CHAPTER 7.0 LIST OF MITIGATION MEASURES AND ENVIRONMENTAL DESIGN CONSIDERATIONS

7.1 Biology 2.1

7.1.1 Mitigation

M-BI-1

The ~~1,209.8~~1,214.8-acre Open Space Easement will preclude future development or other use of the land within that area and provides the mitigation required for all biological impacts onsite (M-BI-1 through M-BI-19).

The project open space contains “impact neutral” areas which are part of required RPO wetland buffers and are not available for use as mitigation for Proposed Project impacts. All feasible measures necessary to protect and preserve the RPO sensitive habitat lands shall be required as a condition of permit approval. The mitigation provides an equal or greater benefit to the affected species, per RPO section 86.604 (f).

A complete breakdown of Proposed Project impacts, mitigation requirements, impact neutral acreage, and mitigation area provided within the Project open space is provided as follows:

- A loss of 12.6 acres of Southern Mixed Chaparral requires 6.3 acres of mitigation at a ratio of 0.5:1. The Proposed Project protects a total of 104.9 acres in the OSE, 26.9 acres of which are impact neutral. The total available for mitigation is therefore 78.0 acres, which is 71.7 acres above the requirement.
- A loss of 0.8 acres of Chamise Chaparral requires 0.4 acre of mitigation at a ratio of 0.5:1. The Proposed Project protects a total of 96.1 acres in the OSE, 12.7 acres of which are impact neutral. The total available for mitigation is therefore 83.4 acres, which is 83 acres above the requirement.
- A loss of 3.8 acres of Diegan Coastal Sage Scrub requires 7.6 acres of mitigation at a ratio of 2:1. The Proposed Project protects a total of 36.8 acres in the OSE, 1.5 acres of which are impact neutral. The total available for mitigation is therefore 35.3 acres, which is 27.7 acres above the requirement.
- A loss of 12.8 acres of Flat-top Buckwheat requires 25.6 acres of mitigation at a ratio of 2:1. The Proposed Project protects a total of 58.6acres in the OSE, 6.0 acres of which are impact neutral. The total available for mitigation is therefore 52.6 acres, which is 27.0 acres above the requirement.
- A loss of 4.6 acres of Coast Live Oak Woodland requires 13.8 acres of mitigation at a ratio of 3:1. The Proposed Project provides 171.2 acres in the OSE, well above the requirement.
- A loss of 43.7 acres for Project development and 2.2 acres of open space easement vacation of Engelmann Oak Woodland requires a total of 144.3 acres of mitigation at ratios of 3:1 and 6:1, respectively. The Proposed Project provides 200.1 acres in the OSE, well above the requirement.
- A loss of 15.3 acres of Mixed Oak Woodland requires 45.9 acres of mitigation at a ratio of 3:1. The Proposed Project provides 99.7 acres in the OSE, well above the requirement.

- A loss of 0.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter requires 2.4 acres of mitigation at a ratio of 3:1. The Proposed Project provides 7.9 acres in the OSE, 2.8 acres of which are impact neutral. The total available for mitigation is well above the requirement.
- A loss of 101.5 acres for Project development and 1.3 acres of open space easement vacation of Non-native Grassland requires 52.1 acres of mitigation at a ratio of 0.5:1 and 1:1. The Proposed Project provides 273.0 acres in the OSE, well above the requirement.
- A loss of 7.3 acres of Montane Meadow requires 21.9 acres of mitigation at a ratio of 3:1. The Proposed Project provides 69.0 acres in the OSE, well above the requirement.
- A loss of 0.25 acre of Riparian Scrub requires 0.75 acre of mitigation at a ratio of 3:1. The Proposed Project provides 2.96 acres in the OSE. Due to the County's No Net Loss policy for wetlands, any impact to wetland habitat such as Riparian Scrub must be mitigated. Therefore, the 2.96 onsite acres of Riparian Scrub are considered 'impact neutral', and cannot satisfy the requirement for mitigation of this impact. The proposed mitigation would be either offsite mitigation in an approved wetland mitigation bank, or the preparation and implementation of an approved Wetland Revegetation Plan (provided as Attachment E to the biology report), in keeping with the no net loss of wetland policy adopted by the County.

M-BI-2

A Resource Management Plan (RMP) to address adequate mitigation for Project impacts shall be prepared, approved, and implemented as a condition of project approval. The RMP will contain guidelines for the stewardship, maintenance, biological monitoring, and overall funding and management of the onsite open space. The RMP will eliminate future unauthorized intrusion into biologically sensitive areas through several methods, including fencing, signage, and restrictions to recreational use of the open space.

The RMP contains provisions to ensure long-term viability of the habitat for County Group I and II animals, Group A, B, C, and D Plants, and potentially other sensitive animals. The plan will specify remediation as necessary, in perpetuity, to maintain habitat viability

The project also includes either offsite mitigation for project impacts to Riparian Habitats or Other Sensitive Natural Communities in approved wetland mitigation bank in the area that the agencies accept, or the preparation and implementation of an approved WRP (provided as Attachment E to the biology report). The WRP would guide the revegetation of degraded and disturbed areas of the site with native wetland vegetation in order to mitigate for project impacts to jurisdictional wetland and "waters". The WRP identifies standards, methodologies, and protocols that have demonstrated success in past wetland revegetation projects.

M-BI-3

The protections provided by the RMP over the open space areas onsite will provide protections for raptors (including Golden Eagle, specifically), migratory birds, and other sensitive bird species' and their habitats as well. In order to prevent potential impacts to the nesting success of sensitive animals, site brushing, grading, and/or the removal of native vegetation within 500 feet of any potential nesting location shall not take place

during the native bird season, defined as from 1 January to September 1~~31 August~~ each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3505, 3505.5, and 3513 of the California Fish and Game Code, which prevent the 'take' of eggs, nests, feathers, or other parts of most native bird species. Should it be necessary to conduct brushing, grading, or other construction activities during the bird breeding season, a biologist with experience conducting bird breeding surveys will conduct a preconstruction nesting survey of all areas within 500 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning and Development Services and the Wildlife agencies for concurrence with the conclusions and recommendations. If an active nest is detected, no grading or other construction activity will be allowed within the 500 foot buffer will be allowed until the fledged birds have left the nest. The buffer distance may be altered in which case a site specific nest protection plan will be developed. The plan will include detailed methodologies and definitions to enable a qualified avian biologist to monitor and implement rest-specific buffers based on the individual species involved, site conditions, level of human activity, and other activity in the area.

M-BI-4

The Proposed Project also includes the preparation and implementation of a Wetland Revegetation Plan (WRP) (attached to the biological analysis). The purpose of the WRP shall be to guide the revegetation of degraded and disturbed areas of the site with native wetland vegetation in order to mitigate for project impacts to jurisdictional wetlands and 'waters'. The WRP shall identify standards, methodologies, and protocols that have demonstrated success in past wetland revegetation projects. A concerted effort to create suitable planting densities, species composition, and other related factors shall be considered during the design of the WRP.

M-BI-5

A Conservation Grazing Management Plan (CGMP) for the Proposed Project contains site-specific conservation measures and practices that address multiple resource concerns on areas where grazing related activities or practices will be planned and applied. This includes a discussion of climate, water resources, geology, special physical features, soils, erosion, hydrology, surface water drainage, and water quality along with grazing capacity, infrastructure, special management areas and hazards, ecosystem health, special habitats and feature characteristics, The CGMP identifies predicted effects and desired conditions**,** including the consequences of grazing and related management of special resources, non-grazing (but related) management of special resources, alternative feasible management scenarios, and timeline of management requirements of special resources affected by grazing. The Plan discusses sustainability, including integration with the regional socio-economic systems for long-term viability, and guidelines, incentives, and contingencies for all operations, Finally, the CGMP defines the monitoring of site conditions and the planned effects on resources related to grazing, including monitoring variables, methods, a schedule, evaluation standards and analysis, adaptation of management actions, and reporting.

M-BI-6

Because the Proposed Project will impact federal jurisdictional wetlands, it will likely be necessary to obtain certain regulatory agency permits prior to project development. The applicant is required to consult with ACOE regarding Clean Water Act Section 404 permits. As part of this process, the ACOE will likely require that jurisdictional wetland

delineation be conducted and that a jurisdictional wetland delineation report be prepared in order to quantify all Proposed Project impacts to jurisdictional wetlands.

M-BI-7

The Proposed Project is in compliance with the County's RPO requirement that impacts to RPO wetlands be avoided except under certain extenuating circumstances (See RPO Section 86.604(a)(5)). Section 2.1.2.5 of this ~~DEIR~~FEIR provides the details of those impacts and their analysis. The County also requires buffers of at least 50-feet to protect all RPO wetlands. The County considers RPO wetlands and the habitat within RPO wetland buffers to be "impact neutral" and therefore unavailable for use as mitigation for project impacts. Furthermore, where oak woodland occurs adjacent to an RPO wetland, the County requires that the wetland buffer be extended outward to include the entirety of the oak habitat (not to exceed 200 feet in width). Where feasible, the Proposed Project complies with these requirements.

The Proposed Project's unavoidable impacts to RPO wetlands will be mitigated for at a 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of wetlands creation, and the balance (a 2-to-1 ratio) consisting of wetlands creation and/or enhancement. This could occur at an off-site County-approved mitigation bank, if available, and/or onsite via habitat creation, restoration, and/or enhancement within the open space. Any onsite wetlands creation, restoration, and/or enhancement activities would be subject to the County approval of a WRP. An RMP will also be prepared and approved as a condition of Project approval. The RMP would contain guidelines for the stewardship, maintenance, biological monitoring, and overall funding and management of the open space, including all areas of conserved RPO wetlands.

The least damaging construction methods will be utilized to construct the RPO wetland crossing and driveways. Staging areas will be located outside of sensitive areas, work will not be performed during the avian breeding season, noise attenuation measures will be included, and hours of operation will be limited so as to comply with all applicable ordinances and avoid impacts to sensitive resources. These measures will also be included in the RMP to be prepared as a Condition of Project Approval. Lastly, as discussed above, all direct impacts to RPO wetlands will be mitigated for at a 3-to-1 ratio, with no less than 1-to-1 of this total consisting of wetlands creation.

M-BI-8

The Proposed Project will be required to obtain a HLP from the County of San Diego. The permit will mitigate agency concerns by providing appropriate mitigation for all project-related impacts to Diegan Coastal Sage Scrub and related Scrub habitats. The site supports approximately 150.3 acres of Scrub habitat (Diegan Coastal Sage Scrub, Inland Form, Flat-top Buckwheat, and Coastal Sage – Chaparral Scrub), 16.7 acres of which will be impacted by development.

7.1.2 Design Considerations

Open space as designed shall be used to protect biological resources.

7.2 Cultural Resources 2.2

7.2.1 Mitigation

M-CR-1, M-CR-2, M-CR-3, M-CR-5, M-CR-6

A monitoring program will be implemented for any grading or other ground-disturbing activity. The monitoring program will be required not only for ground-disturbing activities as part of the Tentative Map, but also any development that occurs subsequent to approval of the TM. The monitoring and data recovery program must be provided to the satisfaction of the Director of Planning and Development Services, and must include monitoring by a County-approved archaeologist and a Native American monitor.

Appendix C provides details about the requirements of the monitoring program which address data discovery, recovery, and documentation; notes to the Grading Plan; and necessary sign-offs and documentation proving adherence to the program.

~~Appendix B provides details about the requirements of the monitoring program which address data discovery, recovery, and documentation; notes to the Grading Plan; and necessary sign-offs and documentation proving adherence to the program.~~

The archaeological consultant, County staff, and Native American representatives will work together to determine the disposition of any Native American cultural material collected, determining if some material would be repatriated rather than curated, taking into account the definitions under NAGPRA. Historic era cultural material collected would be curated.

Additionally, a temporary fencing and signage plan will be implemented along the perimeter of the open space during periods of construction activity to ensure that workers and equipment do not inadvertently encroach into the open space and onto any of the archaeological sites.

M-CR-4

Although the Proposed Project is not directly responsible for the eroding condition of CA-SDI-16,881/H, mitigation for this impact will be a condition of project approval. A data-recovery excavation will be conducted to collect a sample of cultural material. This material will be cataloged and analyzed, and a report will be prepared to detail the methods and results of the data-recovery program.

7.2.2 Design Considerations

Sites are assumed to be RPO-significant resources and the majority are all located in areas that are proposed for open space protection. One site, CA-SDI-16,881/H, will not be affected by the Project, but will continue to erode naturally and mitigation is required, as described above. The proposed mitigation will reduce impacts to a level of no significance.

7.3 Traffic 2.3

7.3.1 Mitigation

M-TR-1

The Proposed Project will pay a TIF fee toward improvements to the local roadway network.

7.3.2 Design Considerations

Vegetation that may obstruct required sight distance for project intersections (Pine Hills/Tenaya Road and Pine Hills/SR78/79) will be trimmed.~~Mitigation for Proposed Project impacts covers design considerations.~~

7.4 Visual Resources 3.1.1

7.4.1 Design Considerations

The Proposed Project will not significantly alter key views in the area because of the low density proposed and distance of pads from scenic highways. Grading has been designed to minimize landform alteration. New roads follow existing roads where possible and pads will be generally placed on the flatter portions of the site. Significant features noted earlier in the analysis, specifically the prominent knoll in the northeast part of the site and Orinoco/Temescal Canyon Creeks in the south, will be preserved in open space by the Proposed Project's design.

7.5 Agricultural Resources 3.1.2

7.5.1 Design Considerations

The Proposed Project proposes to amend the contract to allow minimum lot-sizes of 40 acres on approximately 161.23 additional acreage. The Proposed Project design provides adequate area on each lot to support a minimum of two agricultural uses.

The Proposed Project will be required to incorporate an agricultural component on each lot prior to approval of building plans for a residence. While no residences are proposed as part of this application, Hoskings Ranch proposes measures to ensure that, should housing be proposed at a future time, it will remain incidental to agricultural uses during the life of the Williamson Act contract. These measures are:

1. Disclosure of the Williamson Act Contract requirement that agriculture be established on the site prior to construction of a residence to anyone leasing or buying a parcel in Hoskings Ranch.

A number of the Proposed Project's design features will preclude impacts to adjacent agricultural operations. These include:

- Continuation of existing agriculture on the Propose Project Site. Most of the proposed residential lots are adjacent to areas that currently have an agricultural use, or are undeveloped. Conflicts with those areas where there is an adjacent agricultural use will be minimized due to the similarity of use and commonly shared issues between onsite and offsite operations (e.g., cattle grazing currently is carried out east, north, and southwest of the site).

- A Conceptual Grazing Management Plan (CGMP) has been prepared that provides scientifically-based management of habitats as related to grazing. All grazing activities will be subject to monitoring and reporting, as well as remedial action if and when needed, and will be coordinated with the Resource Management Plan (RMP). The CGMP is provided as Appendix B to this ~~DEIR~~FEIR.
- Proposing large lots ranging in size from 40 to 196 acres. This design provides flexibility in the siting of residences. As a result, residential pads are generally located away from project boundary areas.
- Monitoring and control of the use of pesticides via pesticide permitting through the County of San Diego Department of Agriculture, Weights and Measures (AWM). A permit allows AWM to require limitations such as implementing buffer zones around the application, prohibiting applications by air, or limiting the amount of acreage treated at any one time. The Proposed Project will conform to AWM's requirements.
- Minimization of odor impacts through the Project's large lot design, which separates on- and off-site uses. Grazing density on the site will be low density of approximately 6080 head of cattle, or an average of one cow per 17.7 acres.

7.6 Air Quality/Climate Change 3.1.3

7.6.1 Design Considerations

Required Design Features

The following project design features will be implemented by the Proposed Project as required by the applicant:

- During construction activity, off-road construction equipment shall use biodiesel fuel (a minimum of 20 percent biodiesel) to the maximum extent possible. This provision applies to the grading and building construction phases of the Proposed Project and excludes asphalt paving, trenching, and off-site improvements). Commercially reasonable efforts shall be made to obtain a biodiesel supplier for the Proposed Project. Construction equipment exempt from this measure include those with warranties that would be voided if B20 biodiesel fuel was used. Prior to issuance of grading permits the applicant shall provide documentation to the County that verifies that certain equipment are exempt; that a biodiesel supply has been secured; and that the construction contractor is aware that the use of biodiesel is required, or alternatively why the use of biodiesel fuel is not commercially feasible for this Proposed Project.
- Prior to issuance of a building permit, the applicant shall demonstrate that the design of the proposed buildings or structures meets the current Title 24 requirements (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, 2008; Cool Roof Coatings performance standards as amended September 11, 2006). Documentation of compliance with this measure shall be provided to the Planning Department and Building Official for review and approval prior to issuance of the permit.
- The following design considerations are required in order to maintain emissions levels within acceptable limits:

- Adhere to best management practices which include the application of water on disturbed soils three times per day (3.2 hour watering interval), covering haul vehicles, replanting disturbed areas as soon as practical and restricting vehicle speeds on unpaved roads to 15 mph or less to control fugitive dust.
- During construction activities, construction equipment shall be properly maintained to ensure proper timing and tuning of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction activity. It is conservatively estimated that keeping engines timed/tuned and reducing idling time will achieve a 5 percent reduction for emissions of VOCs, CO, NOx, SOx, PM10, and PM2.5 exhaust emissions during construction activity.
    - During construction activities, contractor shall ensure that all equipment on-site will not idle for more than five (5) minutes.
    - Contractor shall ensure use of low-sulfur diesel fuel in construction

Recommended Design Features

Inclusion of the following building practices and design features are conservatively anticipated to yield a reduction in project emissions associated with energy use, water use, and natural gas use.

- Prior to issuance of a building permit, the applicant shall demonstrate that the proposed building or structure designs incorporate exterior storage areas for recyclables and green waste and adequate recycling containers are located in any public areas. Documentation of compliance with this measure shall be provided to the County Building Official for review and approval. Installation of the identified design features or equipment will be confirmed by the County Building Official prior to issuance of a certificate to occupancy.
- The applicant shall provide education materials about reducing waste and available recycling program services to future tenants. The education materials shall be provided to the County for review and approval by the Planning Department.
- All showerheads, lavatory faucets, and sink faucets within the residential units shall comply with the California Energy Conservation flow rate standards.
- Low flush toilets will be installed in all residential units as specified in the California State Health and Safety Code Section 17921.3.

The following additional recommendations are provided by the California Attorney General's Office in the document *Addressing Global Warming Impacts at the Local Agency Level*, 2008.

Energy Efficiency

- Design buildings to be energy efficient consistent with the California Energy Commission's Tier II Energy Efficiency Goals. Measures to increase energy efficiency may include siting buildings to take advantage of the shade, prevailing winds, and landscaping or other sun screens to reduce energy use.
- Install efficient lighting and lighting control systems. Use daylight as an integral part of lighting systems in buildings.
- Install light colored 'cool' roofs for residential units (e.g., reflective pavement, pavements with high albedo, etc.), and strategically placed shade trees.

- Install Energy Star Rated heating and cooling systems, appliances and equipment, and control systems.
- Provide educational materials on energy efficiency at the time of purchase, work with local energy provider to distribute pamphlets and additional relevant materials.

Renewable Energy

- Offer solar energy systems, solar and tankless hot water heaters, and energy-efficient (Energy Star Rated) heating ventilation and air conditioning systems as an option at purchase to residential customers. Educate customers about existing incentives.

Water Conservation and Efficiency

- Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.
- Design buildings to be water-efficient, that in aggregate use 20 percent less water than baseline water use (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Install water-efficient fixtures and appliances such as ultra-low flush toilets and high efficiency clothes washing machines.
- Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces, restrict watering in the evenings and early morning) and control runoff.
- Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water (i.e., by retaining storm water run-off on-site) and protect the environment.
- Provide education about water conservation and available programs and incentives.

Solid Waste Measures

- Reuse and recycle 50 percent of construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
- Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
- Provide education and publicity about reducing waste and available recycling services

Construction Activities

- Best management practices (BMPs) are to include the application of water on disturbed soils three times per day (3.2 hour watering interval), covering haul vehicles, replanting disturbed areas as soon as practical and restricting vehicle speeds on unpaved roads to 15 miles per hour (mph) or less, to control fugitive dust.
- During construction activities, construction equipment shall be properly maintained to ensure proper timing and tuning of engines. Equipment

maintenance records and equipment design specification data sheets shall be kept on-site during construction activity. It is conservatively estimated that keeping engines timed/tuned and reducing idling time will achieve a five percent reduction for emissions of VOCs, CO, NO_x, SO_x, and PM_{10} exhaust emissions during construction activity.

- During grading activities, chemical soil stabilizers shall be applied to inactive areas to reduce fugitive dust emissions. It is conservatively estimated that implementation of this measure will reduce PM_{10} and $PM_{2.5}$ fugitive dust emissions by approximately 84 percent.
- During construction activities, contractor shall ensure that all equipment on-site will not idle for more than five (5) minutes.
- Contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB).

7.7 Geologic Resources 3.1.4

7.7.1 Design Considerations

- All habitable structures built within the Proposed Project Site will utilize the Universal Building Code's Seismic Hazards Standards for construction within a county.

7.8 Groundwater Resources 3.1.5

7.8.1 Design Considerations

- The 24 private wells serving the lots on the project are located such that their use will not create any offsite well interference.
- Wells will be drilled no closer than 300 feet from the project boundary.

7.9 Fire Hazard 3.1.6

7.9.1 Design Considerations

Fuel-Management Zones

The Proposed Project has been designed to incorporate a 100-foot Limited Building Zone (LBZ) between open space and future development areas to maximize fire safety. The LBZ includes specific Fuel Management Zones (FMZs), as described below.

The following measures ensure the success of Fuel Management Zone 1 (FMZ1):

- No combustible construction, groves, firewood, propane tanks, fuel or combustible native or ornamental vegetation shall be allowed within the 50 feet of this FMZ, or 30 feet of the edge of slopes.
- Mature trees (above 18 feet in height) are to be limbed up or canopied six to eight feet from ground level.
- No tree limbs are allowed within ten feet of chimney outlets, nor are any dead limbs allowed to overhang structures.
- Spacing between mature tree canopies must be as follows:

- Slopes 0 to 20 percent – 10 feet distant
- Slopes 21 to 40 percent – 20 feet distant
- Slopes greater than 40 percent – 30 feet distant

- The minimum horizontal space between the edges of shrubs must be as follows:
  - Slopes 0 to 20 percent – two times the height of the shrub
  - Slopes 21 to 40 percent – four times the height of the shrub
  - Slopes greater than 40 percent – six times the height of the shrub
- The minimum vertical space between the top of the shrub and the bottom of lower tree branches is three times the height of the shrub.
- All plants used within FMZ1 must comply with the San Diego County Acceptable Plant List.
- The landscaping plan for FMZ1 must be approved by the JCFPD.
- FMZ1 shall be delineated with permanent markers (e.g., metal fence post with orange paint finish on the top half of the post) until such time it is no longer needed, as determined by the Fire Marshal.

The following measures ensure the success of FMZ2:

- Fifty percent of the existing native combustible vegetation must be cleared in this area. Trees may remain provided that the horizontal distance between the crowns of trees is not less than ten feet.
- Orchards, groves, and vineyards shall be maintained as per section 4707.3.2 of the San Diego County Consolidated Fire Code, adopted revised October 28, 2011.
- Fire resistive plant materials are also required within this zone to control soil erosion and/or to reduce vegetation mass near the wildland interface.
- Plant spacing will be the same as noted for FMZ1.
- All plants used within FMZ2 must comply with the San Diego County Acceptable Plant List.
- The landscaping plan for FMZ2 must be approved by the JCFPD.
- FMZ2 shall be delineated with permanent markers (e.g., metal fence post with orange paint finish on the top half of the post) until such time it is no longer needed, as determined by the Fire Marshal.

Fuel Management Zone 3 - Road and Driveway Clearance

Fuel Management Zone 3 (FMZ3) focuses on roadside fuel modification and covers the area from the edge of the road or driveway to a width of 30 feet on each side of the road. The following design measures are part of FMZ3:

- All vegetation must be maintained at a height of 4 to 6 inches with all dead and down vegetation removed.
- Any plants within this area shall be from the San Diego County Acceptable Plant List and maintained per the requirements of FMZ1.

- Any off-site fuel management along Daley Flat Road and Hoskings Ranch Road shall be pledged memorialized and attached to the parcels through a Private Road Maintenance agreement through the San Diego County Department of Public Works.
- FMZ3 shall be delineated with permanent markers (e.g., metal fence post with orange paint finish on the top half of the post) until such time it is no longer needed, as determined by the Fire Marshal.

~~Land Dedication~~

~~The Proposed Project proposes the dedication of 5.0acres of land along the northern boundary approximately one-half mile from the intersection of Pine Hills Road and SR78/79 for the purpose of creating a new fire station.~~

Construction Measures

- Roofs will be a Class "A" noncombustible material and shall meet San Diego County Department of Planning and Development Services (DPS) standards.
- Eaves and balconies will be on noncombustible material and meet San Diego County Building Code
- Exterior walls will be a noncombustible or ignition resistive material and meet the San Diego Building Code Chapter 7A.
- All habitable structures and attached garages will be equipped with automatic fire sprinklers per the County Consolidated Fire Code requirements (NFPA-13D). All sprinkler systems shall be approved by the JCFPD prior to installation.
- All future outbuildings must be approved by the JCFPD prior to installation.
- All structures will comply with the wildland area structural requirements of the San Diego Building Code Chapter 7A in affect at the time of a building permit application.

Maintenance Activities

- Each lot owner will be personally responsible for all irrigation and landscaping FMZs within their property boundaries.
- The JCFPD will hold each lot owner accountable for enforcement of all wildland fire protection issues discussed in the FPP.
- Each lot owner shall not allow trash dumping or disposal of any yard trimmings in the FMZs.
- The JCFPD or its designated representative shall decide any disputes related to individual lot landscaping or fuel treatment, with respect to interpretation of the FPP. Decisions shall be final and binding to the lot owner.
- Should modifications to the Tentative Map occur, any and/or all of the FPP may be revised at the discretion of the JCFPD.
- All exterior boundaries of FMZ1 and FMZ2 shall be permanently marked on the ground for purposes of guiding annual fuel maintenance and inspection operations. These markers must be spaced so that the markers to either side of any individual marker are visible.

Emergency Access

- Dead end roads shall not exceed the 2,640 feet maximum allowable length.
- All new roads and driveways throughout the Proposed Project shall have a minimum vegetation clearance of 30 feet, as required in FMZ3, and shall meet or exceed all San Diego County DPS and JCFPD requirements by complying with the San Diego County Consolidated Fire Code.
- Requirements include all-weather road surfaces suitable for travel by 50,000 lb fire apparatuses.
- All driveways or roads exceeding 15 percent grade shall be surfaced in Portland cement concrete with deep broom finish perpendicular to the direction of travel to enhance traction.
- Roads shall not exceed 20 percent grade.
- All gates shall comply with section 503.6 of the San Diego County Consolidated Fire Code.

Water Supplies

- Onsite water tanks and wells will supply water for firefighting. Storage required for firefighting will comply with the conditions identified in Table 507.2.2 of the County Consolidated Fire Code.

7.10 Surface Water Resources 3.1.7

7.10.1 Design Considerations

The Proposed Project has been designed so it will not contribute to pollution in excess of allowed standards.

- Development has ~~Graded areas have~~ been limited to 201.9~~49.5~~ acres on the 1,416.5-acre site.
- Proposed culverts, inlets, and brow-ditches have been appropriately sized to accept 100-year flows.
- The Proposed Project will not place housing, habitable structures, or unanchored impediments to flow in a 100-year floodplain area.
- Crossings will be sized to accommodate 100-year flood events.
- Road improvements have been aligned to avoid or minimize impacts to receiving waters.
- A hydromodification study and SWMP for the Proposed Project will follow the County's SUSMP and hydromodification criteria which addresses LID and post project treatment control BMPs and retention to target pollutants of concern.
- Examples of LID standards include preserving large open space areas and minimizing disturbances to natural drainages.
- BMP controls will be a combination of site-design, source control and LID, as well as Treatment Controls for each house pad.

- Examples of BMPs include labeling and signage of storm drain outlets that indicates dumping is prohibited, preserving existing native vegetation, minimizing irrigation and runoff, proper plant selection, avoiding the use of pesticides, providing IPM information to owners, and avoiding roofing, gutter, and trim made of copper or other unprotected metals that may leach into runoff.
- Additional BMPs deemed necessary during the design phase of the Proposed Project will be incorporated with approvals from the County.
- Streets will utilize vegetated bio retention techniques with minimum travel or residence time of ten minutes to treat street runoff.
- Any increase in flows and volumes will be mitigated through the use of detention basins and LID practices for hydromodification controls.
- Erosion effects are minimized by the collection of concentrated flows in stabilized drains and channels.
- Curb cuts to natural vegetation and rural bio retention techniques are used.
- Shared access driveways are used to reduce graded area.
- Brow ditches will be used to control runoff from impervious surfaces, and storage areas will be paved.
- Construction permits will not be issued until the County approves all treatments.

7.11 Noise 3.1.8

7.11.1 Design Considerations

- The Proposed Project does not place any pads within the 60 dBA noise contours.
- Individual lots will be graded separately and will be located at least 90 feet from any existing or proposed occupied property line.