asbestos Containing Materials (ACMs) of the various single family dwellings, barns, sheds, and other accessory structures located on-site as shown on the approved development plans:

- a. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.

- b. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

**DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior to obtaining any demolition or grading permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

**104. HAZ#3 - STRUCTURE REMOVAL: [PDS, PCC] [BP, GP, UO] [PDS, FEE]**

**INTENT:** In order to comply with the approved development plans the structures so designated on site shall be demolished. **DESCRIPTION OF REQUIREMENT:** The various single family dwellings, barns, sheds, and other accessory structures located on-site, as shown on the approved development Plans and selected by the applicant to be demolished. A Demolition Permit shall be obtained from [PDS Building Division]. Compliance with conditions 32 and 33 are necessary to determine the presence or absence of Lead Based Paints and or Asbestos. Compliance with these conditions shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed stamped statement from either a registered professional: Engineer, Surveyor, or Contractor, which states, that the structures have been demolished. The letter report shall also include before and after pictures of the area and structure(s). **TIMING:** Prior to obtaining any grading permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

**105. DEH#1 - WELL DESTRUCTION: [DEH, LWQ] [GP, BP, UO]**

**INTENT:** In order to ensure that the water wells located at various sites on the project are properly removed, and to comply with the County Regulatory Code Section 67.431, the wells that will not be used for HOA purposes shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** The water wells identified as not for HOA purposes shall be properly destroyed by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the [DEH, LWQ] and all applicable inspection fees shall be paid. **DOCUMENTATION:** The applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] upon completion of the well destruction. **TIMING:** Prior to issuance of a grading permit (Excluding Well Destruction Permit) covering an area where a well that the applicant has identified to shall clarify which wells will be destroyed is located. **MONITORING:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the wells have

been properly destroyed. The destruction logs shall be stamped and returned to the applicant.

**106. DEH#2 - SEPTIC ABANDONMENT: [DEH, LWQ] [GP, BP, UO]**

**INTENT:** In order to comply with County Regulatory Code Section 68.313.1 the on-site waste water systems (Septic Systems) shall be properly abandoned. **DESCRIPTION OF REQUIREMENT:** The septic systems located at sites where residences are to be demolished shall be pumped and properly abandoned under DEH guidelines. **DOCUMENTATION:** Upon completion of the septic systems removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection. The applicant shall submit proof of the septic tank pumping and pay all applicable inspection fees. **TIMING:** Prior to issuance of a grading permit, the applicant shall have the various septic systems abandoned in the area covered by the Grading Permit. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic systems have been properly abandoned pursuant to this condition.

**107. HAZ#4 - SOIL REMEDIATION: [PDS, PCC] [PDS, FEE] [GP, CP, UO]**

**INTENT:** In order to remediate for contaminated soils caused from diesel fuel and oil spills, toxaphene, chlordane, and other agricultural chemicals whose screening levels were above CCHSLs as identified in the approved Phase II Environmental Site Assessment (ESA) prepared by Environmental Equalizers, Inc., dated August 23, 2012, remediation under the supervision of a California Licensed Environmental Consultant company is required. **DESCRIPTION OF REQUIREMENT:** A California Licensed Environmental Consultant company shall prepare a Soil Management Plan (SMP), for the remediation of hazardous materials as identified above. The plan shall be prepared and implemented pursuant to the DEH SAM Manual under direction of the California Licensed Environmental Consultant company. All underground storage tanks (UST) shall be removed under permit from [DEH, HMD] if contamination is discovered from the UST, then compliance enrollment in the DEH, LOP is required. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et. al. If a grading permit is required for the remediation work, it shall be issued for the remediation work only. **DOCUMENTATION:** The applicant shall contract with A California Licensed Environmental Consultant company to prepare the SMP and implement any required work plan for soil remediation. Upon completion of the remediation, a "Closure Letter" from the California Licensed Environmental Consultant company shall be submitted to the [PDS, PCC] for approval. **TIMING:** Prior to issuance of grading permit and or improvement plans, issuance of a grading permit (except for any grading plan or permit required for the remediation work), and prior to commencement of any construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The California Licensed Environmental Consultant company shall oversee the progress of the remediation project. Upon Completion of the remediation project [PDS, PCC] shall review the closure letter for compliance with this condition.

## (GEOLOGY)

### 108. GEO#GP1 - GEOLOGIC HAZARDS: [PDS, BD] [GP]

**INTENT:** In order to ensure specific mitigation measures for geologic hazards (liquefaction) are implemented into the grading plans. **DESCRIPTION OF REQUIREMENT:** All proposed remedial grading recommendations presented in Section 6 from *EIR Level Geotechnical Review of Tentative Tract Map, Lilac Hills Ranch Community, Escondido, California* prepared by Advanced Geotechnical Solutions, Inc. dated April 2, 2012 and *Supplemental EIR Level Geotechnical Review of Proposed Offsite Improvements, Tentative Tract Map, Lilac Hills Ranch Community, Escondido, California* prepared by Advanced Geotechnical Solutions, Inc. dated September 11, 2012 shall be incorporated into the grading plans and part of the grading notes to be observed during grading operations. **DOCUMENTATION:** The applicant shall prepare the grading plans to [PDS, BD]. **TIMING:** Prior to the approval of any grading plans, the grading plans shall include required elements indicated in this condition. **MONITORING:** The [PDS, BD] shall review the Grading Plan to ensure all recommendations and notes are included per this condition.

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

## (BIOLOGICAL RESOURCES)

109. BIO#GR-1 - BIOLOGICAL MONITORING: [PDS, PCC] [DPW,PDCI] [PC] [PDS, FEE X3]. **INTENT:** In order to prevent inadvertent disturbance to wetlands, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. "The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and TM 5572:

- 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.

**DOCUMENTATION:** The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition

shall be completed. **MONITORING:** The [DPW, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

110. **BIO#GR-2 - TEMPORARY FENCING: [PDS, PCC] [DPW,PDCI] [PC] [PDS, FEE]. INTENT:** In order to prevent inadvertent disturbance to onsite wetlands, 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. 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. **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.”
111. **BIO#GR-3 - RESOURCE AVOIDANCE: [PDS, PCC] [DPW, PDCI] PDS, FEE X2]. INTENT:** In order to avoid impacts to raptors and migratory birds, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), 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 during the breeding season of raptors or migratory birds within the Resource Avoidance Area (RAA) as indicated on these plans. The breeding season is defined as occurring between January 15<sup>th</sup> and August 31<sup>st</sup>. The Director of Planning and 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 Wildlife, provided that no raptors or migratory birds 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. Although, 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, PDCI] 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.”

**(CULTURAL RESOURCES)**

**112. CULT#GR-2 - TEMPORARY FENCING: [PDS, PCC] [DPW, PDCI] [PC] [PDS, FEE].**

**INTENT:** In order to prevent inadvertent disturbance to CA-SDI-18362 or CA-SDI-20436, 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 CA-SDI-18362 or CA-SDI-20436.

- a. Temporary fencing is required in all locations of the project where proposed grading or clearing is within 100 feet of CA-SDI-18362 or CA-SDI-20436.
- b. The placement of such fencing shall be approved by PDS. Upon approval, the fencing shall remain in place until the conclusion of earth-disturbing activities after which the fencing shall be removed.

**DOCUMENTATION:** The applicant shall have a California licensed surveyor install and certify the installation of the temporary fencing in consultation with the Project Archaeologist. The applicant shall submit photos of the fencing along with the certification letter to PDS. **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 earth-disturbing activities. **MONITORING:** PDS shall review the certification and pictures provided by the applicant’s surveyor.”

**113. CULT#GR-3 ARCHAEOLOGICAL MONITORING, PRE-CONSTRUCTION: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2]**

**INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2012-3100-5571 and PDS2012-3100-5572, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseño Native American Monitor shall consult with the San Luis Rey Band of Mission Indians regarding the Archaeological Monitoring Program prior to the start of earth-disturbing activities. Both the Project Archaeologist and Luiseño Native American Monitor shall attend the pre-construction meeting with the contractors to explain and

coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall include the capping of site CA-SDI-5072, if required. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseño Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the Project Archeologist.

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

**(BIOLOGICAL RESOURCES)**

114. **BIO#GR-4 - BIOLOGICAL MONITORING:** [PDS, PCC] [DPW, PDCI] [PC] [PDS, FEE X3]. **INTENT:** In order to prevent inadvertent disturbance to onsite wetlands, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A 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 damage to biological resources that are intended to be protected and preserved. 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:
- a. 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;
  - b. Perform periodical monitoring of the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector; Conduct training for contractors and construction personnel, including the purpose for resource protection and the conservation measures that should be implemented during project construction;
  - c. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;

- d. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
- e. 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);
- f. Confer with the Wildlife Agencies and PDS Permit Compliance Coordinator within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
- g. Attend construction meetings and other meetings as necessary.

**DOCUMENTATION:** The Project Biologist shall prepare and submit to the satisfaction the [PDS, PCC] monitoring reports, which indicate that the monitoring has occurred as indicated above. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or applicant fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.

#### (CULTURAL RESOURCES)

#### 115. CULT#GR-4 ARCHAEOLOGICAL MONITORING, CONSTRUCTION: [DPW, PDCI] [PDS, PCC] [PDS, FEE X2]

**INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2012-3100-5571 and PDS2012-3100-5572, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources, the Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno Native American Monitor shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during ground-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseño Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in

consultation with the Luiseño Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.

- b. A capping program for CA-SDI-5072 shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American Monitor should trenching impact native soils below the fill layer for the offsite improvements. The capping plan shall be submitted to PDS for review and approval. The Capping Plan shall include but is not limited to the following:
1. A Luiseno Native American Monitor shall provide Native American monitoring of the capping.
  2. Capping of the archaeological site shall be conducted by first placing construction fabric (e.g. Amoco) or a minimum of six inches of sterile sand over the entire area of the archaeological site area to be capped. The sand layer shall be covered with 1.5 to 2.0 feet of clean fill soil. This layer shall be "feathered" out to ten feet beyond the defined boundary of the capping area to create a buffer. The materials to be used for capping shall be stockpiled and spread by hand.
  3. After capping, the soil layer shall be landscaped with drought resistant shallow rooted species. The species selected shall be selected in consultation with a landscape architect and shall conform to the County of San Diego Water Conservation in Landscaping Ordinance (10032). Temporary irrigation shall be a drip system and shall be removed as soon as the vegetation has been established.
  4. After the cap has been completed and the landscaping installed, the Project Archaeologist shall prepare a final letter report that details how the capping procedure and landscaping were completed.
  5. After capping, all of the following activities are prohibited from taking place on the capped archaeological site: 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.

The sole exception(s) to this prohibition is:

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- The planting of shallow rooted plants, irrigation lines, or utility lines in the sterile cap above the archaeological deposits, according to a plan approved by PDS.
- c. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, and/or the Luiseño Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program or other agreed upon mitigation shall be prepared by the Project Archaeologist in coordination with the Luiseno Native American Monitor and approved by the Staff Archaeologist, then carried out using professional archaeological methods which takes into account Luiseno beliefs and practices.
- d. If human remains are encountered, excavation in the area shall be halted. The Property Owner or their representative shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD) as identified by the Native American Heritage Commission shall be contacted by the Property Owner or their representative to consult and confer to determine the proper treatment for the disposition of the human remains. In the event that human remains are identified, Public Resources Code §5097.98 and Health & Safety Code §7050.5 shall apply and be followed.
- e. The Project Archaeologist shall submit monthly status reports to PDS 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 archaeological monitoring program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the ground disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI]

shall contact PDS if the Project Archeologist or applicant fails to comply with this condition.

## (AIR QUALITY)

### 116. AIR#GR-1 - AIR QUALITY

**INTENT:** In order to mitigate construction emissions. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality and Greenhouse Gas reduction measures:

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least 2 feet of freeboard, or securely cover all loads (unnumbered design measure).
- b. All active grading areas (including between dozer/scrapper passes and on any unpaved roads used by the grading equipment), shall be watered three times per day in accordance with Section 87.428 of the County's Standard Mitigation and Project Design Consideration Grading, Clearing, and Watercourses Ordinance.
- c. Grading is to be terminated when winds exceed 25 mph.
- d. Sweepers and water trucks shall be used to control dust and debris at public street access points.
- e. Dirt storage piles related to the grading operation will be stabilized by chemical binders, tarps, fencing or other suppression measures.
- f. Internal construction roadways used by the grading equipment will be stabilized by paving, chip sealing or using chemical stabilizers after rough grading.
- g. The contractor shall use all commercially available feasible engineering controls capable of reducing air pollutant emissions, such as blasting cabinets and local exhaust ventilation. The use of compressed air for cleaning surfaces shall be avoided. Water sprays, wet methods for cutting, chipping, sawing, grinding, etc. shall be used, as feasible. The use of respirators approved for protection against silica shall be issued to construction workers during blasting and grading operations, where feasible.
- h. All architectural coatings used during construction will be SDAPCD Rule 67 compliant.

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- i. Tier III, or higher, construction equipment will be used, with the exception of concrete/industrial saws, generator sets, welders, air compressors, or for construction equipment where Tier III, or higher, is not available.
- j. (M AQ-2) A "trackout" gravel bed shall be installed at every access point used during construction, including every location off-road grading equipment transitions to paved surfaces. The gravel bed shall be 25 feet long and the width of the access point/roadway.
- k. (M AQ-2) Chemical stabilizers shall be applied annually to all unpaved storage/maintenance yards, parking areas, and unpaved roads related to the grading operation.
- l. (M AQ-2) Vehicle speeds for construction equipment will be limited to 15 miles per hour or less and shall be randomly verified by radar enforcement.
- m. (M AQ-4) Any permit conditions for crushing equipment shall be followed. Material shall be pre-watered prior to loading into the crusher as required to comply with permit and opacity emission limits. The crusher's emissions opacity shall be monitored once every 30 days of operation and an opacity limit of 20 percent as averaged over a six-minute period shall be maintained. Water shall be applied to crushed material to prevent dust plumes.
- n. (M AQ-5) Blasting activities shall adhere to permitting requirements by the California Division of Industrial Safety and the best management practices for control of fugitive dust from construction and demolition for blasting, such as wet drilling and wetting the surface area prior to blasting.
- o. (M AQ-5a) During construction activity, the operating time of all pieces of off-road diesel-powered grading and construction equipment shall not exceed a combined total of 20,190 brake-horsepower hours per day.
- p. (M AQ-5b) Prior to the issuance of a grading permit and building permit, the applicant shall submit verification to Planning & Development Services that a ridesharing program for the construction crew has been encouraged by the contractor. Evidence shall include copies of rideshare materials provided to employees and any incentives offered.
- q. (M AQ- 3) All construction activity shall be halted for the entire day any day blasting operations occur and only equipment required as part of the blasting operations, e.g., drill rig or equipment used to excavate and remove material, shall operate on the same day as blasting during the construction of Phase 4.

**DOCUMENTATION:** The applicant shall comply with the Air Quality and Greenhouse Gas reduction 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.

## (NOISE)

### 117. NOISE#GR-1 - BLASTING AND MONITORING NOISE PLAN

**INTENT:** In order to comply with County Code Noise Ordinance for temporary blasting related operations, a Blasting and Monitoring Noise Plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, a Blasting and Monitoring Plan consistent with Noise Mitigation Measure M-N-11 within the Lilac Hills Ranch EIR on file as Environmental Review Number 3910 12-02-003. The plan shall demonstrate measures to achieve Noise Ordinance Compliance and include the following parameters (but not limited to the recommendations in this said plan):

- a. All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the County.
- b. Each blast shall be monitored and recorded with an air blast overpressure monitor and groundborne vibration accelerometer approved by the County that is located outside the nearest occupied residence to the blast.
- c. A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan.
- d. Blasting shall not exceed 1 in/sec PPV at the nearest occupied residence in accordance with County of San Diego Noise Guidelines Section 4.3.
- e. Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the Blasting Study concludes that a distance less than 1,000 feet would not exceed County construction and impulsive noise standards.

**DOCUMENTATION:** The applicant shall prepare the Blasting and Monitoring Plan and submit it to the [PDS, ZONING] and pay all applicable review fees.

**TIMING:** The following actions shall occur throughout the duration of the grading. **MONITORING:** The [PDS, PPD] shall review the Blasting and Monitoring Plan for compliance with the content guidelines, the Blasting and Monitoring Plan, County Noise Ordinance, and this condition.

- 118. NOISE#GR-2 - TEMPORARY NOISE IMPACTS (NAP LOCATIONS): [PDS, PCC] [DPW, PDCI] [PDS, FEE X1]. Intent:** In order to comply with the County of San Diego Noise Ordinance 36.409, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction equipment operations. **Description of Requirement:** During all phases of project-related construction activities, the project applicant or designated contractor shall make best efforts to limit construction along more than one property line of any single existing on-site property that is identified as (Not A Part of) NAP on the implementing map and on the Lilac Hills Ranch EIR. **DOCUMENTATION:** The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction associated with existing residences not part of the project. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.
- 119. NOISE#GR-3 - TEMPORARY NOISE BARRIERS: [PDS, PCC] [DPW, PDCI] [PDS, FEE X1]. INTENT:** In order to comply with the County of San Diego Noise Ordinance 36.409, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction equipment operations. **DESCRIPTION OF REQUIREMENT:** The temporary noise attenuation barriers shall be erected and shall remain in place for temporary construction work in the immediate area associated with the Cal Fire Miller Station, and for compliance with this condition. The mitigation is designed and placed to reduce construction noise that would potentially affect the adjacent residential uses:
- a. A 6 foot high temporary noise barrier shall be maintained for the duration of the construction activities that will create noise greater than sustained 75 dB averaged over a duration of 1 hour at the property line in relation to the Cal Fire Miller Station and to comply with County Noise Ordinance, Section 36.409.
  - b. The noise barrier shall be constructed of material with a minimum weight of two pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, or hay bales.
  - c. If new information is provided to prove and certify that the equipment being used will generate less noise than what was proposed in the noise report, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of the barrier

may be approved if the construction activities will not create noise greater than sustained 75 dB averaged over a duration of one hour at the property line as indicated above.

**DOCUMENTATION:** The applicant shall maintain the sound attenuation mitigation as indicated above until all grading activities associated with the Cal Fire Miller Station have been completed. The applicant shall submit a signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the temporary noise barrier has been constructed pursuant to the approved grading plan to the [PDS, PCC] for review and approval. The applicant is responsible for implementing any additional noise control measures to remain in compliance with this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction associated with the Cal Fire Miller Station. **MONITORING:** The [PDS, PCC] shall review the a signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the temporary noise barrier has been constructed pursuant to the approved grading plan for compliance with this condition. If an alternative methods, or reduced equipment proposal is provided, [PDS, PCC] shall review the new mitigation for compliance with this condition. The [DPW, PDCI] shall ensure that the noise mitigation barriers remain in place as indicated on this plan.

120. **NOISE#GR-4 - TEMPORARY ROCK CRUSHING: [PDS, PCC] [DPW, PDCI] [PDS, FEE X1]. INTENT:** In order to comply with the County of San Diego Noise Ordinance 36.409, the following noise attenuation measures shall be implemented to reduce the sound level generated from project rock crushing operations. **DESCRIPTION OF REQUIREMENT:** The location of any temporary rock crushing activities shall be adequately setback. This mitigation is designed and placed to reduce rock crushing noise that potentially will affect the adjacent residential uses. The temporary rock crushing shall comply with the following requirements:
- a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure that all rock crushing activities are located a minimum distance of 350 feet from the nearest boundary of any occupied structure..
  - b. All rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409.
  - c. If new information is provided to prove and certify that the equipment being used will generate less noise than what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall

comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of the barrier maybe approved if the construction activities will not create noise greater than sustained 75 dB averaged over a duration of one hour at the property line as indicated above.

**DOCUMENTATION:** The applicant shall maintain the rock crushing setback mitigation as indicated above until all rock crushing activities have been completed **TIMING:** The following actions shall occur throughout the duration of the rock crushing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

- 121. NOISE#GR-5 - TEMPORARY CONSTRUCTION NOISE AND VIBRATION IMPACTS:** [PDS, PCC] [DPW, PDCI] [PDS, FEE X1]. **INTENT:** In order to comply with the County of San Diego Noise Ordinance 36.409 the following noise attenuation measures shall be implemented to reduce the temporary construction operations. **DESCRIPTION OF REQUIREMENT:** Prior to and during all phases of construction activities, the project applicant shall make its best efforts to minimize redundant heavy equipment utilization within 100 feet of any inhabited residence. If new information is provided to prove and certify that the equipment being used generates less noise than what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of the barrier maybe approved if the construction activities will not create noise greater than sustained 75 dB averaged over a duration of one hour at the property line as indicated above. **DOCUMENTATION:** The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

- 122. NOISE#GR-6 - TEMPORARY CONSTRUCTION NOISE:** [DPW, PDCI]. **INTENT:** In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with the County Noise Ordinance, Section 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.

- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to –minimize rattling and banging.
- c. Use equipment with effective mufflers
- d. Equipment staging areas should be placed at locations away from noise sensitive receivers.

**DOCUMENTATION:** The applicant shall comply with the temporary construction noise measures 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 construction noise control measures of this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

**123. NOISE#GR-7 - BLASTING AND MONITORING NOISE PLAN [PDS, FEE X1]**

**INTENT:** In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410 and the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM5571 & TM5572, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction.

**DESCRIPTION OF REQUIREMENT:** The Blasting and Monitoring Noise Plan and noise reducing measures associated shall be implemented to comply with the County Code Noise Ordinance. The mitigation is designed and placed to reduce blasting related noise that potentially will affect the adjacent residential use associated with temporary blasting related activities:

- a. All recommendation requirements for temporary noise attenuation shall be incorporated and remain in place as indicated on this plan, and shall be monitored for compliance with this condition.
- b. Daily noise monitoring related to project blasting activities shall occur to verify that the noise from the site complies with this condition.
- c. A monitoring report for blasting related activities shall be prepared by a County approved Acoustician, which summarizes the noise levels generated by the project construction. If the project noise levels are not in compliance, all construction activities shall cease or be reduced until the further mitigation is approved by the [PDS, PCC].

**DOCUMENTATION:** The applicant shall implement the recommendations within the Blasting and Monitoring Noise Plan and shall comply with the County Code Noise Ordinance for temporary construction operations. The applicant shall submit the monitoring reports to the [PDS, PCC] for review and approval. The applicant is responsible for implementing any further mitigation to remain in compliance with this condition. **TIMING:** The following actions shall occur throughout the duration of project related temporary blasting activities. **MONITORING:** The [PDS, PCC] shall review the monitoring report(s) for compliance with this condition. If an alternative methods, or reduced equipment

proposal is provided, [PDS, PCC] shall review the new mitigation for compliance with this condition. The [DPW, PDCI] shall ensure that the noise mitigation barriers remain in place as indicated on this plan.

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

## (BIOLOGICAL RESOURCES)

### 124. BIO#GR-5 - BIOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TM 5571, 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 additional areas of wetlands, sensitive habitat 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, PDCI] that the requirement is completed.

## (CULTURAL RESOURCES)

### 125. CULT#GR-5 ARCHAEOLOGICAL MONITORING, ROUGH GRADING: [PDS, PCC] [RG, BP] [PDS, FEE].

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2012-3100-5571 AND PDS2012-3100-5572, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, an Archaeological 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 field 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 capping (if required) and the anticipated time schedule for completion of the curation or repatriation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the Monitoring report to PDS 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:** PDS shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

## (NOISE)

### 126. NOISE#GR-8 - NOISE MONITORING REPORT [PDS, FEE x1]

**INTENT:** In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410 and the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM5571 and TM5572, the following noise attenuation measures shall be implemented to reduce the sound level generated from project related blasting activities. **DESCRIPTION OF REQUIREMENT:** A County approved Acoustician, shall prepare a final noise monitoring report, which summarizes the noise levels generated by the project construction. If the project noise levels are not in compliance, the report shall detail all actions taken to minimize the noise impacts and the alternative noise mitigation methods used. **DOCUMENTATION:** The applicant shall submit the final noise monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Prior to rough grading approval and issuance of any building permit the final report shall be provided and approved. **MONITORING:** The [PDS, PCC] shall review the final monitoring report for compliance with this condition, and notify the [DPW, PDCI] when it is completed.

### 127. NOISE#GR-9 - NOISE BARRIERS REQUIREMENT: [PDS, PCC] [RG, BP] [PDS, FEE].

**Intent:** In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element, as evaluated in the County of San Diego Noise Guidelines for Determining Significance, permanent noise barriers shall be installed to mitigate the proposed noise exposure of land uses for sensitive receptors below levels of significance.

**Description of Requirement:** A signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the permanent six (6') foot high noise barriers have been constructed pursuant to the approved grading plan.

- a. The proposed single-family lots along West Lilac Road, west of Main Street, require six (6') foot high noise barriers as shown on Figure 6a in the Noise Report to comply with the County exterior noise sensitive land use (NSLU) standards.
- b. The noise barrier shall be six (6') feet high relative to the grade elevation of the specified proposed residential pads. Construction of the permanent noise barriers shall have a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these materials with no cracks or gaps through or below the wall.
- c. Permanent noise wall details and location are discussed in Technical Noise Report for Lilac Hills Ranch EIR and Figure 6a within the noise report prepared by Recon (Bill Maddux). The Noise Study is on file with the Department of Planning and Development Services as Case Number SP12-001, TM5571, and TM5572.

**Documentation:** The applicant shall submit the certification and the letter 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 certification shall be completed. **Monitoring:** The [PDS, PCC] shall review the certification and the photos for compliance with this condition, and shall inform [DPW, PDCI] that the requirement is completed.

**FINAL GRADING RELEASE:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

## (BIOLOGICAL RESOURCES)

128. **BIO#GR-6 - OPEN SPACE SIGNAGE:** [PDS, PCC] [DPW, PDCI] [FG, UO] [PDS, FEE]. **INTENT:** In order to comply with Conditions 42, 50, 58 and 66 pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM 5571, the signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent open space signs shall be placed along the open space boundary of BIO OPEN SPACE LOT G, H, I, J, K, L, M and N as shown on Figure 20 of the Specific Plan and on the approved Tentative Map (TM 5571).

- 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: ER 12-02-003

**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 occupancy of any structure or use of the premises in reliance of TM 5572, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3) the signage shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

- 129. BIO#GR-7 - EASEMENT AVOIDANCE: [PDS, PCC] [DPW, PDCI] [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 easements indicated on this plan are for the protection of sensitive environmental resources including wetlands 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 exceptions to this prohibition are:
- 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 applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 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, Parks and Recreation or the Director of Public Works.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
- d. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- e. Construction, use and maintenance of multi-use, non-motorized trails.
- f. Continued activities and maintenance of existing agricultural operations, including fertilizer, pest control, irrigation repairs and crop rotation in accordance with the approved RMP.

**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, PDCI] shall not allow any grading, clearing or encroachment into the open space easement.”

## (CULTURAL RESOURCES)

### 130. CULT#GR-6 - ARCHAEOLOGICAL MONITORING, FINAL GRADING: [PDS, PCC] [RG, BP] [PDS, FEE].

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2012-3100-5571 and PDS2012-3100-5572, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, an Archaeological 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 ground-disturbing activities or if capping of CA-SDI-5072 was required. The report shall include the following:

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- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs.
- c. Evidence that all cultural resources collected during the survey, testing, archaeological monitoring program, and capping program (if required) have been curated.
  - 1) All cultural material from CA-SDI-20436 shall only be repatriated to a Native American Tribe of appropriate cultural affinity.
  - 2) All prehistoric cultural materials (except CA-SDI-20436) shall be curated at a San Diego facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to an appropriate curation facility in San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

OR

Alternatively, cultural material may be repatriated to a Luiseño tribe of appropriate affiliation. If repatriation is selected in lieu of curation, evidence shall be in the form of a letter from the Luiseño tribe of appropriate affiliation that the cultural material has been received.

- 3) All historic cultural materials shall be curated at a San Diego facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to an appropriate curation facility in San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
- 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 PDS for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for PDS2012-3100-5571 and PDS2012-3100-5572, the final report shall be completed. **MONITORING:** PDS shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

IT IS FURTHER RESOLVED, THEREFORE, that the Board of Supervisors of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Village Residential (VR 2.9) and Village Core (C-5) Land Use Designations of the Bonsall and Valley Center Community Plans because it proposes a residential use type at a density of 2.9 dwelling units per acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a mixed-use development, comprised of residential, commercial, and civic development, which is governed by the Lilac Hills Ranch Specific Plan that identifies appropriate lot area, setbacks and design guidelines and is consistent with the provisions of the Urban Residential (RU) Use Regulations and (C34) General Commercial-Residential Use Regulations;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Bonsall and Valley Center Community Plans, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the mixed-use residential, commercial, and civic use type of development because the proposed development is outside the majority of the sensitive environmental areas on the property and impacts thereto are mitigated. Site grading will be balanced and minimized as appropriate
5. The site is physically suitable for the proposed density of development because both imported water supply and sewer treatment and disposal will be serviced by the Valley Center Municipal Water District;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;

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7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of An Environmental Impact Report dated July 1, 2015;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the Valley Center Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

**WAIVER(S) AND EXCEPTION(S):** This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the:

## **County Subdivision Ordinance Requirements:**

Per Section 81.401(o) of the County Subdivision Ordinance, if the Board approves a specific plan or the Board or the Planning Commission approves a major use permit for a planned development pursuant to Zoning Ordinance sections 6600 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) above, the provisions of the approved specific plan or major use permit shall govern. The Lilac Hills Ranch project is governed by a Specific Plan dated July 1, 2015; therefore, the requirements in the above subsections are not required for this project.

## County Public and Private Road Standards:

Per Section 81.402(d) of the County Subdivision Ordinance, Where the property to be subdivided is located in an area subject to a major use permit or a specific plan, streets providing on-site and off-site access shall be designed to those standards necessary to implement the development density design and objectives of the applicable adopted major use permit or specific plan. The Lilac Hills Ranch project is governed by a Specific Plan dated July 1, 2015; therefore, the requirements in the above subsections are not required for this project.

**MITIGATION MONITORING OR REPORTING PROGRAM (MMRP):** Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

*The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

*A public agency shall provide [that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

**Intent:** An explanation of why the mitigation measure (MM) was imposed on the project.

**Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

**Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

**Timing:** The specific project milestone (point in progress) when the specific required actions are required to implemented.

**Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

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The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

32 through 66, 68 through 71 and 100 through 130

**MAP PROCESSING REQUIREMENTS:** The parcel map shall comply with the following processing requirements pursuant to the Sections 81.801 through 81.814 of the Subdivision Ordinance and the Subdivision Final Map Processing Manual.

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with Section 81.507 of the Subdivision Ordinance.
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
  - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.
  - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
  - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

**ORDINANCE COMPLIANCE AND NOTICES:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**STORMWATER ORDINANCE COMPLIANCE:** In order to comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater

Management, and Discharge Control (County Code section 67.801 et seq.) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This requirement includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. The owner of projects that involve areas of one acre or greater shall, during construction, keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf)

<http://www.sandiegocounty.gov/content/sdc/dpw/watersheds/susmp/lid.html>

The County has prepared a LID Handbook as a source for LID information, and it is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact Planning & Development Services, Construction/Road Right-of-Way Permits Services Section at (858) 694-3275 to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit from the Permit Services Section to remove, plant or trim shrubs or trees.

**ENCROACHMENT PERMIT REQUIRED:** An Encroachment Permit from the Department of Planning & Development Services is required for any and all proposed/existing facilities within the County right-of-way. **West Lilac Road** is shown as a Light Collector (2.2C) Road on the Mobility Element of the County General Plan. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Planning & Development Services.

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**EXCAVATION PERMIT REQUIRED:** An excavation permit from the County Department of Planning & Development Services is required for undergrounding and/or relocation of utilities within the County right-of-way.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance (County Code section 77.201 et seq.). The TIF shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the *[DPW, Land Development Counter]* and provide a copy of the receipt to the *[PDS, Building Division Technician]* at time of permit issuance.

**NOTICE:** The subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government has listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

**NOTICE:** The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

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

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**NOTICE:** Fish and Wildlife Fees have been paid in the amount of \$3,069.75 for the review of the EIR, Receipt numbers 442372 and 37-2015-049, dated June 21, 2013 and July 21, 2015.

**NOTICE:** The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

**NOTICE:** Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services</b>	<b><u>PDS</u></b>	<b>Department of Public Works</b>	<b><u>DPW</u></b>
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Private Development Construction Inspection	PDCI
Landscape Architect	LA	Environmental Services Unit Division	ESU
Zoning Counter	ZO		
<b>Department of Environmental Health</b>	<b><u>DEH</u></b>	<b>Department of Parks and Recreation</b>	<b><u>DPR</u></b>
Land and Water Quality Division	LWQ	Trails Coordinator Group Program Manager Parks Planner	TC GPM PP
Vector Control	VCT	<b>Department of General Service</b>	<b><u>DGS</u></b>
Local Enforcement Agency	LEA	Real Property Division	RP
Hazmat Division	HMD		

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cc: Accretive Investments, Inc., Attn: Jon Rilling, 12275 El Camino Real, Suite 110,  
San Diego, CA  
92130  
Landmark Consulting, 9555 Genesee Avenue, Suite 200, San Diego, CA 92121

email cc:  
Ed Sinsay, Planning & Development Services, Land Development  
David Sibbet, Planning Manager, Planning & Development Services