The County of San Diego

Planning Commission Hearing Report

Date:	May 24, 2018	**Case/File No.:**	Harmony Grove Village South; PDS2015-SP-15-002, PDS2015-GPA-15-002, PDS2015-REZ-15-003, PDS2018-TM-5626, PDS2015-MUP-15-008, PDS2018-STP-18-011; PDS2015-ER-15-08-006
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	Mixed use development, including 453 single family and multi-family residential units and 5,000 square feet of commercial/ civic uses; 35 acres of biological open space; four acres of public and private parks; public trails and a wastewater treatment facility site
Time:	9:00 a.m.	**Applicant/Owner:**	RCS – Harmony Partners, LLG
Agenda Item:	#1	**Appeal Status:**	Not applicable; Approval by the Board of Supervisors
Environmental:	Environmental Impact Report	**APNs:**	235-011-06 and 238-021-08, 09, 10

A. EXECUTIVE SUMMARY

Introduction

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed General Plan Amendment (PDS2015-GPA-15-002), Specific Plan (PDS2015-SP-15-002), Zone Reclassification (PDS2015-REZ-15-003), Vesting Tentative Map (PDS2018-TM-5626), Site Plan (PDS2018-STP-18-011), and Major Use Permit (PDS2015-MUP-15-008) conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA) for the Harmony Grove Village South (HGVS) project.

The proposed HGVS project consists of 111 acres in the San Dieguito Community Plan Area and incudes 453 single family and multi-family units including five product types, 5,000 square feet of commercial/ civic uses, 4 acres of private and public parks, approximately 2 miles (11,000 feet) of public multi-use trails and pathways and approximately 35 acres of biological open space. The project also includes an onsite wastewater treatment facility. During the processing of the application, the County received public comments and concerns from numerous stakeholders. Planning & Development Services (PDS) staff

conducted a careful and thorough review of the project for consistency with County codes, policies and ordinances as summarized in this report.

This is a request for the Planning Commission to evaluate and consider the application, and make a recommendation to the Board of Supervisors (Board) to approve the application as submitted, approve the project with modifications, or deny the application. Key requirements for requested actions include:

1. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
2. Does the project comply with the policies set forth under the San Dieguito Community Plan?
3. Is the proposed project consistent with the County's Zoning Ordinance?
4. Is the proposed project consistent with the County's Subdivision Ordinance?
5. Is the proposed project consistent with other applicable County regulations?
6. Does the project comply with the California Environmental Quality Act (CEQA)?

Recommendations

PDS conducted a detailed analysis of the project for consistency with the General Plan, Zoning Ordinance and other applicable regulations, policies and ordinances as well as a thorough review of the project's potential impacts on the environment in accordance with CEQA. After PDS's review and analysis, PDS staff recommends certification of the Environmental Impact Report, approval of the General Plan Amendment (GPA), Specific Plan (SP), Zone Reclassification (REZ), Vesting Tentative Map (VTM), Site Plan and Major Use Permit (MUP) with the conditions explained in the report and incorporated in the attached Resolutions and Form of Decisions. If the Planning Commission concurs in their review that the required findings can be made, then make the following recommendations to the Board:

1. Adopt the California Environmental Quality Act (CEQA) Findings, which include the certification and findings regarding significant effects of the project, the mitigation and monitoring program, the Statement of Overriding Considerations, and certify the Environmental Impact Report (EIR), REF: PDS2015-ER-15-08-006 (Attachment A).
2. Adopt the Resolution approving General Plan Amendment PDS2015-GPA-15-002 for the reasons stated therein and discussed in this report (Attachment B).
3. Adopt the Resolution approving Specific Plan PDS2015-SP-15-002 for the reasons stated therein and discussed in this report (Attachment C).
4. Adopt the Ordinance titled, AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE ELFIN FOREST-HARMONY GROVE SUBAREA AND THE SAN DIEGUITO COMMUNITY PLAN, REF: PDS2015-REZ-15-003 (Attachment D).
5. Adopt the Resolution approving the Vesting Tentative Map PDS2018-TM-5626 for 453 dwelling units which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment E).

6. Grant the accompanying Site Plan PDS2018-STP-18-011 and impose the requirements and conditions set forth in the Site Plan Form of Decision (Attachment F).

7. Grant Major Use Permit PDS2015-MUP-15-008 for an onsite wastewater treatment facility, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment G).

B. BACKGROUND

1. Regional Location and Surrounding Land Uses

The HGVS project is located 7.5 miles south of the City of Carlsbad and 15 miles north of the University City community within the City of San Diego. The site is located generally west of Interstate 15, south of State Route 78, and directly south of the Harmony Grove Village (HGV) community. The site is approximately one-third mile west of the City of Escondido, south and east of the City of San Marcos and north of the Del Dios Highlands Preserve. The project site is surrounded by urban, residential and commercial uses within HGV to the north, large estate development to the east and west and open space to the south.

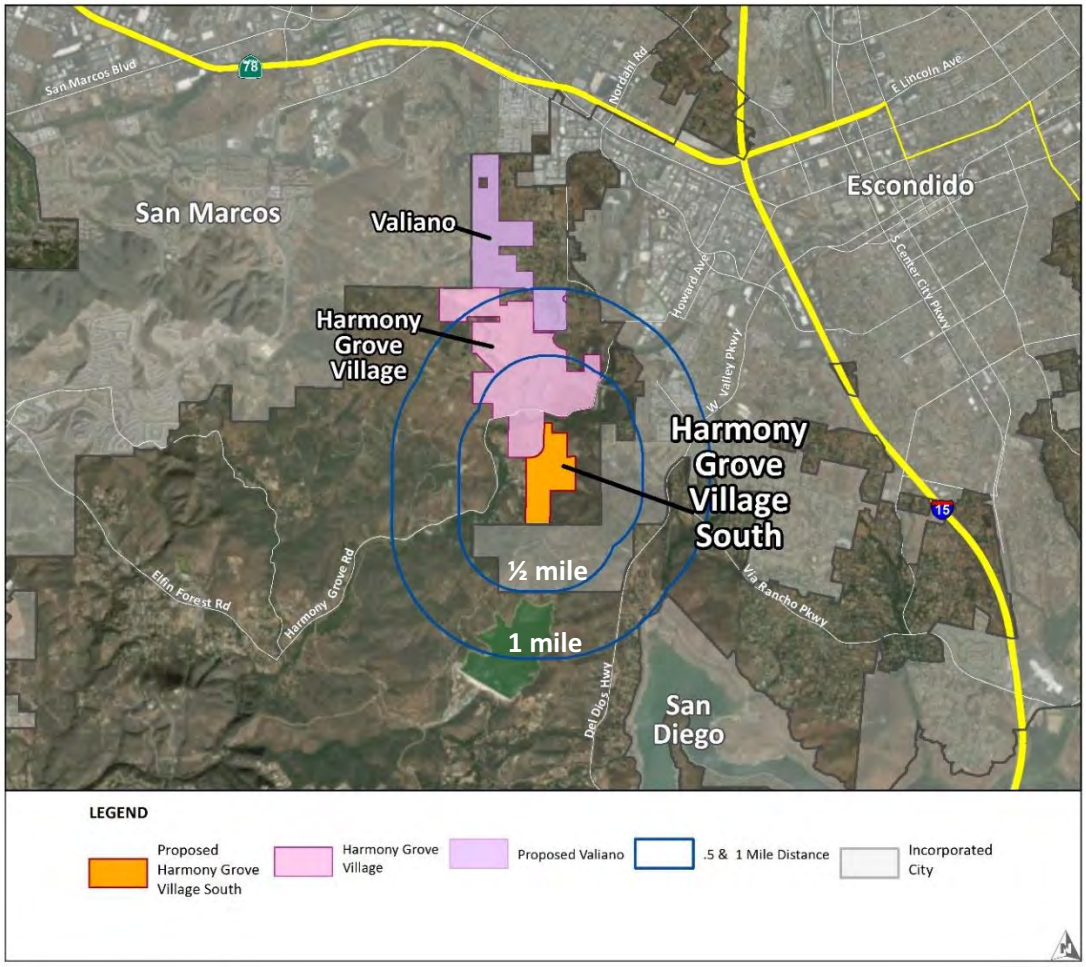


Figure 1: Vicinity Map

Immediately to the north of the project site is the HGV project which was approved by the Board of Supervisors on February 7, 2007 and is currently under construction. The HGV project is a mixed use development that will be comprised of 742 residential units (overall density of 8.7 du/ac) and 25,500 square feet of commercial spaces within the Village Center as illustrated below in Figure 3. As of the end of April 2018, 406 building permits have been issued, 319 homes have been built and 288 homes are occupied within HGV. Further to the north are: the in-process Valiano Specific Plan project, which proposes 328 single-family units; and industrial and commercial uses within the City of Escondido, including the Palomar Medical Center. The Sprinter Nordahl station is located approximately 2 miles north of the project site. To the immediate east are lots exceeding 3 acres in size with residential development, and further east are high density single-family residential and mobile home uses within the City of Escondido. To the west of the project site are semi-rural residential uses and the Harmony Grove Spiritualist Association, which consists of a church, 29 cottage-like residences, associated buildings and a grove. Several of the structures were damaged or destroyed in the 2014 Cocos wildfire, but are planned to be rebuilt.

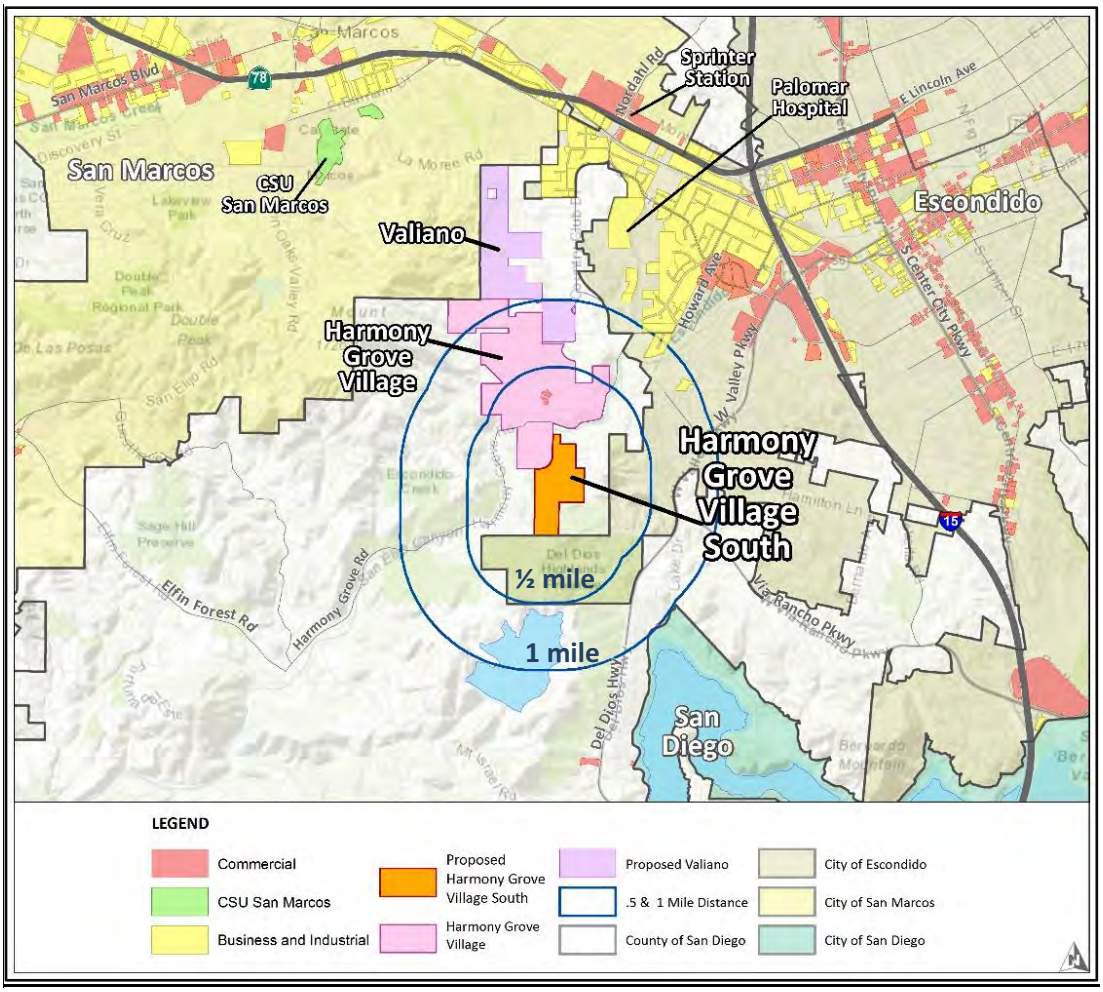


Figure 2: Surrounding Land Uses

Figure 3: Harmony Grove Village Illustrative Plan

Figure 4: Photo of Existing Residences in Harmony Grove Village

Figure 5: Photo of Existing Fourth of July Park and Residences in Harmony Grove Village

Figure 6: Photo of Existing Residences in Harmony Grove Village

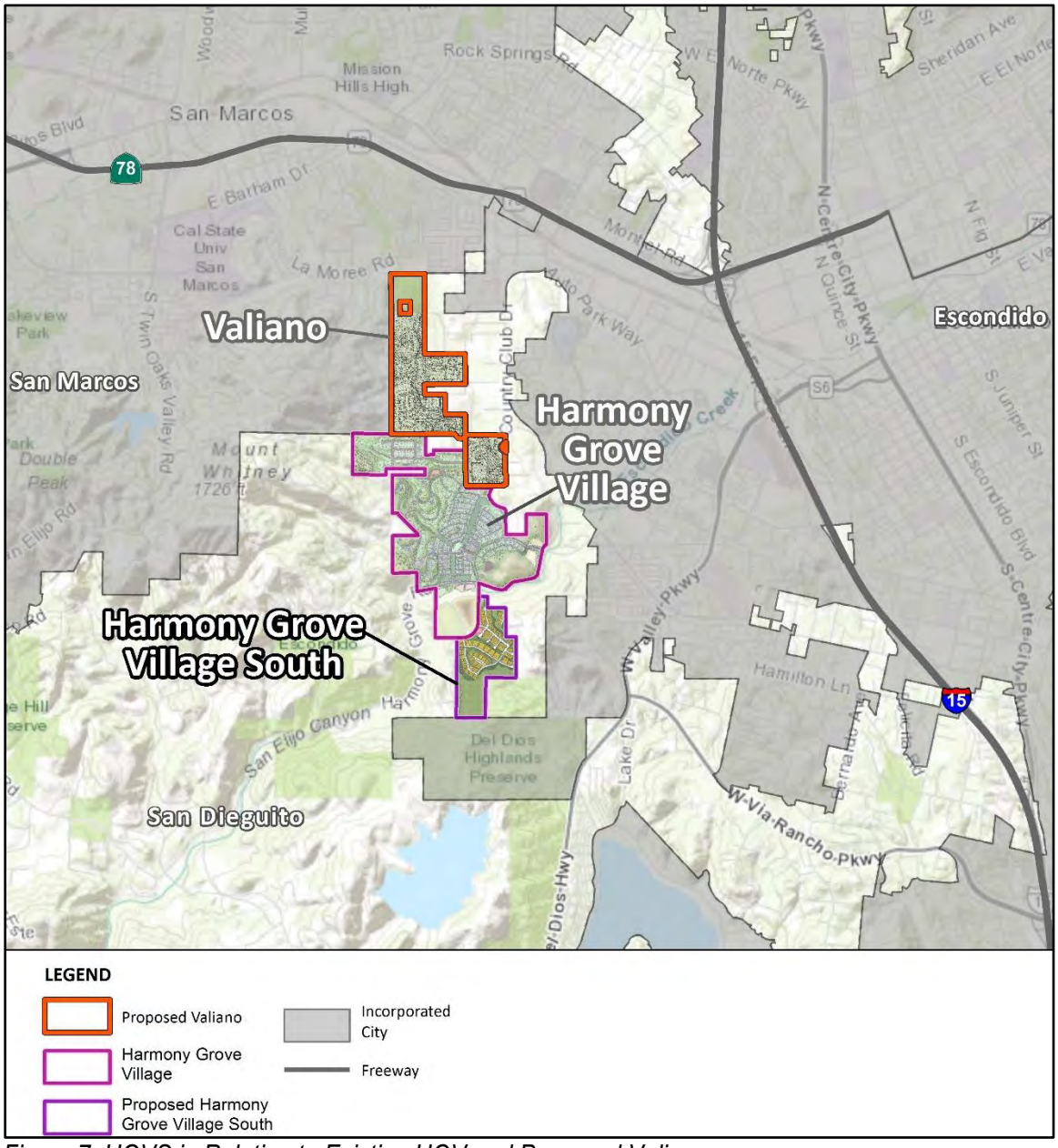


Figure 7: HGVS in Relation to Existing HGV and Proposed Valiano

Table B1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Description
North	Specific Plan Area , Rural Lands (RL-20)	Specific Planning Area (S-88), Extractive Use (S82), Limited Agricultural (A70)	Residential and commercial
East	Rural Lands (RL-20), Open Space (Conservation), City of Escondido (residential and vacant lands)	Limited Agricultural (A70), City of Escondido (residential and vacant lands)	Large estate residential, vacant lands
South	Open Space (Conservation), City of Escondido (preserve lands)	Open Space (S80), City of Escondido (preserve lands)	Preserve lands (Del Dios Highlands Preserve)
West	Specific Plan Area , Rural Lands (RL-20), Semi-Rural Residential (SR-2, SR-4), Open Space (Conservation)	Specific Planning Area (S-88), Open Space (S80), Limited Agricultural (A70), Rural Residential (RR)	Large estate residential, Harmony Grove Spiritualist Association

2. Project Site

The project site is located within the Harmony Grove-Elfin Forest Subarea of the San Dieguito Community Plan Area. The project site is currently vacant although some remnants of prior structures (concrete slab portions and a portion of a chimney) remain on site. Cistern elements, an old stock pond, and a small electrical line bisecting the site in an east-west direction also are onsite. The site contains several paved and unpaved roads that are either internal to the site, or provide access to other properties. There are two residences which currently access their properties through the project site. Access to their properties, while modified, will be retained through the site if the project is approved and built. The site generally increases in elevation from the northern portion of the property to the southern portion of the property. Onsite elevations range from approximately 570 feet above mean sea level (amsl) near Country Club Drive, to 938 feet amsl at the southernmost property boundary. The site contains Diegan Coastal Sage Scrub, Coastal Sage Chaparral Scrub, Granitic Southern Mixed Chaparral, and Non-Native Grassland. Escondido Creek is located directly north of the project site generally running parallel to Harmony Grove Road.

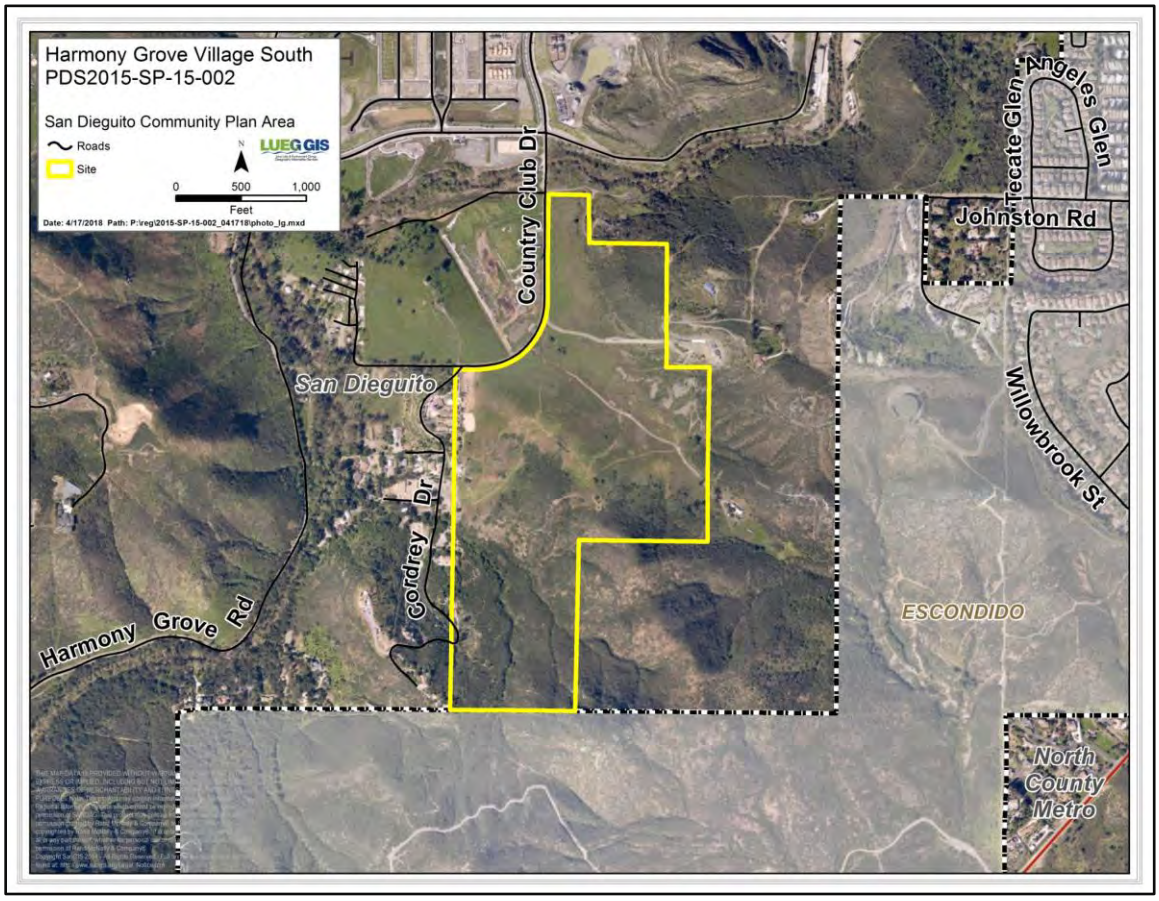


Figure 8: Aerial Photo

3. Project Site History

The 2011 General Plan Update assigned the Semi Rural 0.5 (SR0.5) that allows (1 unit per 0.5, 1, or 2 gross acres, depending on slope) General Plan Land Use Designation to the project site. Staff and Planning Commission recommendation for this site during the processing of the General Plan Update included three land Use Designations; Semi Rural 2 (SR2) (1 unit per 2, 4, or 8 gross acres), Semi Rural 4 (SR4) (1 unit per 4, 8, or 16 gross acres) and Rural Lands 20 (RL20) (1 unit per 20 gross acres). A former property owner submitted a Property Specific Request (PSR), also known as PSR SD7, requesting a change in the Land Use Designation from SR2, SR4 and RL20 to SR0.5 The Board of Supervisors directed the 2011 GP Land Use Designation of SR0.5 be assigned to the property when the General Plan Update was adopted on August 3, 2011.

C. DEVELOPMENT PROPOSAL

1. Project Description

The application was submitted in March 2015. The proposed project is a mixed-use pedestrian-oriented community consisting of 453 dwelling units and 5,000 square feet of commercial/ civic uses. The project proposes to extend the village designation of HGV and incorporate similar densities while maintaining the consistency with the community development model. The project includes a variety of residential housing types that will complement the existing housing in HGV. The proposed project includes a range of lot sizes from 1,462 sq. ft. to 4.85 acres, with the large majority of lots being less than 10,000 sq. ft. Single family housing sizes will range from 1,500 to 3,000 sq. ft. and multi-family units will range in size from 800 to 2,000 sq. ft. Approximately 2 miles (11,000 feet) of public multi-use trails and pathways traversing the community will provide recreational opportunities for a variety of users, including equestrians and will provide connectivity to the trails and pathways in HGV. The project will preserve approximately 68 percent of the site; including 34.8 acres of preserved biological open space, 20 acres of naturalized open space, and 16 acres of landscaped areas. The project also includes approximately 4 acres of public and private parks.

The project includes sustainable design features including energy efficient home designs, native and drought tolerant landscaping, and low impact development stormwater facilities. The project incorporates cool pavement technology, participation in the California Green Builder Program, installation of electric vehicle charging stations, and 100 percent residential electricity through renewable energy to help reduce energy consumption, air pollution, and greenhouse gas emissions.

Figure 9: View From the Center of the Project Site looking North Toward Harmony Grove Village

Figure 10: View South Toward the Onsite Open Space and Del Dios Highlands Preserve

Figure 11: View North Along Country Club Drive

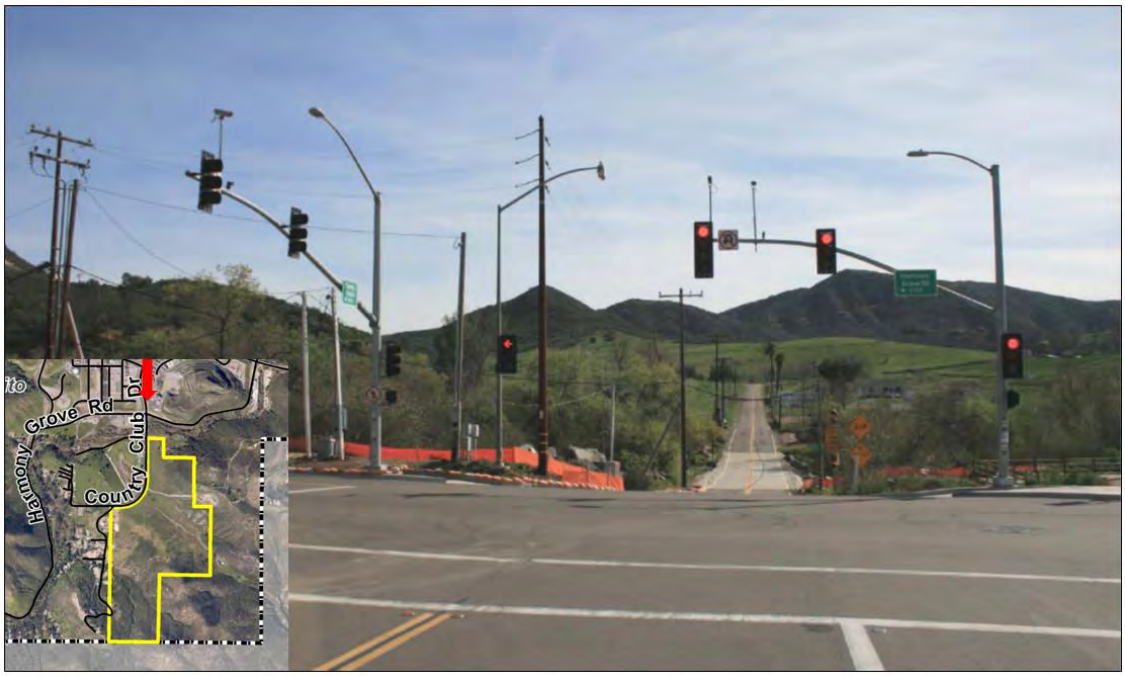


Figure 12: View Looking South from the Intersection of Harmony Grove Road and Country Club Drive (Including the Existing Arizona Crossing)

Figure 13: Recent View of Ongoing Harmony Grove Village Construction

a. Specific Plan

The project proposes a Specific Plan pursuant to Government Code sections 65450-65457. A Specific Plan is a tool to implement the General Plan. It effectively establishes a link between implementing policies of the General Plan and an individual development proposal on a specific site.

A Specific Plan must include a text and diagrams which specify all of the following in details:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1, 2, and 3.

A Specific Plan must also include a statement of the relationship of the Specific Plan to the General Plan. The proposed HGVS Specific Plan complies with the Government Code requirements and provides guidelines for the implementation of the proposed project, including guidelines for the preparation of subdivisions, improvement plans, permitted land uses, densities, maximum residential units, development standards, architectural design requirements, required public facilities, and compliance with the applicable County policies, including the General Plan.

As required by the Government Code, the Specific Plan identifies the location and extent of the uses of land, including open space within the area covered by the plan as shown below in Figure 14. The Specific Plan also explains the details of each of the product types and provides conceptual plans for the development of the proposed land uses. The text of the Specific Plan explains how each of the product types will be developed and the required permits. Each subsequent phase will require additional permits to implement the Specific Plan and will be required to comply with the provisions of the Specific Plan.

The Specific Plan includes design guidelines, which govern building setbacks, architectural design, parks, lot design, signage and lighting. The applicant has not submitted an implementating Site Plan for review and approval by PDS. The implementing Site Plans will be required in the future, prior to the issuance of building permits to ensure consistency with the guidelines and standards as identified in the Specific Plan.

Figure 14: Specific Plan Map

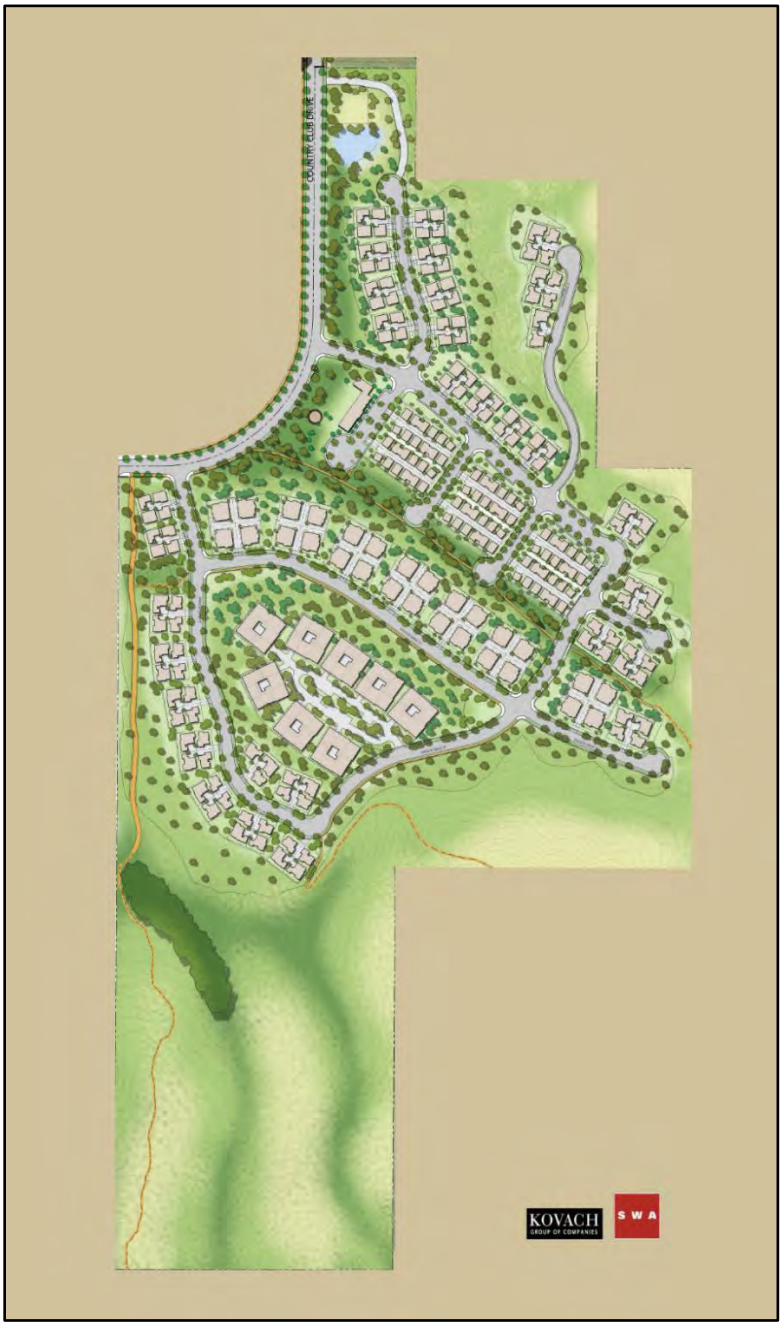


Figure 15: Illustrative Site Plan

b. Residential Uses

The Specific Plan Map (Figure 14), illustrates they layout of the site, although the Specific Plan allows flexibility to locate some housing types in different configurations with minimal or no change to the graded footprint. Within the Semi-Rural Residential designation, the three single-family housing types (Cottage, Bunglaow and Harmony Court, as described below) are permitted, but the two multi-family housing types (Farmhouse and Granary, as described below) are not. Each of the product types is described below:

1. Cottages
   - Single-family homes with garages accessed from alleys/lanes
     - 1,500 to 2,500 square feet
   - Two stories from the front elevation (third story is permitted)
   - Maximum of 45 feet in height
   - Setbacks
     - Rear setbacks from 0 to 10 feet
     - Internal setbacks from 0 and 15 feet
     - Street yard setbacks from 0 and 25 feet

Figure 16: Cottage Residential Use Type Plan View

Figure 17: Cottage Architecture

2. Bungalows
   - Four clustered single-family detached or attached homes situated around a single private driveway.
     - 1,800 to 2,800 square feet
   - Two stories (one three-story unit within each cluster may be included)
   - Maximum height of 35 feet
   - Setbacks
     - Distances between detached homes from 10 to 30 feet
     - Each cluster must be separated by an open landscaped area measuring at least 15 feet

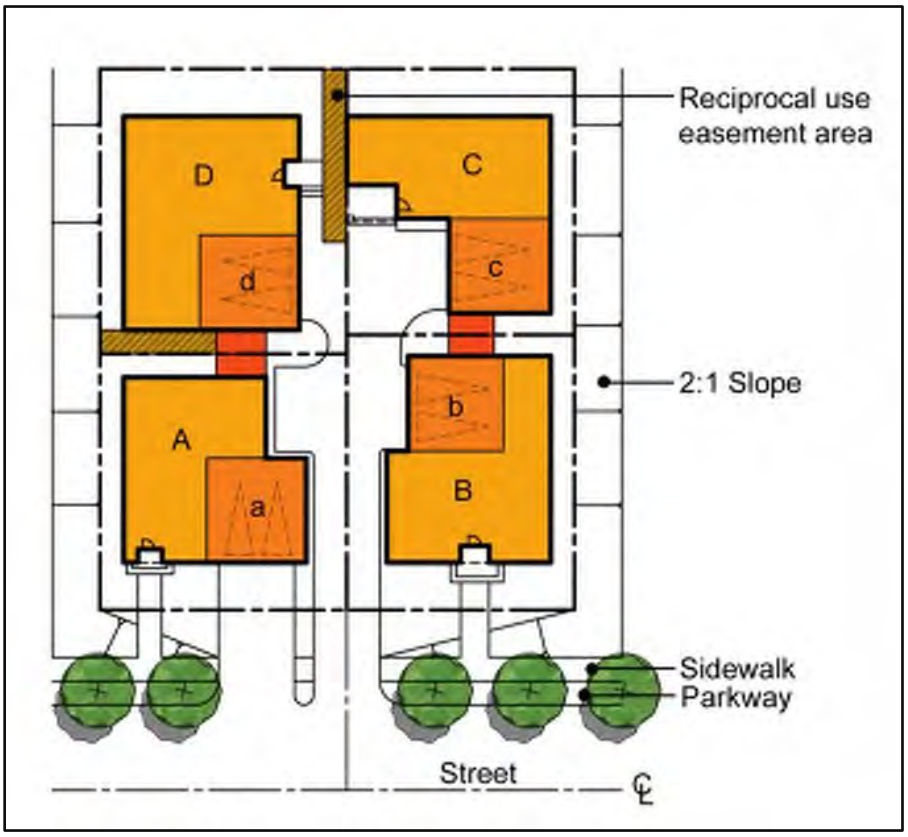


Figure 18: Bungalow Residential Use Type Plan View

Figure 19: Bungalow Architecture

3. Harmony Court
   - Four single-family detached or attached structures each with an attached two-car garage and shared entrance from a private driveway/courtyard
     - 2,000 to 3,000 square feet
   - Two stories (one three-story unit within each cluster may be included)
   - Maximum height of 35 feet
   - Setbacks
     - Distance between detached homes from 10 to 30 feet
     - Each cluster must be separated by an open landscaped area measuring at least 15 feet

Figure 20: Harmony Court Residential Use Type Plan View

Figure 21: Harmony Court Architecture

4. Farmhouses
   - Multi-family buildings consisting of five dwelling units.
     - 800 to 2,000 square feet
     - Smaller studio may be provided on the ground floor with larger townhomes on the upper floors
     - Designed to appear as a large single-family home
   - Three to four stories
   - Maximum height of 42 feet (non-habitable architectural projections may extend up to 4 feet above the highest roof elevation)
   - Setbacks
     - Distances between buildings within each cluster from 15 to 40 feet
     - Each cluster must be separated by an open landscaped area measuring at least 15 feet

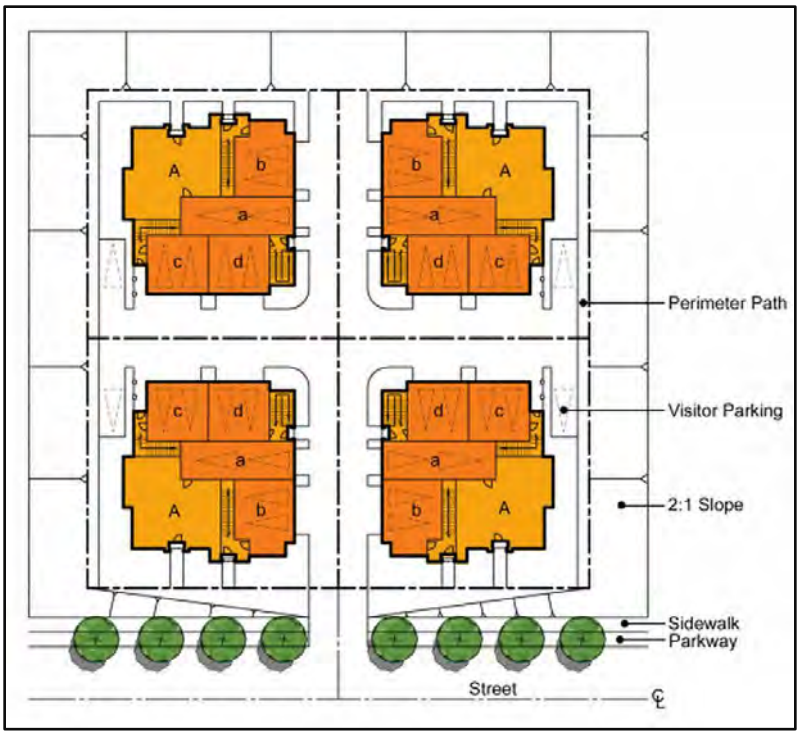


Figure 22: Farmhouse Residential Use Type Plan View

Figure 23: Farmhouse Architecture

5. Granary
   - Multi-family buildings consisting of 15 dwelling units.
     - 1,000 to 2,500 square feet
   - Two to three stories above a partially underground parking garage
   - Maximum height of 45 feet (non-habitable architectural projections may extend up to 8 feet above the highest roof elevation)
   - Setbacks
     - Each building must be separated by an open landscaped area measuring at least 15 feet

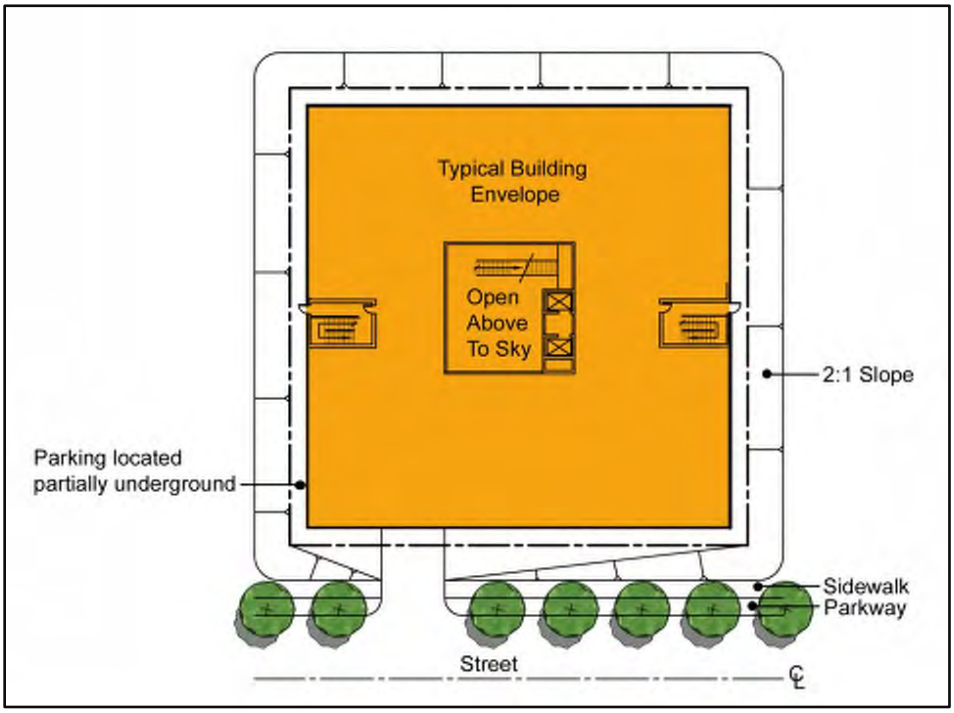


Figure 24: Granary Residential Use Type Plan View

Figure 25: Granary Architecture

c. Architectural Design Standards

The project includes architectural standards complementary to the existing community character. An implementing Site Plan is required prior to the issuance of building permits to ensure the units are designed according to the architectural themes.

Like HGV, HGVS provides a mix of housing opportunities and commercial/ civic uses that are complementary to the existing and planned character of the surrounding area. In addition to single family product types, HGVS will also offer multi-family housing types. The architecture of the project reflects the agricultural heritage of the area by including architectural styles inspired by homesteads, cottages, and farms. In addition to cottage and farmhouse style residences, buildings are designed to represent granaries, barns, schoolhouses and mills representative of the agricultural history of the Harmony Grove area. Multi-family units respect the predominant single-family character of Harmony Grove by being designed to appear as a single farmhouse or agricultural building.

d. Commercial/ Civic Uses

The commercial/ civic area includes a combination of homeowners association amenities as well as public-serving commercial uses. This area will include uses such as a park, overnight accommodations with up to four rooms, a gym, an event lawn, and private recreational facilities such as a pool or clubhouse. This area will also include a public commercial component that will include food/beverage services such as a café, administrative and professional services, convenience sales or personal services such as a hair or nail salon or day spa. The project will also construct a small community center, the Center House, within this area. The Center House will be located south of the project entry and will include a privately-maintained recreational gathering space and some retail commercial uses as described above. The total square footage of structures associated with the Center House is 5,000 square feet (sq. ft.), with a minimum of 1,500 sq. ft. of commercial use. The Center House will be a maximum of two stories and up to 40 feet in height.

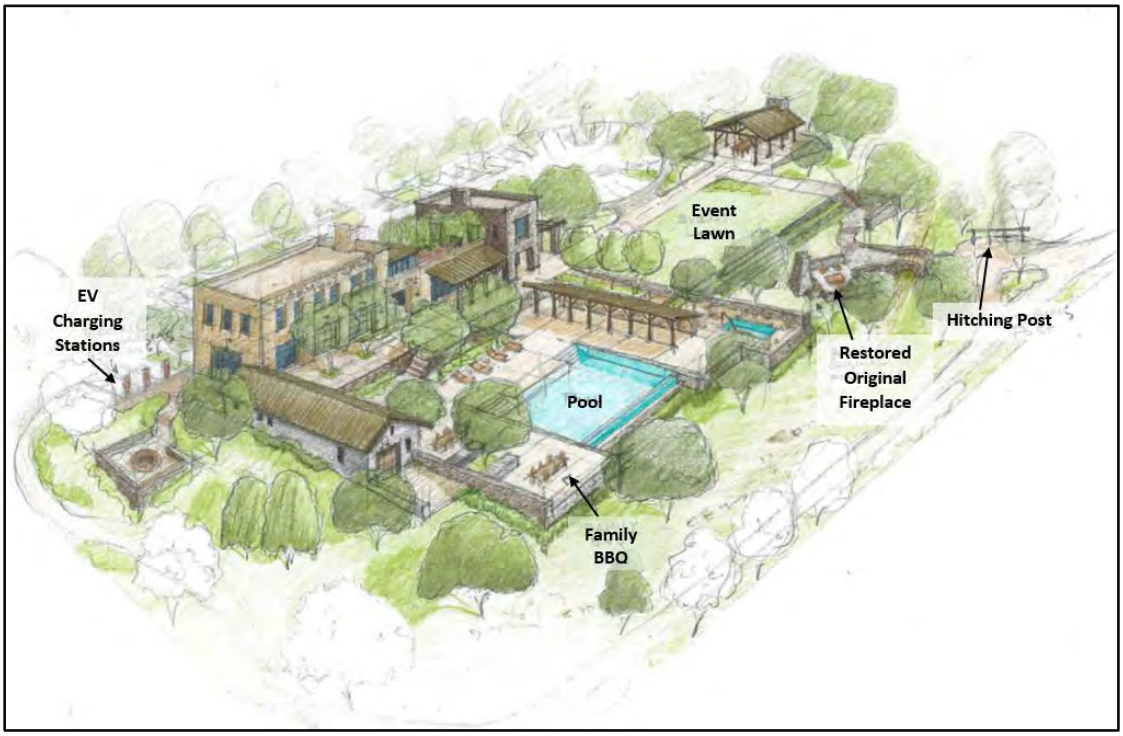


Figure 26: Center House

e. Parks, Trails and Pathways

The project includes approximately 4 acres of public and private parks, including seven public parks and six private parks. The project also includes approximately 2 miles (11,000 feet) of public multi-use trails and pathways traversing the community to provide recreational opportunities for a variety of users, including equestrians.

Figure 27: Parks Plan

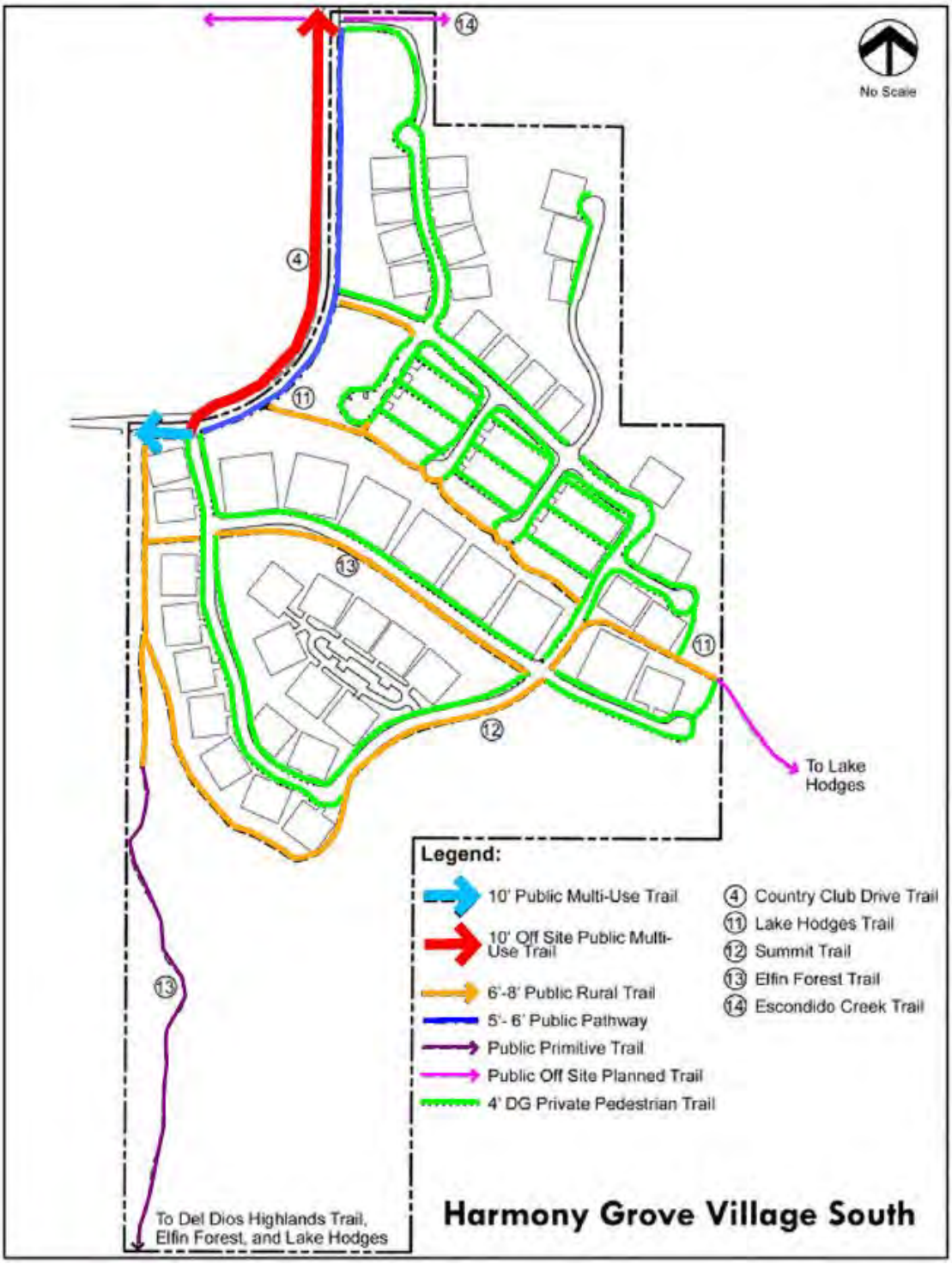


Figure 28: Trails and Pathways Plan

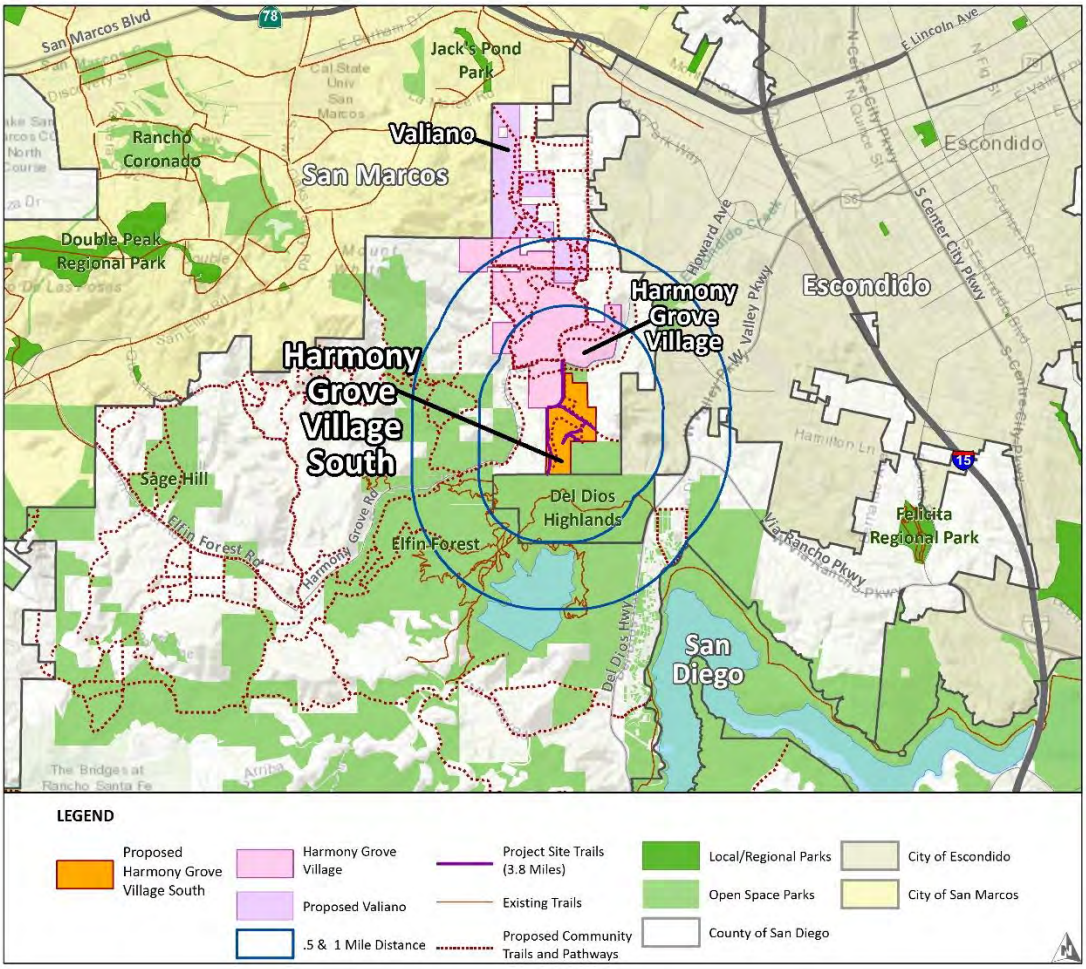


Figure 29: Community-Wide Trails and Pathways

f. Landscape Design

The project is required to comply with the County Landscaping Ordinance. The project landscaping is designed to provide a cohesive theme that ties HGVS to HGV by using consistent street trees and similar planting materials to those incorporated into the HGV community. The proposed project is also designed to: conserve water by using a plant palette that reflects the natural setting and incorporates drought tolerant and native species and implements a water efficient irrigation system; encourage active forms of transportation throughout the project site by enhancing the visual character of the area and providing amenities that contribute to a pleasant and comfortable walk or bike ride; and reduce the threat of wildfire by incorporating adequate fuel modification zones and using fire resistant plant materials. In accordance with the County's Climate Action Plan (CAP), the project will be required to demonstrate a 40 percent reduction in outdoor water use.

Landscape species consistent with the existing character of the area will be planted along the site perimeter, along roadways within residential neighborhoods, and within park and recreation areas. Landscaping throughout the project will be implemented through a series of landscape

zones. Requirements for the landscape zones as well as the associated landscape palates are described in detail in the HGVS Specific Plan.

g. Grading

Earthwork is estimated to consist of 850,000 cubic yards of balanced cut and fill, with no import of export of material. The slope ratio of manufactured fill slopes would not exceed 2:1, and cut slopes would not exceed 1.5:1 and the grading will follow general rise and fall in existing topography and avoid sharp or abrupt grade transitions. The project grading will result in the need for eight retaining walls, seven of which not exceed eight feet in height, will range in length from 80 to 500 feet, and will be architecturally enhanced. One retaining wall will range from one-foot to 20 feet in height and will be 200 feet in length. This wall would be a plantable concrete geo-grid wall and would be covered in self-clinging vines, with irrigation provided at the base of the wall. The project is conditioned to comply with all necessary grading regulations including stormwater best management practices (BMPs), dust control, and monitoring.

Although portions of the site will be able to be excavated with conventional excavation equipment, there is the potential need for blasting during mass grading, similar to the blasting that was necessary for HGV. There is also a potential for a rock crusher to be needed onsite during mass grading. If required, the rock crusher will be located with a minimum 250-foot setback from any project property line. All residents within a 0.5-mile radius of the blast location will receive at least 24-hours notice from the blasting contractor prior to any blasting event.

h. Access/ Road Improvements

Access to the project site is provided by Country Club Drive. The project is conditioned to replace the existing "Arizona" crossing located just south of the intersection of Harmony Grove Road and Country Club Drive with a new bridge consisting of three, 12-foot wide travel lanes, associated shoulders, a sidewalk and a trail. The bridge was formerly a County Capital Improvement Project (CIP) estimated at a cost of approximately 8 million dollars. The CIP project lost its grant funding, so the bridge improvements will be the responsibility of the project applicant. The project is also conditioned to improve Country Club Drive with three travel lanes beginning at the new bridge and continuing southward to the southernmost entrance into the HGVS project site. The additional travel lane functions as an equivalent form of egress by providing additional capacity for evacuation. The bridge improvements require an approximately 65-foot wide cross section and additional right of way will be necessary to accommodate the bridge improvements.

In addition, the project will widen the northbound lanes of the intersection of Country Club Drive and Harmony Grove Road to provide one left-turn, one through lane, and one dedicated right-turn lane with an overlap phase (the right turn gets a green arrow while through lane is red). The project will provide a northbound to eastbound right-turn overlap phase at the Harmony Grove Road and Harmony Grove Village Parkway signalized intersection and will widen Country Club Drive at the Country Club Drive and Eden Valley Lane intersection to provide a dedicated northbound left-turn lane onto Eden Valley Lane.

The project will be conditioned to widen that portion of Country Club Drive within the jurisdiction of the City of Escondido to provide a paved width of 36 feet consisting of two travel lanes and a 10-foot striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet. It will also restripe the eastbound approach of the Auto Park Way/Country Club Drive intersection to provide one left-turn lane, one shared left-turn/through lane, and one right-turn lane with a signal timing modification to change the east/west approach to "split" phasing. Lastly the project will be conditioned to pay a fair share toward the approved Citracado Parkway Extension Project, which will improve the intersection operations with an additional through lane in the southbound direction.

i. Facilities and Services

The project has demonstrated that all necessary services and facilities will be provided to serve the project as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability and Commitment of Public Sewer, Water, School and Fire Services). The applicant is responsible for funding all necessary services and facilities to serve the project. Project Facility Availability Forms have been provided for water, sewer, school and fire services and are included as Attachment Q. The project will require annexation into a sewer district to obtain sewer service. Other facilities, such as water, fire and school also indicate that the project is within the service district and services are reasonably expected to be available within the next five years.

1. Schools
   School services will be provided by the Escondido Union School District for K-8 education, and by the Escondido Union High School District for grades 9-12. The project, once occupied, will generate an estimated 137 students. The schools that will serve the project include: Bernardo School, Bear Valley Middle School and San Pasqual High School.

2. Water Service
   Water service will be provided by the Rincon del Diablo Municipal Water District (RDMWD). Water service will be provided via a new 12-inch pipeline connecting to an existing 12-inch potable line in Harmony Grove Road, as well as a new 8-inch water line connecting to an existing 8-inch water line near the western terminus of Country Club Drive. Within the project site, all potable water lines will be located within roads, and will serve each residential use.

3. Sewer Service
   The project site is not currently within a sewer district. Annexation into a sewer district will be required, either the San Diego County Sanitation District or RDMWD (in the event that the activation of the MWD's latent power for wastewater service is provided).

   A MUP for an on-site wastewater treatment facility is included to provide wastewater service for the project. The project also analyzed other sewer connection alternatives, including: use of the Harmony Grove Village Treatment Plant (HGV Plant) and a combined on/off-site wastewater treatment facility.

4. Fire Protection
   The project site is located within the Rancho Santa Fe Fire Protection District (RSFFPD). The project will be served by the new fire station located within HGV and operated by the RSFFPD. The station is located approximately 1.3 miles from the project site and has an estimated travel time of less than 3 minutes to the most distant onsite structure, which is compliant with the required General Plan response time.

5. Law Enforcement
   Law enforcement services for the project will be provided through the San Diego County Sheriff's Department, under contract with the City of San Marcos. Specifically, the project will be served by existing San Marcos Station located at 182 Santar Place, which is located 4.5 miles from the site.

6. Parks and Recreation Space
   The County of San Diego Parkland Dedication Ordinance (PLDO), requires that projects that propose more than 50 dwelling units dedicate land for parks, pay PLDO fees or do a combination of both. The PLDO requires a total of 3.9 acres of parkland based on the number of dwelling units proposed by the project. The PLDO allows up to half the parkland dedication to be satisfied through the construction of private parks. The project provides a total of 4.09 acres of private and public park area, in which 2.98 acres are considered applicable private and public park credit (private: 1.12 acres; public: 1.86 acres). The remainder of the PLDO requirements will be met through the payment of PLDO fees. The project will include seven public parks and six private parks as described below and as shown in Figure 27.

   Public Parks (1-3 and 8-11): These seven parks range in size from approximately 3,500 sq. ft. to 23,500 sq. ft. and include amenities such as a fenced dog park, fitness greens with an exercise stations, shade structures, court sports, swing set, picnic and BBQ areas and seating areas.

   Public Parks (4-7 and 12-13): These six parks range in size from approximately 4,300 sq. ft. to 35,700 sq. ft. and include amenities such as BBQ areas, a pool and spa, a recreation building, shade structures, an event garden, an equestrian hitching corral, fenced community gardens with storage sheds and seating areas, a walking path and a free play area with an exercise station.

   A multi-use trail system will serve as a linkage to the proposed recreational facilities, provide access to neighboring parks and connect to the existing trail system in the Harmony Grove Village development.

j. Community Facilities District (CFD)

The project is conditioned to form a new County CFD to fund the operation and maintenance of public facilities including fire services and parks. Formation of the CFD will be required to be formed prior to the recordation of the Final Map. The Specific Plan includes a Public Facility and Financing Plan (PFFP) that provides the general framework for the financing and phasing of

public improvements in the plan area, including the proposed mechanisms for financing the cost of construction together with the operation and maintenance of the facilities, as follows:

- Fire, Paramedic, and Law Enforcement Services: To fund the long-term availability of fire protection, the project is conditioned to form a new CFD.

- Schools: School fees will be paid through the County of San Diego standard process at time of building permit processing.

- Parks and Recreational Facilities: The proposed public parks and public multi-use trails will be constructed by the developer and the County of San Diego Department of Parks and Recreation will own and maintain the parks using funding from the CFD. The developer will be responsible for the private parks and amenities constructions, and they will be operated and maintained by the HOA.

2. General Plan Amendment

Under the current General Plan Land Use Designation, and based on the slope of the site, a maximum 174 units is allowed. To develop the proposed project, a GPA is required to allow for increased residential density and the addition of a commercial area. The proposed amendment will change the project's current land use regional category from Semi Rural to Village. Portions of the site will retain the current Semi Rural land use regional category. In addition, the proposed amendment will change the project's current land use designation from Semi Rural 0.5 (1 unit per 0.5, 1, or 2 gross acres) to Village Residential 10.9 (10.9 units per acre) and Neighborhood Commercial. Portions of the site will retain the current Semi Rural 0.5 (1 unit per 0.5, 1, or 2 gross acres) land use designation.

3. Community Plan Amendment

The entire project site is located within the Elfin Forest-Harmony Grove Subarea of the San Dieguito Community Plan Area. As part of the GPA, the Elfin Forest-Harmony Grove Subarea will be amended to modify Policy LU-2.2.1, to add associated text changes and to add the project to Chapter 6, the Harmony Grove Village Specific Plan Area (SPA). Figures 1 and 3 of the Elfin Forest-Harmony Grove Subarea plan will be amended to add the project within the village boundary line.

4. Zone Reclassification (Rezone)

The Rezone will change the existing A70 (Limited Agriculture) and RR (Rural Residential) Use Regulations to the S88 (Specific Plan Area) Use Regulation. The Rezone will also change the existing development regulations for the site, including minimum lot size, building type, height, setback, open space requirements and Special Area Regulations. All development within the HGVS Specific Plan area requires an implementing Site Plan be approved by the Director of Planning & Development Services prior to building permit issuance. The Site Plan will identify the location of all structures, setbacks, and provide architectural details and floor plans, consistent with the requirements set forth in the Specific Plan.

5. Vesting Tentative Map (VTM) and Site Plan (STP)

The project includes a VTM subdivision of the entire 111-acre project site into 243 single family and multi-family (condominium) lots, parks and open space lots.

Pursuant to Section 81.1203(b) of the Subdivision Ordinance, a Site Plan shall be filed with a VTM illustrating all proposed land uses intended to be vested on the lots to be created. At a minimum, the Site Plan shall show the lot dimensions, boundaries and square footage for each lot. The related Site Plan for the VTM and all vested development rights shall expire on the same day as the vesting tentative map expires.

6. Major Use Permit (MUP)

A MUP is required for the proposed on-site wastewater treatment facility (Facility) located in the northern portion of the project site. The Facility will be located on a 0.6-acre site, and will be enclosed by a solid 6-foot high wall and screened with landscape plantings. The structures associated with the Facility will be one story, 18 to 25 feet in height, and will reflect architectural characteristics consistent with the project. At build-out, the facility is sized to accommodate 98,000 gallons per day (gpd) daily flow. Pursuant to Board of Supervisor Policy I-78, the facility will also provide 8.1 million gallons of recycled water storage, which will satisfy the permit requirements of the San Diego Water Quality Control Board. In addition to the on-site facility, two other sewer connection alternatives are analyzed. The decision maker, which is the Board of Supervisors, has the authority to select the appropriate sewer option for the project.

D. ANALYSIS AND DISCUSSION

Introduction

PDS staff has conducted a comprehensive evaluation of the proposed project; including County's Plans and regulations, project specific issues and CEQA compliance.

1. Planning and Development Analysis

a. Specific Plan – Conceptual Design and Development

The County's General Plan is based on a vision to promote healthy and livable communities that protect natural resources for future generations. The vision is supported by ten interrelated principles that provide the supportive framework for the goals and policies that implement the vision. Specific Plans must include text and diagrams that provide standards and criteria by which development will proceed, including any subjects which in the judgement of the planning agency are necessary or desirable for its implementation.

County staff analyzed the design components of the project related to the General Plan including location and linkage, amenities, recreational opportunities including parks and trails, walkability, resource protection and the overall sustainable composition of the project.

- **Location and Linkage**

  The project site is located in an area that warrants additional housing to support several employment centers in the proximity. The proposed project is located 9 miles north of Sorrento Valley, 15 miles north of the University Town Center area and 7.5 miles south of the City of Carlsbad. These communities are considered areas with some of the highest employment densities in the San Diego region. The site is located in close proximity to the cities of Escondido and San Marcos, where infrastructure and services are available. It is also surrounded by agricultural, commercial, light industrial and residential uses of various densities. Several major employers, including but not limited to Palomar Medical Center, California State San Marcos, Kaiser Permanente, and Stone Brewing Company are located within 2.5 miles of the project site.

  The project site is located in an area that provides a high level of transit and transportation opportunities. The project site is located two miles west of Interstate 15 and 2.25 miles south of State Route 78. Although the project does not include any improvements to public transit, public transportation, including Sprinter and bus routes are readily available. The Sprinter line, which is a 22-mile rail system, connecting Oceanside, Vista, San Marcos and Escondido, has a total of 15 stations along the Highway 78 corridor. The existing Nordahl Road Sprinter Station is located approximately two miles from the project site. Park and Ride, and bus services to the City of Vista, Cal State San Marcos and Palomar Collage are also available at the station.

  The project will make significant capacity improvements to the existing road network by improving Country Club Drive (both in the County and City of Escondido) as well as the Harmony Grove Road/Harmony Grove Village Parkway signalized intersection.

  A system of public multi-use trails and pathways will also be installed. A five to six foot wide public pathway will be provided along the east side of Country Club Drive, from Harmony Grove Road to the southern project entry. The project will also provide public trail connections through the property for the Lake Hodges Trail, Summit Trail, and Elfin Forest Trail. The trails and pathways are intended to provide equestrian, hiking, biking, and jogging opportunities for the public and HGVS residents. The pathway will also provide connection to the Harmony Grove Village neighborhood.

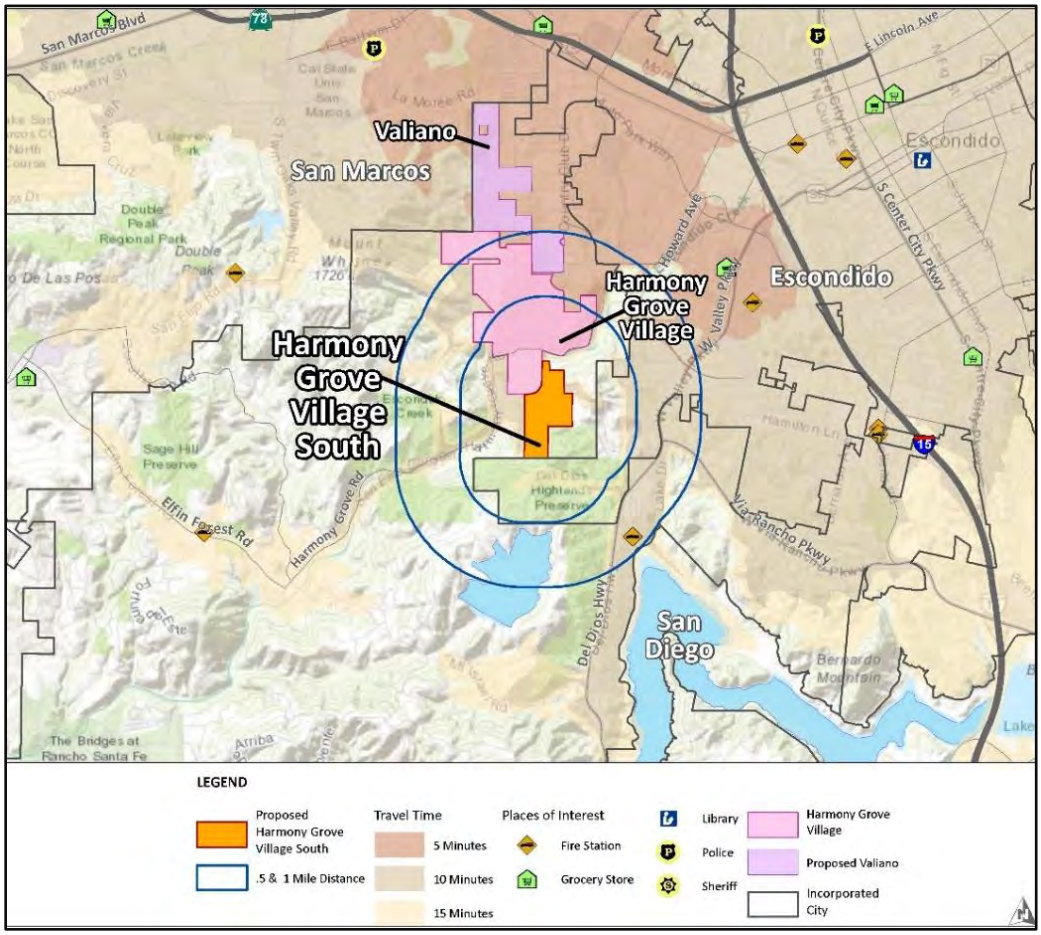


Figure 30: Essential Services Available

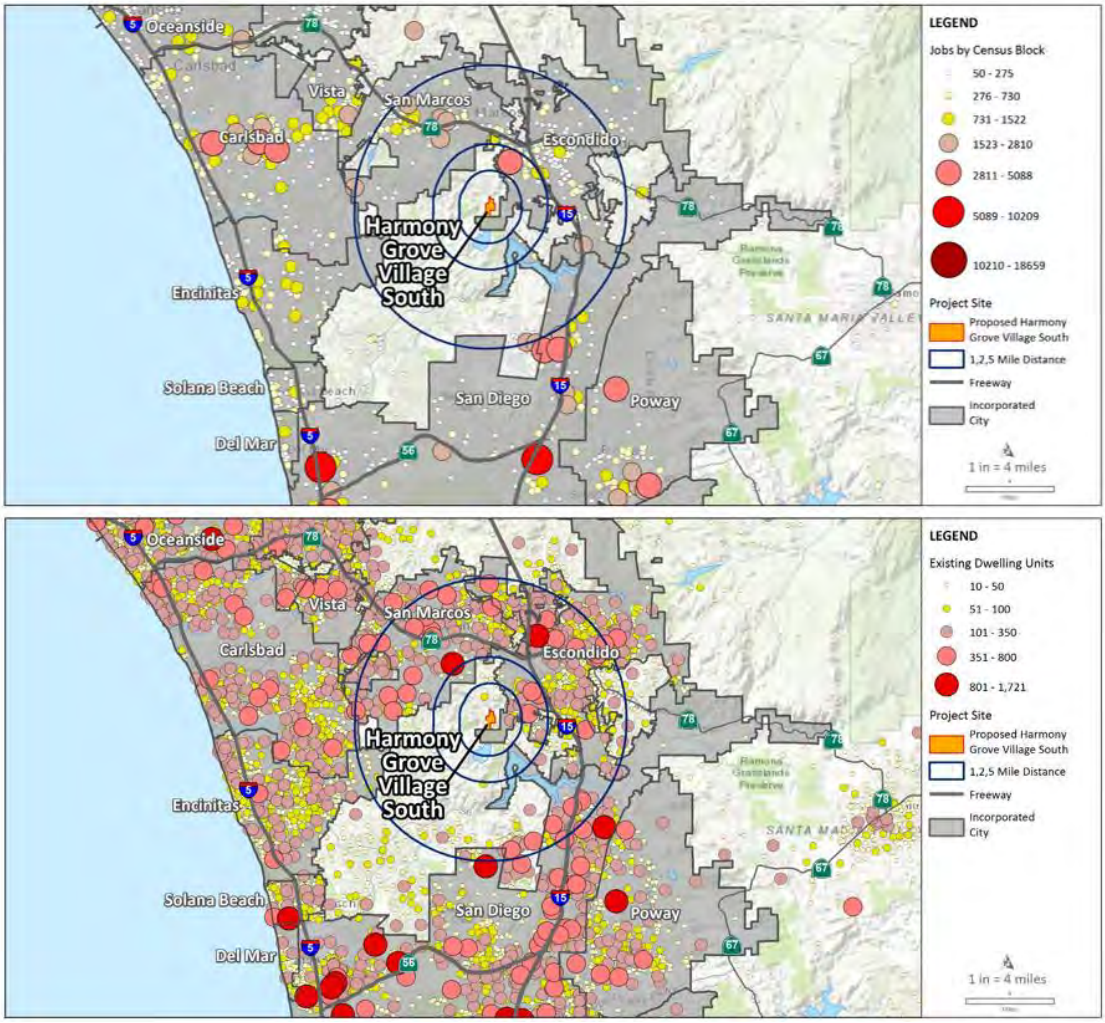


Figure 31: Jobs and Housing

b. General Plan Amendment

1. General Plan Conformance

The project proposes the development of 453 dwelling units on a property that currently allows 174 dwelling units under the General Plan Land Use Designations. The additional 279 dwelling units will increase the housing supply in San Diego County and will provide construction-related jobs during the construction period. Other benefits include parks, recreational facilities, multi-use trails, permanent biological open space areas, and improvements to multiple roadways and intersections. The design and requirements of the project ensures that the project will not be detrimental to public health, safety, and welfare.

2. Housing Element and Affordability

The General Plan Housing Element designates affordable housing at a density of 10.9 du/ac or greater. The project's overall proposed density will be approximately eight dwelling units per acre, and as such is not defined as moderate to low income housing by the County's

General Plan. In addition, the site is not identified as a Regional Housing Need Assessment (RHNA) site according to the current General Plan Housing Element Inventory.

The reduced rate of housing production during the current Housing Element planning period has resulted in increased demand for housing in the region. Housing Element Policy H-1.3 provides direction for siting and increasing housing opportunities in the unincorporated county and states, "Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available." The proposed General Plan Amendment is consistent with Policy H-1.3 because it will accommodate housing within a job center where public services and infrastructure are available and because it will ease demand by providing new opportunities for a variety of housing types. The project will provide single-family and multi-family residences in close proximity to urbanized areas, employment, and everyday conveniences.

The project includes a range of residential housing types. In terms of housing affordability, multi-family units as well as smaller lot and house sizes tend to be more affordable. The proposed project includes a range of lot sizes from 1,462 sq. ft. to 4.85 acres, with the large majority of lots being less than 10,000 sq. ft. Single family housing sizes will range from 1,500 – 3,000 sq. ft. The multi-family units will range in size from 800 – 2,000 sq. ft.

c. Community Plan

The entire project site is located within the Elfin Forest-Harmony Grove Subarea of the San Dieguito Community Plan Area. As part of the GPA, the Elfin Forest-Harmony Grove Subarea Plan will be amended to modify Policy LU-2.2.1, to add associated text changes and to add the project to Chapter 6, the Harmony Grove Village Specific Plan Area (SPA). Figures 1 and 3 of the Elfin Forest-Harmony Grove Subarea plan will be amended to add the project within the village boundary line.

d. Zoning Ordinance

The project includes a Zoning Reclassification (Rezone) to change the land use regulations from A70 (Limited Agriculture) and RR (Rural Residential) to S88 (Specific Plan). The proposed Rezone will also change the animal regulations, minimum lot size, building type, height, setback, open space requirements and add a Design Review ("D") Special Area Regulation.

The project will be rezoned with a variable (V) setback that allows for setbacks ranging from 0 feet to 30 feet, or greater where required for fire protection. The setbacks will be set at the time of implementing Site Plan approvals. Particular residential lots located in the southwestern portion of the project site require a 15 horizontal foot setback from the top of the slope to the farthest projection from a roof for single-story structures and a 30 horizontal foot setback from the top of slope to the farthest projection from a roof for two-story structures. Structures taller than two stories and where the slope is greater than 2:1 may require a setback greater than 30 feet. The animal use type will be changed to reduce the amount and the type of animals permitted and the required lot sizes for particular animals. Horse stables will no longer be permitted, animal raising projects, including small and large animal raising, would require lot sizes larger than those

proposed for the project and horse keeping would change from being permitted to permitting 2 horses.

Finally, the Special Area Designator of "D" (Design Review) will be applied to the property. The "D" designator requires that a Site Plan be processed for design review and requires approval from the Director of Planning & Development Services.

The proposed project complies with all applicable zoning requirements of the Specific Planning Area (S88) zone(s) with the incorporation of conditions of approval.

e. Subdivision Ordinance

The project has been reviewed for compliance with the Subdivision Ordinance. The project includes requirements and conditions of approval necessary to ensure that the project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

2. Project Issues

During processing of the project, extensive comments were received during the public review periods of the environmental documents as well as at community meetings. The following project issues raised by neighboring property owners, agencies and organizations, were reviewed throughout the project's processing and are also detailed below: General Plan Consistency, Fire Service and Emergency Evacuation and Sewer Service.

a. General Plan Consistency

Residents have expressed concerns that the proposed project does not comply with the General Plan, including the Elfin Forest-Harmony Grove Subarea of the San Dieguito Community Plan Area.

Land Use: The project will amend the General Plan Land Use Map to change the Regional Category for a portion of the project site from Semi-Rural. It will also change the General Plan Land Use Designations associated with such amendment to Village Residential (VR-10.9) and Neighborhood Commercial. The project will not result in any changes or amendments to any of the policies of the County's General Plan, adopted in 2011, rather it applies the existing General Plan policies to the project, namely Policy LU-1.4, Village Expansion. The project will expand the existing Village designation of HGV as the project site is located contiguous to the existing village.

The project has been reviewed and found to be in conformance with Policy LU-1.4 which states: Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met.

1. Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding.

2. Potential Village development would be accommodated by the General Plan road network.
3. Public facilities and services can support the expansion without a reduction of services to other County residents.
4. The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area.

The project has been found to meet all of the required criteria to permit the expansion of a Village as summarized below.

1. Environmental Conditions and Constraints: The project has been designed to preserve approximately 68 percent of the site; including 34.8 acres of preserved biological open space, 20 acres of naturalized open space, and 16 acres of landscaped areas, maintain existing drainage patterns to the extent feasible, balance steep slope preservation with biological preservation, maintain significant visual resources, and consider the existing landform and natural environment.

2. General Plan Road Network: The General Plan's roadway network will not exceed build out projections with the inclusion of the project. All roadway segments are calculated to operate at acceptable levels of service both with and without the project except for the segment of Country Club Drive between Auto Park Way and Hill Valley Drive, which is not a part of the County's General Plan roadway network because it is located within the City of Escondido.

3. Public Facilities and Services: Needed public facilities and services are ensured through compliance with General Plan Policies, County ordinances, and mitigation measures identified through the environmental and project review process. The project will not result in a reduction of services to other County residents. The project will be required to provide the infrastructure and facilities needed to provide services to the project either directly or through the payment of fees. Facility Availability Forms have been received from service providers, including for water, fire, school and sewer services, indicating that service will be available to serve the project.

4. Scale, and Orderly and Contiguous Growth: The project will expand in a manner consistent with the scale and orderly and contiguous growth of HGV. The project's village expansion area will locate the project's densest residential neighborhoods within ½ a mile of the HGV Center. The project includes a maximum of 453 dwelling units or approximately eight dwelling units per acre (du/ac) which is consistent with the density of the HGV Center of approximately 8.7 du/ac. As such, both these areas will become part of the same compact, walkable village.

The project will expand the village in a manner that is consistent with the community character of HGV and the surrounding areas. The design principles outlined in the Specific Plan will ensure that the community character will be maintained and enure that there is cohesiveness between the project and HGV. The project will use consistent street trees, landscaping, lighting, signage, walls, fences, and architecture to provide a continuous link between HGV and the project, strengthening the concept that the two communities constitute one unified village.

Community Plan Changes: The entire project site is located within the Elfin Forest-Harmony Grove Subarea of the San Dieguito Community Plan Area. As part of the General Plan Amendment, the Elfin Forest-Harmony Grove Subarea Plan will be amended to add the project to Chapter 6, the Harmony Grove Village Specific Plan Area (SPA) as well as amend Figures 1 and 3 of the Elfin Forest-Harmony Grove Subarea Plan to add the project within the village boundary line. In addition to textual changes and policy additions, one of the amendments to Chapter 6, the Harmony Grove Village Specific Plan Area (SPA), includes a modification to Policy SPA-2.2.6 as follows. Deletions are shown in strikeout and additions are shown in underline.

> Policy SPA-2.2.6 The sewage treatment method selected ~~must be sized for~~ Harmony Grove Village and Harmony Grove Village South Specific Plan Areas must be adequately sized.~~for this project without the possibility for expansion.~~

In addition, the project is proposing to amend Elfin Forest-Harmony Grove Subarea Plan Policy LU-2.2.1 in order to prevent the possibility of conflict between the General Plan and the Elfin Forest-Harmony Grove Subarea Plan. The project will amend Policy LU-2.2.1 as follows. Deletions are shown in strikeout and additions are shown in underline.

> Policy LU-2.2.1 Ensure that ~~the number of urban residences does not greatly exceed that of~~ the rural ~~residences~~ residential and equestrian character of ~~in~~ the greater unincorporated communities of Harmony Grove and Eden Valley are maintained by adherence to the Community Development Model and the Community Plan Policies set forth in Section 1.1 "Community Character."

The amendment to Policy LU-2.2.1 is intended to remove any confusion with respect to its meaning and to ensure consistency with the General Plan. The amendment will not undermine the underlying intent of the Policy to maintain the residential and equestrian character of Elfin Forest and Harmony Grove. However, rather than apply a numerical equation to uphold community character it will require adherence to the Community Development Model and the community character policies of the Elfin Forest-Harmony Grove Subarea Plan. Potential future development would still need to seek an amendment to the General Plan if proposing a development that is not currently allowed under the General Plan, which would, in turn, require the County's approval after appropriate CEQA analysis.

b. Fire Service & Emergency Evacuation

The community has expressed concerns that the proposed project will increase the number of people that will need to be evacuated during a wildfire event, and will increase the overall evacuation time.

Fire Service: The project is located within the RSFFPD and it is the Fire Authority Having Jurisdiction ("FAHJ"). Fire protection will be provided from a fire station currently being built in the HGV project approximately 1.2 miles (2.7 minutes travel time) from the most distant portion of the project.

A Fire Protection Plan (FPP) has been prepared for the project, to evaluate the level of potential fire hazard affecting or resulting from the proposed project and the methods and measures proposed to minimize that hazard. The FPP considers the fire risk presented by the site including property location and topography, geology, combustible vegetation, climatic conditions, fire history and the proposed land use and configuration. The FPP addresses water supply, access, structural ignitability and ignition resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space, and vegetation management.

The project includes several design measures to reduce the risk of structural ignition and provide for at least equivalent emergency evacuation capabilities. Modern infrastructure will be provided, the latest ignition resistant construction methods and materials will be implemented and all structures will be required to include interior, automatic fire sprinklers. Fuel modification will occur within the project site, both internally and on exposed edges of the developed areas. The fuel modification zone will be maintained by the HOA, and inspected at least annually by the RSFFPD. Maintenance includes removing all dead and dying materials and maintaining appropriate horizontal and vertical spacing. In addition, plants that establish or are introduced to the fuel modification zone that are not on the approved plant list will be removed.

The project includes a modification to the San Diego County Consolidated Fire Code regarding maximum dead end road lengths. The San Diego County Consolidated Fire Code allows the fire code official the authority to grant modifications, provided the fire code official finds that special individual reasons make the strict letter of the code impracticable and the modification is in compliance with the intent and purpose of the code and that such modifications do not lessen health, life and fire safety requirements. The maximum dead-end road length is 800 feet while the most distant structure on the project site measures approximately 0.8 miles to the intersection of Harmony Grove and Country Club Drive, the first opportunity to travel in at least two separate directions. Potentially available alternatives for secondary access were evaluated and determined to be infeasible due to various constraints including topography, the presence of surrounding wildland fuels, environmental constraints and the inability to secure ownership or access rights. The project has developed an alternative that meets the intent of the code through the implementation of specifically developed measures and features, that exceed code requirements, including:

- Provide a third travel lane for the entirety of Country Club Drive from its intersection with Harmony Grove Road to the southernmost project entrance and will extend within the project so that no structure exceeds 800 feet from that extra lane as an equivalent form of egress.
- Provide over 7 times the number of required parking spaces and will implement a parking management plan to eliminate the potential for roadway obstructions.
- Provide additional fuel modification by including:
  - Site-wide landscaping (excludes any native fuel pockets within the community), and
  - 110 feet to 130 feet of fuel modification (FMZ) on the east side, and 125 feet to 200 feet of FMZ in the southwestern fuels.
- Require ignition resistant construction for any sheds, gazebos, play equipment, or other structures located within the FMZs.
- Require the utilization of code-exceeding ember resistant vents.

The FPP has been reviewed and approved by the Rancho Santa Fe Fire Protection District and County Fire Authority. The FPP has been found to be consistent with the County Consolidated Fire Code, the California Code of Regulations, Title 14, Fire Safe Regulations, the RSFFPD Fire Code (Ordinance 2014-01A) and the County of San Diego Guidelines for Determining Significance and Report Format, Wildland Fire and Fire Protection (2010).

Emergency Evacuation: The community has expressed concerns that the proposed project will increase the number of people that will need to be evacuated during a wildfire event, and will increase the overall evacuation time. A Wildland Fire Evacuation Plan (Plan) has been prepared for the HGVS Community which was reviewed for accuracy by County Fire and RSFFPD. Although wildland fire and other emergencies are often fluid events and the need for evacuations are typically determined by on-scene first responders or emergency response teams, the Plan evaluated the project's impact on emergency evacuation. While the Plan was prepared following public review, it is not a requirement per CEQA and was not necessary to reach any of the significance conclusions in the EIR.

The area has experienced several significant large wildfires. Recently, the 2014 Cocos Fire burned 1,995 acres and resulted in the loss of over 40 structures in the San Marcos, Harmony Grove, Elfin Forest, and Del Dios area. The residents evacuating experienced long evacuation times. These long evacuation times are expected to be reduced by improved evacuation routes as a part of the project and the road improvements newly completed in the area since the Cocos Fire, including the extension of Harmony Grove Village Parkway, a bridge leading to Citracado Parkway, and the completed HGV road network. Also, the RSFFPD temporary station, located in the HGV is operational and will be serving the project site within the five minute travel time.

The project's primary evacuation routes are accessed through a series of internal neighborhood roadways and three access points, which connect with the primary ingress/egress road (Country Club Drive) that intersects off-site primary and secondary evacuation routes. Based on the existing road network, project residents can evacuate to the north (once off-site), east and/or west depending on the nature of the emergency. The four primary evacuation routes and one additional emergency-only ingress/egress point for the project are:

i. Country Club Drive – north to one of six potential options (Harmony Grove Road East, Harmony Grove Road West, Harmony Grove Village Parkway, Kauana Loa Drive, Progress Place, or Auto Park Way),
ii. Harmony Grove Road (east and potentially west) – Intersects with Country Club Drive just north of the project,
iii. Harmony Grove Village Parkway – north of Harmony Grove Road off Country Club Drive,
iv. Kauana Loa Drive to Harmony Grove Road, and
v. Emergency-Only: Johnston Road Connection – not advised due to road condition and exposure to fuels, but may be an alternative access for emergency vehicles in the unforeseen scenario where other routes are considered unusable.

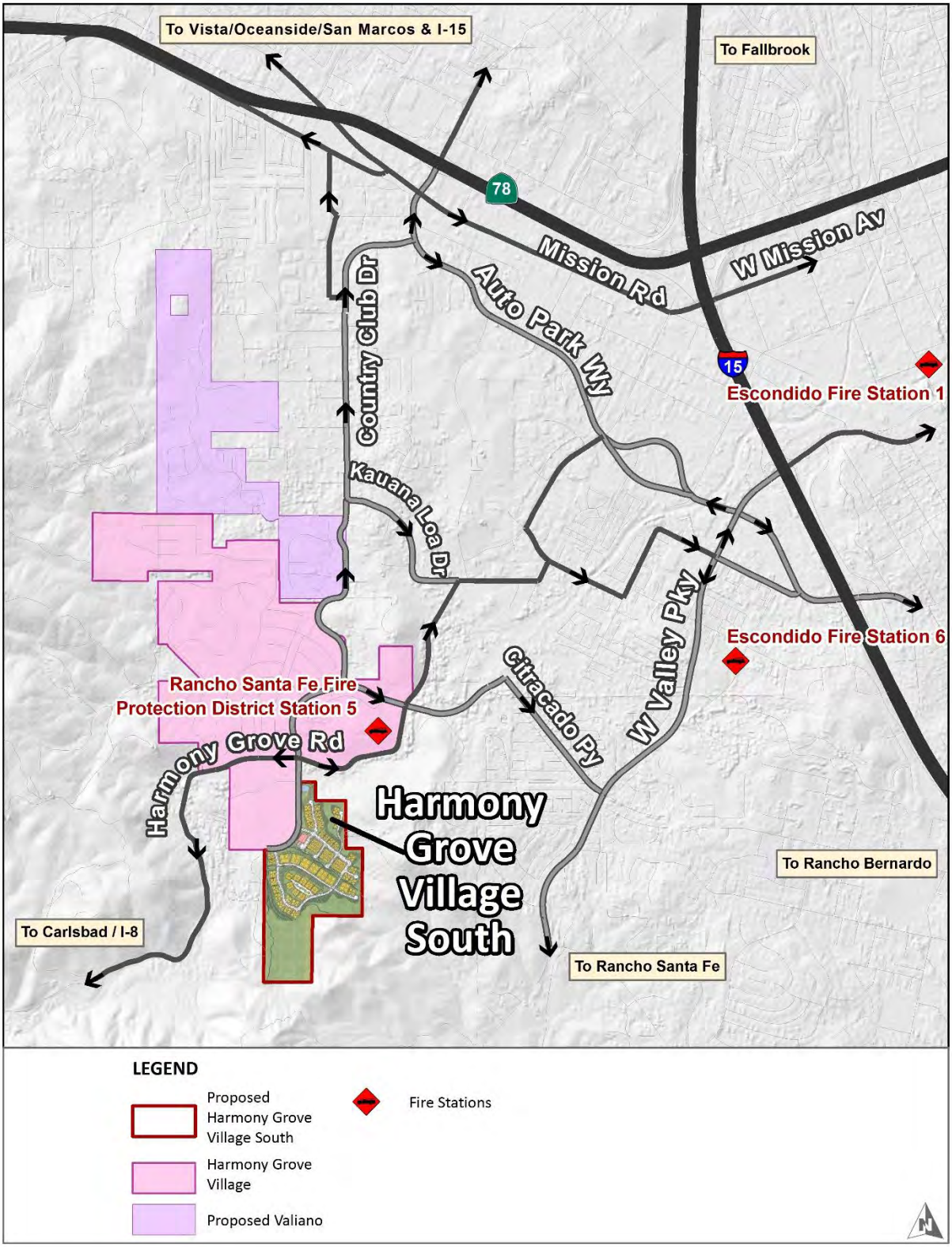


Figure 32: Emergency Evacuation Plan

All onsite roadways will be improved to a minimum width of 24 feet to meet the County's fire access requirements. Where vehicles are allowed to park on one side of the street, the onsite roadways will be improved to a width of 30-feet.

The FPP prepared for the project estimates the amount of time needed for all vehicles associated with the project to reach Country Club Drive. The three access lanes into the project from Country Club Drive provide the ability to move vehicles out while responding emergency personnel are inbound. In an emergency, two lanes can be designated for egress while one lane will remain available to responding emergency vehicles. Each lane can effectively handle 1,900 vehicles per hour. There are roughly 75 existing residential units that rely on Country Club Drive as their only means of ingress/egress. The project will add an additional 453 residences. Conservatively estimating three cars per household there will be a total of approximately 1,584 vehicles seeking egress, assuming worst case. Based on this conservative estimate, all existing and proposed residences could evacuate within approximately one hour.

By constructing additional roadways, this project will provide improved evacuation routes than those that were available to residents of the area during the Coco's fire. These improved routes are expected to greatly improve the flow of traffic during an emergency event. This evacuation time may be reduced with early predictions of fire movement and proximity to the site.

Multiple services are provided by emergency response teams to residents evacuating during an emergency evacuation. These include evacuation points (shopping centers, libraries and schools) and Shelters and Animal Evacuation Assistance. These points serve as temporary safe zones for evacuees and provide basic needs such as food, water, and restrooms. Possible Shelters and assembly areas that provide short-term refuge include:

- Mission Hills High school at 1 Mission Hills County in San Marcos;
- Palomar College at 1140 West Mission Road in San Marcos;
- HighTech High off of Valley Parkway at Scenic Trail Way; and
- Del Dios Middle School on 9th Avenue.

Other refuge sites are available within urbanized areas of Carlsbad, Escondido, Vista, and Oceanside, and developed communities primarily to the north, south, and east of the HGVS community.

Although the residents of HGVS will not be permitted to keep horses or other livestock, in the areas surrounding the project site where large animals are permitted, animal evacuations will be necessary. The Department of Animal Services has plans in place to transport and shelter pets in a disaster in their Operational Area Emergency Operations Plan, including the Animal Control Mutual Aid Agreement. Animal Control Officers, the San Diego Humane Society, and private animal care shelters assist in the rescue, transport, and sheltering of small and large animals.

In addition to physical improvements, the HGVS Community HOA will be active in its outreach to residents regarding fire safety and general evacuation procedures. An emergency evacuation plan will be provided to each homeowner/HOA member and will be accessible on the HOA website. Annual reminder notices will be provided to each homeowner encouraging them to

review the plan and be familiar with community evacuation protocols. The HOA will also coordinate with the RSFFPD to hold an annual fire safety and evacuation preparedness informational meeting.

The evacuation plan concluded that even with the additional traffic from the project, evacuation times will be reduced from what was experienced during the Coco's Fire. The reduced evacuation times are a result of the project's road improvements, the recent road improvements completed by the HGV project, the new nearby fire station, on-site fuel reduction, the fuel modification zones, and the more defined and coordinated evacuation plan.

c. Sewer Service

The project site is currently not within a sewer district. Annexation into a sewer district will be required, either the San Diego County Sanitation District or RDMWD (in the event that the activation of the MWD's latent power for wastewater service is provided).

The project includes a Major Use Permit for an onsite wastewater treatment facility to provide wastewater service for the project. The onsite wastewater treatment facility will be operated by the San Diego County Sanitation District or the RDWMD. The project has prepared a Sewer Master Plan which determined the requirements for a new standalone onsite wastewater treatment facility. The average wastewater flow for the project is projected to be 97,395 gallons per day (gpd). The study analyzed two different plant styles; an Aeromod facility (similar to the existing HGV Treatment Plant), and a pre-packaged membrane bioreactor. The wastewater treatment facility would have the appropriate capacity for the project and the project would be required to annex into a district to provide sewer service.

In addition to an onsite wastewater treatment facility, two other scenarios were evaluated for wastewater treatment and disposal for the project site. They include:

1. Harmony Grove Village (HGV) Treatment Plant, and
2. Combined On-/Off-site Wastewater Treatment.

The HGV Treatment Plant is located immediately south of and within approximately 550 feet of the existing HGV Treatment Facility. Annexation into a sewer district would also be required to use the existing HGV Treatment Plant, either the San Diego County Sanitation District or RDMWD sewer service boundary (in the event that the activation of the MWD'S latent power for wastewater services is approved). The RDMWD is in the process to activate its latent power to provide sewer service to HGV. The activation may be completed as early as Spring/Summer of 2018. If the activation is approved, the earliest the HGV Treatment Plant can be turned over to the RDWMD will be late 2018. The project site will be required to annex into the San Diego County Sanitation District or RDWMD sewer service boundary in order to obtain the service. The HGV Treatment Plant was sized to serve HGV based on an anticipated flow of 215 gpd per equivalent dwelling unit, which is a unit of measure for the sewage generated from particular buildings, structures or uses. Preliminary analysis of wastewater hauling records indicates that the average wastewater flow from residential dwellings in HGV is approximately 140 gpd, which is lower than the anticipated flows. This is likely attributed to the reduction in water use due to

indoor water conservation measures, such as low flow toilets and shower heads, and water saving appliances. As a result, it is anticipated that the existing design capacity of the HGV Treatment Plant could serve additional development, including the proposed project.

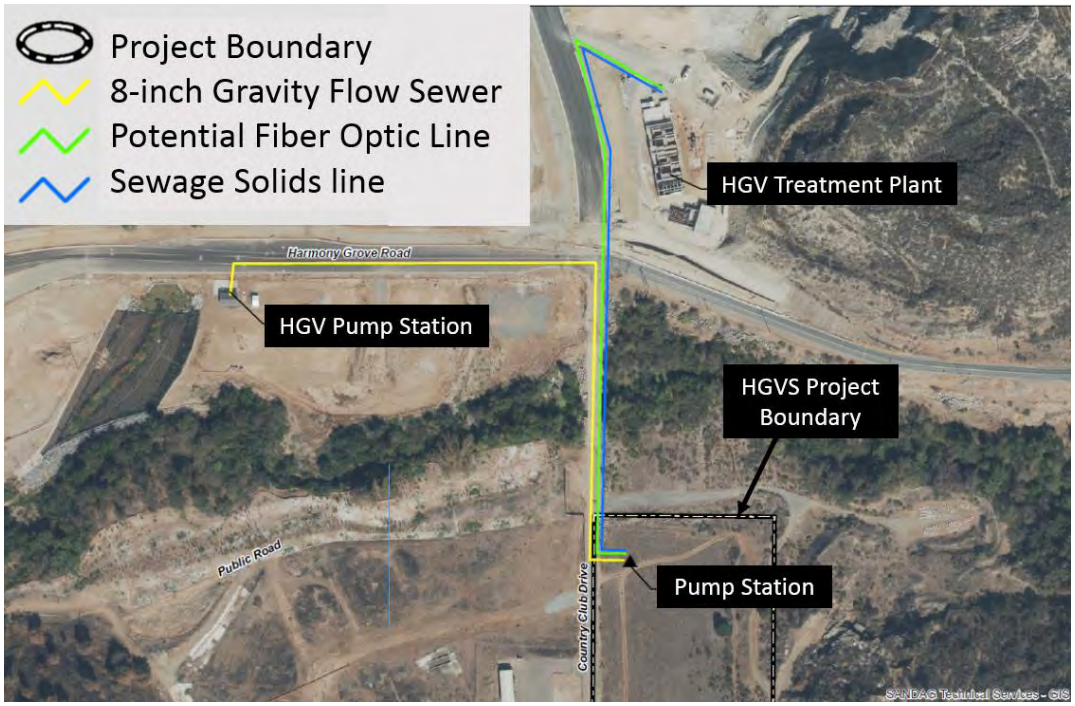


Figure 33: HGV Treatment Plant in Relation to Project Site

The combined onsite and offsite facility would use the exiting HGV Treatment Plant located within HGV as well as additional facilities on the HGVS site. The project would construct only those facilities that would complement the existing HGV Treatment Plant and that may be needed to serve the additional sewage generated by the project. If this option were used to provide sewer service, the project would be required to annex into the San Diego County Sanitation District or RDMWD sewer service boundary in order to obtain the service.

3. California Environmental Quality Act (CEQA) Compliance

The Notice of Preparation (NOP) was circulated for public review from August 27, 2015 to September 28, 2015. During this time, input on the scope and content of the environmental information to be contained in the Draft EIR was received from the public and agencies.

The Draft EIR for the proposed project was initially circulated for public review from April 20, 2017 to June 20, 2017 (a 60-day public review period). All interested persons and organizations had an opportunity during this time to submit their written comments on the Draft EIR to the County of San Diego.

In response to comments received from the circulation of the Draft EIR, several additions and/or changes were made to the environmental analysis, including GHG emissions. Due to these revisions

and additions, a Draft Revised EIR was recirculated from February 22, 2018 to April 9, 2018 (a 45-day public review period).

A total of 73 comment letters were received during the public review periods for both the Draft EIR and Draft Revised EIR. Responses to these comments are included within the Final EIR. The Final EIR contains minor revisions including clarifications and changes to the project. A net-zero GHG emissions mitigation measure was incorporated, which ensures that the project will not cumulatively contribute to the GHG emissions impact.

Significant and Mitigable Impacts

Significant impacts were identified for the project and include the subject areas of biological resources, cultural resources, noise, and greenhouse gas emissions. Impacts for these issue areas will be reduced to less than significant with the incorporation of required mitigation measures and project design features (design features).

Greenhouse Gas (GHG) Emissions

On February 14, 2018, the County's Board of Supervisors adopted the Climate Action Plan (CAP), which included a threshold of significance for GHG emissions and revised Guidelines for Determining Significance for Climate Change (Guidelines). As described in the Guidelines, the threshold is: "A proposed project will have a less than significant cumulatively considerable contribution to climate change impacts if it is found to be consistent with the County's Climate Action Plan; and, will normally have a cumulatively considerable contribution to climate change impacts if it is found to be inconsistent with the County's Climate Action Plan." The CAP did not include emissions from General Plan Amendments in the CAP projections; therefore, any project that includes a General Plan Amendment must analyze and mitigate their own emissions from GHGs and cannot tier off the CAP as explained in Chapter 2.7 of the CAP Supplemental Environmental Impact Report (SEIR).

General Plan Amendment projects (such as the proposed project) that intensify GHG emissions beyond current designations are required to provide independent additional analysis. As specified in Mitigation Measure GHG-1 of the CAP's SEIR, the County shall require in process and future GPAs to reduce their emissions to ensure that CAP emission forecasts are not affected and do not prevent or interfere with the attainment of GHG reduction targets. Project applicants for GPAs could accomplish this through two options. Option 1 (No Net Increase) requires GPA projects to achieve no net increase in GHG emissions from additional density above the 2011 General Plan Update (GPU). This option requires GPA projects to quantify and reduce above the 2011 GPU forecasts through onsite design features and mitigation measures and off-site mitigation, including purchase of carbon offset credits. Option 2 (Net Zero) requires GPA projects to reduce all project GHG emissions to zero to achieve no net increase over baseline conditions (carbon neutrality).The project has selected to comply with Option 2. Project emissions shall be reduced to zero through onsite design features, mitigation measures, and offsite mitigation, including purchase of carbon offset credits. As the project will achieve carbon neutrality, it will comply with this option set forth within the CAP SEIR, which will not interfere or affect attainment of the CAP's GHG reduction targets.

The project is conditioned to ensure that it will result in net zero GHG emissions. The Final EIR includes an analysis of the project's impacts on GHG emissions, consistent with applicable policies

and mitigation measures to reduce GHG emissions to net zero emissions. With the addition of a mitigation measure resulting in a net-zero increase in GHG emissions from the project as compared to the existing environmental setting, it has been concluded that that impacts associated with GHG emissions will be less than significant.

Significant and Unmitigable Impacts

Significant impacts were also identified for the areas of aesthetics, air quality, and transportation/traffic. Most of the impacts are reduced to less than significant with the incorporation of mitigation measures and design features; however, some impacts for these subject were identified as significant and unmitigable as described below.

Aesthetics

Temporary visual impacts during project construction related to vegetation removal, grading, bridge construction and vertical development will be substantial until buildout occurs and all vegetation is installed and reaches visual maturity in approximately 10 years. Design features require the installation of landscaping along Country Club Drive, at entries, along project streets, and on manufactured slopes immediately following completion of grading and installation of irrigation; requires that the project grading conform to the Preliminary Grading Plan; and require that construction of the project remain in compliance with the visual study through approved building and construction plans; however, the impacts will not be reduced to a level below significant. No mitigation beyond the identified design features is feasible.

Air Quality

Impacts associated with conformance to regional air quality plans will be potentially significant (direct and cumulative). To mitigate the impact, a revised housing forecast will be provided to SANDAG to ensure that any revisions to the population and employment projections used in updating the Regional Air Quality System (RAQS) and State Implementation Plan (SIP) will accurately reflect anticipated growth due to the project. The conflict with the current RAQS and SIP resulting from the density proposed for the project being inconsistent with current General Plan and SANDAG housing forecasts represents a significant impact only as a planning document conflict. Project emissions of criteria pollutants do not exceed threshold criteria on a direct impact basis, and there will be no significant impact to human health or the environment from the project's emissions.

Construction of the project and other projects that occur in the general vicinity will result in a cumulatively considerable net increase in volatile organic compounds (VOCs), NO_X, PM_{10} and $PM_{2.5}$. In addition, operation of the project will result in net increases in criteria pollutants, which will also result in a cumulatively considerable contribution in criteria pollutants to the regional air quality. Design features will be implemented to substantially lessen these impacts but not to a level of less than significant. Design Features are identified for both construction and operation periods that will reduce emissions in general, and permit issuance is conditioned upon completion of the design features. No other feasible mitigation measures have been identified that will mitigate the impacts to below a level of significance.

Transportation/Traffic

Project implementation will add direct and cumulative traffic to the segment of Country Club Drive from Auto Park Way to Hill Valley Drive in the City of Escondido, resulting in direct and cumulative

impacts. These impacts will be mitigated through the widening of Country Club Drive to provide a paved width of 36 feet consisting of two travel lanes and a 10-foot striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet. The project will also result in cumulative impacts to two City of Escondido signalized intersections: Auto Park Way/Country Club Drive and Valley Parkway/Citracado Parkway. For Auto Park Way/Country Club Drive, the impact will be mitigated through restriping the eastbound approach at this intersection to provide one left-turn lane, one shared left-turn/through lane, and one right-turn lane with a signal timing modification to change the east/west approach to "split" phasing. For Valley Parkway/Citracado Parkway, the impact will be mitigated through payment of a fair share toward the proposed future intersection improvements which will support implementation of an additional through lane in the southbound direction.

Implementation of these roadway and intersection improvements in the City of Escondido will adequately mitigate the impacts. Since the City of Escondido has responsibility for approval/assurance of implementation of these improvements, the County cannot guarantee ultimate implementation or timing of mitigation in the City of Escondido. Therefore, the mitigation measures located within the City of Escondido are identified as significant and unavoidable pending City of Escondido action.

Overriding Considerations

A Statement of Overriding Consideration was prepared for the project. Project benefits include (1) additional housing for County residents, (2) increased property tax revenue, (3) opportunities for construction employment, (4) proximity to existing employment opportunities, (5) supporting an existing village and community, (6) recreational benefits of new parks and multi-use trails, (7) biological open space, and (8) enhanced environment and safety of Escondido Creek through construction of roadway bridge. Each of these benefits provides the basis in which to approve the project even though adverse environmental impacts are not mitigable.

E. COMMUNITY PLANNING GROUP

The proposed project is located within Elfin Forest-Harmony Grove Subarea of the San Dieguito Community Plan area.

On April 5, 2018, the San Dieguito Community Planning Group (SDCPG) recommended denial of the project by a vote of 11-0-0-2. The SDCPG comments explaining their recommendation can be found in Attachment K. The reasons for the SDCPG's recommendation included conformance with the General Plan (including Land Use Policy LU-1.4) fire safety and evacuation, road improvements, infrastructure, and compatibility with community character. Comments raised at the meeting include, but are not limited to, community character, fire safety and emergency evacuation.

F. PUBLIC INPUT

A total of 73 comment letters were received from neighboring property owners, agencies, and organizations during the public review periods for both the Draft EIR and Draft Revised EIR. Concerns raised include, but are not limited to, General Plan and Community Plan consistency, greenhouse gas emissions, fire safety and evacuation, wastewater treatment, traffic, road improvements, biological resources, growth, density, community character and aesthetics. These concerns are addressed in the Final EIR and summarized earlier in this Report.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

1. Adopt the environmental findings (Attachment A), which include the certification of an Environmental Impact Report (EIR), REF: PDS2015-ER-15-08-006.
2. Adopt the Resolution approving General Plan Amendment PDS2015-GPA-15-002 (Attachment B) for the reasons stated therein and discussed in the report.
3. Adopt the Resolution approving Specific Plan PDS2015-SP-15-002 (Attachment C) for the reasons stated therein and discussed in this report.
4. Adopt the Ordinance titled, AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE ELFIN FOREST-HARMONY GROVE SUBAREA AND THE SAN DIEGUITO COMMUNITY PLAN, REF: PDS2015-REZ-15-003 (Attachment D).
5. Adopt the Resolution approving the Vesting Tentative Map PDS2018-TM-5626 for 453 dwelling units which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment E).
6. Grant the accompanying Site Plan PDS2018-STP-18-011 and impose the requirements and conditions set forth in the Site Plan Form of Decision (Attachment F).
7. Grant Major Use Permit PDS2015-MUP-15-008 for an onsite wastewater treatment facility, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment G).

Report Prepared By:	*Report Approved By:*
Ashley Smith, Project Manager	Mark Wardlaw, Director
858-495-5375	858-694-2962
Ashley.Smith2@sdcounty.ca.gov	Mark.Wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____

MARK WARDLAW, DIRECTOR

ATTACHMENTS:
Attachment A – Environmental Findings
Attachment B – Resolution Approving General Plan Amendment PDS2015-GPA-15-002
Attachment C – Resolution Approving Specific Plan PDS2015-SP-15-002
Attachment D – PDS2015-REZ-15-003 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE ELFIN FOREST-HARMONY GROVE SUBAREA AND THE SAN DIEGUITO COMMUNITY PLAN, REF: PDS2015-REZ-15-003
Attachment E – Resolution of Approval for Vesting Tentative Map PDS2018-TM-5626
Attachment F – Form of Decision for Site Plan PDS2018-STP-18-011
Attachment G – Form of Decision for Major Use Permit PDS2015-MUP-15-008
Attachment H – Proposal Summary Table
Attachment I – Zoning Ordinance Analysis
Attachment J – Impacts and Mitigation Table
Attachment K – Public Documentation*
Attachment L – Planning Documentation
Attachment M– Final Environmental Impact Report and Notice of Determination**
Attachment N – CEQA Findings
Attachment O – Ownership Disclosure
Attachment P – Service Availability Forms
Attachment Q – General Plan Consistency Table

*Comments received during the EIR public review periods are available at:
https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/hgvs.html

** The Final EIR (including Technical Studies and Response to Comments) are available at:
https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/hgvs.html

Attachment A – Environmental Findings

ENVIRONMENTAL FINDINGS

I. CEQA FINDINGS

A. Find that the Planning Commission has reviewed and considered the Environmental Impact Report for the proposed project dated May 2018 on file with Planning & Development Services as Environmental Review Number PDS2015-ER-15-08-006 before making its recommendation on the project.

B. Certify that the Environmental Impact Report (EIR) dated May 2018 on file with Planning & Development Services as Environmental Review Number PDS2015-ER-15-08-006 has been completed in compliance with the California Environmental Quality Act and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors and that the Board of Supervisors reviewed and considered the information contained therein before approving the project, and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.

C. Adopt the findings concerning mitigation of significant environmental effects pursuant to CEQA Guidelines section 15091. (Attachment N)

D. Adopt the Statement of Overriding Considerations pursuant to State CEQA Guidelines section 15093. (Attachment N)

E. Adopt the Decision and Explanation Regarding Recirculation of the Draft Environmental Impact Report pursuant to State CEQA Guidelines Section 15088.5(e). (Attachment N)

F. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15091(d).

II. OTHER ENVIRONMENTAL FINDINGS

A. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.). The project has been determined to qualify for additional encroachment on the steep slopes areas that are identified in the Resource Protection Study Steep Slope Waiver dated July 17, 2015. In addition, the four findings described in Section 86.604(e) (3) can be made that would allow the project to be granted a waiver from the easement requirements of RPO. This conclusion is based on the information provided by the Resource Protection Study Steep Slope Waiver dated July 17, 2015 that demonstrates the following: (1) the slopeareas in which a waiver is being requested is physically separated from other areas of steep slope and is visually insignificant and indistinguishable; (2) the project is concurrently requesting a rezone to S88- Specific Plan in which the lots will be .5 acres or smaller; (3) the encroachment waiver is consistent with the goals and objectives of the applicable community plan; and (4) a "D" designator would be applied to the site that would require future site plan review.

B. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

PLEASE NOTE THAT A FORMAL APPLICATION FOR A HABITAT LOSS PERMIT HAS NOT BEEN FILED AT THIS TIME. THE FOLLOWING IS A DRAFT FORM OF DECISION FOR A HABITAT LOSS PERMIT SHOWING THE FORMAT AND POSSIBLE CONDITIONS FOR A FUTURE HABITAT LOSS PERMIT. BECAUSE A FORMAL APPLICATION HAS NOT BEEN FILED, CERTAIN DATES, FINDINGS AND OTHER INFORMATION IS ABSENT FROM THE DRAFT FORM OF DECISION, THIS INFORMATION WILL BE INCLUDED IN THE FINAL FORM OF DECISION.

DATE (to be determined)

David Kovach
RCS Harmony Partners, LLC
2305 Historic Decatur Rd, Ste. 100
San Diego, CA 92106

DRAFT
Habitat Loss Permit

APPLICATION NUMBER: HLP XX-XXX

ASSOCIATED PERMIT(S): PDS2015-GPA-15-002; PDS2015-SP-15-002; PDS2015-TM-5600; PDS2015-REZ-15-003; PDS2015-MUP-15-008; PDS2015-ER-15-08-006

NAME OF APPLICANT: RCS Harmony Partners, LLC

DESCRIPTION/LOCATION OF LOSS:

The proposed Harmony Grove Village South project consists of 111 acres located southeast of the intersection of Harmony Grove Road and Country Club Drive, in the San Dieguito Community Planning area, within unincorporated San Diego County (APN 235-011-06, 238-021-08, -09 and -10). The proposed project includes 453 single- and multi-family dwelling units in five neighborhoods, a 5,000 square foot community/clubhouse building, park and recreational uses, open space, a potential on-site wastewater reclamation facility, and related roadway and utility infrastructure improvements.

The proposed project is for a Habitat Loss Permit and will impact 10.4 acres of Diegan coastal sage scrub (CSS) and a single pair of California gnatcatcher (*Polioptila californica californica*) as shown on the attached Habitat Loss Exhibit (Figure 1).

DECISION:

The Director of Planning & Development Services has approved your application for a HABITAT LOSS PERMIT. This Habitat Loss Permit approval does not become final until both the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) concur with the Director's approval, by the either of the following:

1. Concurrence implied by allowing a 30-day period, initiated by their receipt of this decision, to lapse without presenting written notification to the County that the decision is inconsistent with the Southern California Coastal Sage Scrub (CSS) Natural Community Conservation Planning (NCCP) Process Guidelines (CDFW, November 1993) or any approved subregional mitigation guidelines; or

2. Granting concurrence through written notification to the County prior to the conclusion of the 30-day period, initiated by their receipt of this decision, that the project is consistent with the Southern California CSS NCCP Process Guidelines or any approved subregional mitigation guidelines.

Pending the issuance of an associated Grading Permit, Clearing Permit or Improvement Plan from the County of San Diego, this Habitat Loss Permit allows for the loss of the above-described coastal sage scrub habitat (see attached Habitat Loss Exhibit) and incidental take of the California gnatcatcher for a period of one calendar year commencing the day concurrence is given by both the USFWS and CDFW. If the loss of habitat, as authorized by this Habitat Loss Permit, has not occurred within this one-year period, this Habitat Loss Permit and the authorization for the loss of coastal sage scrub habitat expires.

Pending the issuance of an associated Grading Permit, Clearing Permit or Improvement Plan from the County of San Diego, this Habitat Loss Permit allows for this additional loss of coastal sage scrub as described above and shown on the attached Habitat Loss Exhibit for a period of one calendar year commencing the day concurrence is given by both the USFWS and CDFW. If the loss of habitat, as authorized by this Habitat Loss Permit, has not occurred within this one-year period, this Habitat Loss Permit and the authorization for the loss of coastal sage scrub habitat that was not previously cleared, graded or removed expires.

This Habitat Loss Permit cannot be relied upon for the clearing, grading or removal of any vegetation until a valid Grading Permit, Clearing Permit or Improvement Plan has been issued from the County of San Diego authorizing such vegetation removal. Furthermore, use and reliance upon this Habitat Loss Permit cannot occur until all of the requirements as specified within the "Conditions of Approval" section of this permit have been satisfied.

CONDITIONS OF APPROVAL:

The following conditions are being placed on the Tentative Map (PDS2015-TM-5600). For the final Habitat Loss Permit, the list of conditions will be modified to require satisfaction of all conditions prior to use and reliance on the HLP.

M-BI-1a Prior to issuance of a grading permit, the Project applicant shall preserve 34.8 acres of on-site biological open space (BOS) determined to support sensitive species and habitat functions and values contiguous with the Del Dios Highlands Preserve to the south through the establishment of a conservation easement and the preparation of a Resource Management Plan (RMP) approved by the County and Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) to address long-term monitoring, maintenance, management, and reporting directives, in perpetuity, by a qualified entity approved by the County and Wildlife Agencies.

The 34.8-acre BOS is depicted on Figure 1-9 and Figure 2.3-5. The habitat types within the BOS are summarized within Table 11 of Appendix E. The RMP shall address the location of the mitigation sites that meet the specific mitigation requirement for the type of habitat (e.g., in-kind habitat preservation, no net loss, presence of special status species, etc.) within the Project site. The open space easement shall be owned by a conservancy, the County, or other similar, experienced entity subject to approval by the County. Funding shall be provided through a non-wasting endowment, Community Facility District or other finance mechanism approved by the County. Should a regional entity to manage biological open space be formed, the natural habitat areas within the Project site could be dedicated to that entity and managed as part of an overall preserve system for northern San Diego County.

M-BI-1b Prior to issuance of a grading permit, mitigation for 10.4 acres of impacts to Diegan coastal sage scrub occupied by coastal California gnatcatcher shall occur at a 2:1 ratio for a total of 20.8 acres of occupied habitat through a combination of on-site preservation of 0.5 acre, on-site restoration and preservation of 1.8 acres, and off-site preservation of 18.5 acres through land acquisition and/or purchase of conservation bank credits, as specified below and approved by the County and Wildlife Agencies as part of the required HLP process.

On-site restoration shall include 1.8 acres of Diegan coastal sage scrub. The restoration shall include preparation and implementation of a restoration plan approved by the County and Wildlife Agencies, to include directives for native container planting and seeding using locally sourced material, temporary irrigation, and monitoring and maintenance for a minimum five-year period until performance standards and success criteria approved by the County and Wildlife Agencies have been met. The 1.8 acres of restored coastal sage scrub shall be placed within BOS easement, along with the 0.5 acre of avoided coastal sage scrub, and managed in perpetuity in accordance with M-BI-1a.

An additional 18.5 acres of occupied, Intermediate Value or High Value coastal sage scrub, and/or other like-functioning habitat as approved by the County and

Wildlife Agencies, shall be provided through one or a combination of the following:

- Off-site preservation of mitigation land, through the recordation of a biological open space easement, and preparation of an RMP to address long-term monitoring, maintenance, management, and reporting directives, in perpetuity, approved by the County and Wildlife Agencies. To the extent the land is available for preservation, off-site mitigation shall occur within land designated as PAMA in the Draft MSCP North County Plan and located in the Elfin Forest-Harmony Grove Planning Area, northern coastal foothills ecoregion. The location shall be deemed acceptable by the County and Wildlife Agencies. Long-term management shall be funded through a non-wasting endowment in an amount determined through preparation of a Property Assessment Record (PAR) or similar method for determining funding amount. The open space easement shall be owned by a conservancy, the County or other similar, experienced entity subject to approval by the County. Should a regional entity to manage biological open space be formed, the natural habitat areas within the Project site could be dedicated to that entity and managed as part of an overall preserve system for northern San Diego County.

- If demonstrated to the satisfaction of the County and Wildlife Agencies that off-site preservation of mitigation land is not feasible to fulfill all or a portion of mitigation obligations, then the Project shall include purchase of occupied coastal sage scrub credits at an approved conservation bank, such as the Red Mountain Conservation Bank, Buena Creek Conservation Bank, or other bank deemed acceptable by the County and Wildlife Agencies.

To further prevent inadvertent direct impacts to coastal California gnatcatcher individuals during construction, no grading or clearing shall occur of occupied Diegan coastal sage scrub during the species' breeding season (February 15 – August 31). All grading permits, improvement plans, and the final map shall state the same. If clearing or grading would occur during the breeding season for the gnatcatcher, a pre-construction survey shall be conducted to determine whether gnatcatchers occur within the impact area(s). To avoid take under the federal ESA, impacts to occupied habitat shall be avoided. If there are no gnatcatchers nesting (includes nest building or other breeding/nesting behavior) within that area, grading and clearing shall be allowed to proceed. If, however, any gnatcatchers are observed nesting or displaying breeding/nesting behavior within the area, construction in that area shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after August 31. (See also M-BI-4 for mitigation for indirect noise effects.)

M-BI-1c Prior to issuance of a grading permit, mitigation for impacts to less than 0.01 acre of mule fat scrub and 0.71 acre of southern riparian forest suitable for least Bell's vireo shall occur at a 3:1 ratio through one or a combination of the following: on- and/or off-site establishment, re-establishment, rehabilitation, enhancement and preservation of riparian habitat and/or other like-functioning habitat; and/or off-

site purchase of riparian habitat mitigation and/or other like-functioning habitat at an approved mitigation bank in the local area, such as the Brook Forest Mitigation Bank, San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies (USACE, RWQCB, and CDFW), as applicable. The establishment/creation or re-establishment component must be at least 1:1, while the remaining 2:1 can be restoration and enhancement.

To further prevent inadvertent direct impacts to least Bell's vireo individuals during construction, no grading or clearing shall occur within riparian habitat during the breeding season of the least Bell's vireo (March 15 – September 15). All grading permits, improvement plans, and the final map shall state the same. If clearing or grading would occur during the breeding season for the least Bell's vireo, a pre-construction survey shall be conducted to determine whether vireos occur within the impact area(s). To avoid take under the federal and California ESAs, impacts to occupied habitat shall be avoided. If there are no vireos nesting (includes nest building or other breeding/nesting behavior) within that area, grading and clearing shall be allowed to proceed. If, however, any vireos are observed nesting or displaying breeding/nesting behavior within that area, construction shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after September 15. (See also M-BI-4 for mitigation for indirect noise effects.)

M-BI-2a Prior to issuance of a grading permit, mitigation for impacts to seven summer holly and 1,963 wart-stemmed ceanothus individuals shall occur at a minimum ratio of 3:1 for summer holly and 1:1 for wart-stemmed ceanothus through the preservation of at least 21 summer holly and 1,963 wart-stemmed ceanothus within the BOS easement, (which includes preparation of an RMP and monitoring, maintenance, management, and reporting directives) described above in M-BI-1a.

BIO-2b Prior to issuance of a grading permit, mitigation for impacts to 44.2 acres of non-native grassland that provides suitable nesting and foraging habitat for several bird species, including raptors, shall occur at a 0.5:1 ratio through the preservation of 0.2 acre on site within the BOS easement, (which includes preparation of an RMP and monitoring, maintenance, management, and reporting directives) as required by M-BI-1a, in addition to one or a combination of the following: off-site preservation of 21.9 acres of grassland habitat and/or other like-functioning habitat through the recordation of a biological open space easement, and the preparation of an RMP to address long-term monitoring, maintenance, management, and reporting directives, in perpetuity, approved by the County and Wildlife Agencies. To the extent the land is available for preservation, off-site mitigation shall occur within land designated as PAMA in the Draft MSCP North County Plan and located in the Elfin Forest-Harmony Grove Planning Area, or northern coastal foothills ecoregion. The location shall be deemed acceptable by the County and Wildlife Agencies. The proposed open space easement shall be owned by a conservancy, the County or other similar, experienced entity subject to approval by the County. Should a regional entity to manage biological open space be formed, the natural habitat areas within the Project site could be dedicated to that entity and managed as part of an overall

preserve system for northern San Diego County. If demonstrated to the satisfaction of the County and Wildlife Agencies that off-site preservation of mitigation land is not feasible to fulfill all or a portion of mitigation obligations, then the Project shall include purchase of 21.9 acres of grassland credits or like-functioning habitat at an approved conservation bank such as the Brook Forest Conservation Bank or other location deemed acceptable by the County. (See also M-BI-9 addressing breeding season avoidance.)

M-BI-2c Prior to issuance of a grading permit, mitigation for impacts to yellow-breasted chat nesting and foraging habitat, including less than 0.01 acre of mule fat scrub and 0.71 acre of southern riparian forest, shall be provided at a 3:1 ratio through implementation of mitigation M-BI-1c. (See also M-BI-9 addressing breeding season avoidance.)

M-BI-3a Prior to issuance of a grading permit, mitigation for loss of foraging area that could impact long-term survival of County Group 2 animals shall be provided through implementation of mitigation for impacts to 44.2 acres of non-native grassland at a 0.5:1 ratio, as described in M-BI-2b.

M-BI-3b Prior to issuance of a grading permit, mitigation for impacts to yellow warbler nesting and foraging habitat, including less than 0.01 acre of mule fat scrub and 0.71 acre of southern riparian forest at a 3:1 ratio, shall be provided through implementation of mitigation M-BI-1c. (See also M-BI-9 addressing breeding season avoidance.)

M-BI-3c Prior to issuance of a grading permit, mitigation for loss of raptor foraging habitat shall be provided through implementation of mitigation for impacts to 44.2 acres of non-native grassland at a 0.5:1 ratio, as described in M-BI-2b.

M-BI-4 If operation of construction dozers, excavators, rock crushers, pile drivers or cast-in-drilled-hole equipment occurs during the breeding seasons for the coastal California gnatcatcher (February 15 to August 31), nesting raptors (January 15 to July 15), or least Bell's vireo (March 15 to September 15), pre-construction survey(s) shall be conducted by a qualified biologist as appropriate prior to issuance of a grading permit, to determine whether these species occur within the areas potentially impacted by noise. If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the potential impact area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species, then operation of the following equipment shall not occur within the specified distances from an active nest during the respective breeding seasons: a dozer within 400 feet; an excavator within 350 feet; rock crusher equipment within 1,350 feet; a breaker within 500 feet; a pile driver within 2,600 feet; and cast-in-drilled holes equipment within 350 feet. All grading permits, improvement plans, and the final map shall state the same. Operation of construction dozers, excavators, rock crushers, pile drivers, cast-in-drilled-hole equipment and other noise-generating activities shall: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint

and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA or ambient. Decibel output will be confirmed by a County-approved noise specialist and intermittent monitoring by a qualified biologist to ensure that conditions have not changed will be required. If pre-construction surveys identify coastal California gnatcatcher, nesting raptors, or least Bell's vireo, blasting will be restricted to the non-breeding season for the identified birds (September 1 to February 14 for coastal California gnatcatcher; July 16 to January 14 for nesting raptors; and September 16 to March 14 for least Bell's vireo) or be completed using wholly chemical means.

M-BI-5a Prior to issuance of a grading permit, mitigation for impacts to less than 0.01 acre of mule fat scrub and 0.71 acre of southern riparian forest shall occur at a 3:1 ratio as specified in M-BI-1c, above.

M-BI-5b Prior to issuance of a grading permit, mitigation for 10.4 acres of impacts to occupied Diegan coastal sage scrub shall occur at a 2:1 ratio as specified in M-BI-1a and M-BI-1b, above.

M-BI-5c Prior to issuance of a grading permit, mitigation for 4.5 acres of impacts to coastal sage-chaparral transition shall occur at a 2:1 ratio through one or a combination of the following: off-site preservation of 9.0 acres of coastal sage-chaparral scrub and/or other like-functioning habitat, through the recordation of a biological open space easement, and the preparation of an RMP to address long-term monitoring, maintenance, management, and reporting directives, in perpetuity, approved by the County and Wildlife Agencies. To the extent the land is available for preservation, off-site mitigation shall occur within land designated as PAMA in the Draft MSCP North County Plan and located in the Elfin Forest-Harmony Grove Planning Area, or northern coastal foothills ecoregion. The location shall be deemed acceptable by the County and Wildlife Agencies. The open space easement shall be owned by a conservancy, the County or other similar, experienced entity subject to approval by the County. Should a regional entity to manage biological open space be formed, the natural habitat areas within the Project site could be dedicated to that entity and managed as part of an overall preserve system for northern San Diego County. If demonstrated to the satisfaction of the County and Wildlife Agencies that off-site preservation of mitigation land is not feasible to fulfill all or a portion of mitigation obligations, then the Project shall include purchase of 9.0 acres of coastal sage-chaparral scrub credits or like-functioning habitat at an approved mitigation bank such as the Red Mountain Conservation Bank, Buena Creek Conservation Bank, Brook Forest Conservation Bank, or other location deemed acceptable by the County and Wildlife Agencies.

M-BI-5d Prior to issuance of a grading permit, mitigation for 15.6 acres of impacts to southern mixed chaparral shall occur at a 0.5:1 ratio through the preservation of a minimum 7.8 acres on site within BOS easement, (which shall include preparation and implementation of an RMP and monitoring, maintenance, management, and reporting directives), as required by M-BI-1a.

M-BI-5e Prior to issuance of a grading permit, mitigation for 44.2 acres of impacts to non-native grassland shall occur through implementation of M-BI-2b, above.

M-BI-5f Prior to issuance of a grading permit, mitigation for 0.2 acre of impacts to upland coast live oak woodland shall occur at a 3:1 ratio through the preservation of 0.6 acre on site within BOS easement, (which shall include preparation and implementation of an RMP and monitoring, maintenance, management, and reporting directives) as required by M-BI-1a.

M-BI-6a Prior to issuance of a grading permit, demonstration that regulatory permits from the USACE and RWQCB have been issued or that no such permits are required shall be provided to the County. Impacts to 0.31 acre of USACE/RWQCB-jurisdictional wetland waters of the U.S./State shall be mitigated at a 3:1 ratio as described in M-BI-1c, above, unless otherwise required by the USACE and RWQCB. Impacts to 0.03 acre of USACE/RWQCB-jurisdictional non-wetland waters of the U.S./State shall be mitigated at a 1:1 ratio through the preservation of a minimum 0.03 acre on site within BOS easement, (which shall include preparation implementation of an RMP and monitoring, maintenance, management, and reporting directives) as described in M-BI-1a, unless otherwise required by the USACE and RWQCB. If required by the USACE and/or RWQCB during regulatory permitting for the Project, alternative mitigation shall be provided through purchase of mitigation credits at the Brook Forest Mitigation Bank, San Luis Rey Mitigation Bank, or other location deemed acceptable by the USACE and RWQCB.

M-BI-6b Prior to issuance of a grading permit, demonstration that regulatory permits from CDFW have been issued or that no such permits are required shall be provided to the County. Impacts to 0.80 acre of CDFW-jurisdictional areas will be mitigated as follows. Impacts to less than 0.01 acre mule fat scrub and 0.71 acre southern riparian forest shall be mitigated at a 3:1 ratio, as described in M-BI-1c, unless otherwise required by CDFW. Impacts to 0.05 acre of CDFW-jurisdictional coast live oak woodland and 0.04 acre of CDFW-jurisdictional streambed shall be mitigated at a 1:1 ratio through the preservation of a minimum 0.05 acre of CDFW-jurisdictional coast live oak woodland and 0.04 acre of CDFW-jurisdictional streambed on site within BOS easement, (which shall include preparation of an RMP and monitoring, maintenance, management, and reporting directives) as described in M-BI-1a, unless otherwise required by CDFW. If required by CDFW during regulatory permitting for the Project, alternative mitigation shall be provided through purchase of mitigation credits at the Brook Forest Mitigation Bank, San Luis Rey Mitigation Bank, or other location deemed acceptable by CDFW.

M-BI-6c Prior to issuance of a grading permit, impacts to 0.72 acre of RPO wetland (less than 0.01 acre mule fat scrub, 0.71 acre southern riparian forest, and 0.01 acre RPO-jurisdictional coast live oak woodland) shall be mitigated at a 3:1 ratio with at least 1:1 creation. Impacts to mule fat scrub and southern riparian forest shall be mitigated as described in BIO-1c, above. Impacts to 0.01 acre RPO coast live oak woodland shall be provided through purchase of establishment or re-establishment mitigation credits at the Brook Forest Mitigation Bank, San Luis Rey Mitigation Bank, or other location deemed acceptable by the County.

M-BI-7 Prior to issuance of a grading permit, impacts to 0.31 acre of federal wetlands shall be mitigated at a 3:1 ratio as described in M-BI-5a and M-BI-6a, above, unless otherwise required by USACE.

M-BI-8 Prior to issuance of a grading permit, impacts to 0.72 acre of RPO wetland shall be mitigated at a 3:1 ratio as described in M-BI-5a and M-BI-6c, above.

M-BI-9 No grubbing, clearing, or grading shall occur during the general avian breeding season (February 15 – August 31). All grading permits, improvement plans, and the final map shall state the same. If grubbing, clearing, or grading would occur during the general avian breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged.

ENVIRONMENTAL FINDINGS:

A. CEQA Findings

TO BE PROVIDED

B. FINDINGS MADE IN SUPPORT OF THE ISSUANCE OF THE HABITAT LOSS PERMIT:

The following findings are made based upon all of the documents contained in the record for this project, and pursuant to Section 86.104 of County of San Diego Ordinance No. 8365 (N.S.) and Section 4.2.g of the CSS NCCP Process Guidelines (CDFW, November 1993):

Finding 1.a: The habitat loss does not exceed the five percent guideline.

The proposed project will impact 10.4 acres of Diegan coastal sage scrub (CSS) and a single pair of California gnatcatcher (*Polioptila californica californica*) outside of the adopted MSCP boundaries. As of February 9, 2013, the approved CSS losses for the entire unincorporated County outside the MSCP boundaries total 1,187.52 acres. The total loss allowed under the 5 percent guideline is 2,953.30 acres. After including the loss of 10.4 acres from the project, the cumulative loss of 1,197.92 acres would not be in excess of the County's 5 percent habitat loss threshold. No impact would occur.

Unincorporated Area CSS Cumulative Losses

Total loss allowed under five percent guideline:	2953.30 acres
Cumulative loss of CSS to date:	1187.52 acres
Net loss due to this project:	10.4 acres
Total cumulative loss:	1197.92 acres
Remaining loss under five percent guideline:	1755.38 acres

Finding 1.b: The habitat loss will not preclude connectivity between areas of high habitat values.

The Project abuts existing residential uses to the east and west, and will abut equestrian park elements of Harmony Grove Village once constructed (Figure 1). Residential uses are more prominent to the immediate west of the site near Cordrey Drive, whereas to the east they are more rural and limited to a few scattered residences and narrow driveways. The southern portions of the site facilitate east-west wildlife movement through a contiguous block of habitat and the eastern boundary of the site facilitates north-south movement along a constrained habitat linkage. Wildlife also move east-west within the Escondido Creek corridor in the northern portion of the site. The existing residential uses and construction of the Harmony Grove Village development limit wildlife connectivity to the north, east, and west.

The Project would conserve 34.8 acres of land in the southern portion of the site in a biological open space easement, thus continuing to allow for wildlife to access the Project site from the south, east, and west. The Project would also remove the existing low-water crossing at Escondido Creek, replace it with a bridge that will span the Creek, and restore the channel and habitat at the crossing, thereby enhancing wildlife movement along the Escondido Creek corridor.

While the project site itself does not function as a corridor, the eastern edge of the site likely contributes to north-south wildlife movement that occurs through the general area referred to as West Ridge, which would connect known coastal California gnatcatcher occurences north of Escondido Creek to other known occurences south and southeast of the site within the Del Dios Highlands Preserve. There is an area of high value gnatcatcher habitat about half a mile northeast of the site (County 2008b). The high value habitat area is an isolated island preserve within Harmony Grove Village and Rincon del Diablo Water District open space (Figure 1). The project site is separated from this area by Harmony Grove Village developments and local roadways, although a constrained and fragmented connection of scrub and chaparral habitat exists to the general northeast, east, and southeast of the site.

A general assessment of off-site lands situated along the constrained linkage was conducted based on surveys and review of aerial imagery. The Harmony Grove Village and Rincon del Diablo Water District island preserve represents the northern limit of the constrained linkage section that was assessed (Figure 1). The West Ridge represents the approximate center of the linkage. Lands to the south within Del Dios Highlands Preserve and further to the southeast toward Lake Hodges represent the southern limit of the linkage section.

The northern limit at the Harmony Grove Village and Rincon del Diablo Water District island preserve supports CSS and coastal sage-chaparral on moderate to steep slopes, with evidence of previous disturbance. This is the area of high value based on the habitat evaluation model, although portions of the habitat appear to be disturbed and no gnatcatcher records are reported at this location. The southern tip of this area is characterized by severe slopes from previous mining activities. Moving south from the Harmony Grove Village and Rincon del Diablo Water District island preserve, the connection of habitat is broken by existing developments. Low- and poor-flying birds,

such as gnatcatcher, likely have two avenues of movement at this break point as they continue south toward Escondido Creek and the Escondido Creek Conservancy open space. They could continue directly south, along lands on the north and west side of Harmony Grove Road, or they could continue directly southeast, along lands on the south and east side of Harmony Grove Road.

The avenue of movement directly south of the Harmony Grove Village and Rincon del Diablo Water District island preserve eventually leads to another island preserve within Harmony Grove Village open space, but the path is interrupted by existing graded pads, road developments, and residential developments that range 400 feet to 1,000 feet in length along the movement path. Once at the second Harmony Grove Village island preserve, the habitat is composed of CSS and coastal sage-chaparral on moderate to steep slopes. This area is not identified as high value habitat on the habitat evaluation model, although gnatcatcher records are reported at this location. Moving south toward the Escondido Creek Conservancy open space, gnatcatchers cross Harmony Grove Road, which averages approximately 30 feet in length, before entering the Escondido Creek riparian corridor and undeveloped scrub and chaparral within the Escondido Creek Conservancy open space. These areas are not identified as high value habitat and no gnatcatcher records are reported at these locations.

The movement avenue directly southeast of the Harmony Grove Village and Rincon del Diablo Water District island preserve crosses Harmony Grove Road and eventually leads to the Escondido Creek riparian corridor, with access to larger blocks of undeveloped scrub and chaparral on the south and east sides of the Creek. These areas are also not identified as high value habitat and no gnatcatcher records are reported at these locations. This path is interrupted by existing roadway and abandoned industrial developments approximately 30 feet to 400 feet in length. Once across these developments, gnatcatchers can continue south and east within Escondido Creek riparian habitat or the adjacent scrub and chaparral within the Escondido Creek Conservancy open space.

Once at the Escondido Creek Conservancy open space, birds would continue south and southeast toward the West Ridge. This north-south trending movement avenue is characterized by scrub and chaparral on moderate slopes, with portions constrained by several narrow driveways and rural residences. The undeveloped areas are characterized by broken and intact stands of CSS, coastal sage-chaparral, and mixed chaparral on moderate slopes. None of the areas are identified as high value habitat and no gnatcatcher records are reported. The total width of the avenue, including the existing undeveloped habitat, driveways, and rural residences, ranges from approximately 1,500 feet to 2,500 feet across the general area east of the site. The scrub and chaparral along the eastern boundary of the site is situated along the westernmost edge of this avenue. As depicted on Figure 1, the on-site CSS in this area is considered to be of intermediate value due to it being less fragmented than other on-site scrub and due to the presence of a confirmed gnatcatcher breeding territory. Additional CSS, coastal sage-chaparral, and mixed chaparral occurs off-site to the east toward the West Ridge and along the north-south constrained linkage avenue. Properties along this avenue are either conserved within the Escondido Creek Conservancy open space, built-out to zoning designations with existing rural residences, or characterized by rugged terrain and steeper slopes, which present a

significant constraint to future developments. As such, additional developments within the properties east of the site are not expected.

Once in the vicinity of the West Ridge, birds would continue to the general south, southeast, and southwest within a large and contiguous habitat block that includes the Del Dios Highlands Preserve and Elfin Forest Recreational Reserve. This represents the southern terminus of the constrained linkage. Most of the habitat is mixed chaparral with smaller pockets of CSS and coastal sage-chaparral. None of the areas are identified as high value gnatcatcher habitat, although scattered gnatcatcher records are reported further south and southeast of the project site. The project's biological open space would provide increased habitat connectivity in this area and contribute additional open space preserve to the existing contiguous block (Figure 1).

Movement function along the eastern edge of the site will be conserved within thinned native vegetation fuel modification zones, thereby conserving some functionality of the habitat and minimizing the impact. Figure 13 from the project's Biological Resources Report depicts the fuel modification zones for the project. The fuel modification recommendations are further described in the project's Fire Protection Plan. The outermost fuel modification zone 2 represents areas supporting existing native habitat that would be thinned. Fuel modification zone 2 areas along the eastern boundary of the project range in width from 50 feet to 170 feet. Where existing CSS occurs within fuel modification zone 2, it would be subject to thinning and would be expected to maintain some functionality for gnatcatchers and other wildlife. Fuel modification zone 1 areas are proposed inside of the thinned native zone 2 and would include landscaping using native scrub plant species and irrigation. Fuel modification zone 1 areas along the eastern boundary of the project are 100 feet wide. Considering the width of these areas and that native scrub plants are being proposed in the landscape plant palettes, these areas would be expected to also provide some functionality for gnatcatchers and other wildlife. With implementation of these project design features, some habitat functions and values would be conserved and the impacts on CSS and gnatcatcher would be minimized. Gnatcatchers and other wildlife would still be able to move unobstructed and utilize habitat further to the east of the site near the West Ridge area (Figure 1).

Impacts to on-site CSS would be minimized through a combination of design features, on-site restoration, and preservation. The impacts would be further mitigated through additional off-site preservation. As stated above, some of the impacted habitat would occur within thinned native vegetation fuel modification zones, thereby conserving some functionality of the habitat and minimizing the impact. The Project would further utilize native scrub species in the landscape palette to the extent allowed to meet fire and landscape requirements, thereby replacing some additional functionality on site and minimizing the impact. Additional areas within the Project temporary impact footprint would be restored to CSS and placed within biological open space, thereby replacing some of the habitat loss and minimizing the overall impact to the habitat on site. Last, the Project would preserve additional off-site habitat that will be occupied by gnatcatcher and much larger in size and of equivalent or superior quality, function, and value compared to that being impacted by the project.

As demonstrated, the site is not adjacent to areas of high-value CSS and will not interfere with a regional wildlife corridor or linkage. The CSS on site, and that in the vicinity along the constrained linkage, is composed of relatively small, fragmented stands and larger islands of CSS. Based on survey results and known records, the CSS does not support high numbers of gnatcatchers or a significant population relative to other locations in the Harmony Grove and Elfin Forest area. Further, there are no large blocks of high value habitat further to the north that the constrained linkage would connect to; lands further to the north are urbanized. Therefore, the project will not preclude connectivity between areas of high habitat values.

Finding 1.c: The habitat loss will not preclude or prevent the preparation of the subregional NCCP.

The Project would occur within areas identified as PAMA under the Draft MSCP North County Plan; however, Project implementation would not preclude or prevent finalizing and adoption of this Plan. The project will result in preservation of 34.8 acres of on-site open space and 51.5 acres of off-site open space, for a total of 86.3 acres of open space preserve located in PAMA.

The Project abuts existing residential uses to the east and west, and will abut equestrian park elements of Harmony Grove Village once constructed. The Project's conservation design is consistent with the targets for the region. The Project contributes 34.8 acres of preserved land to the Del Dios Highlands Preserve-Elfin Forest Recreational Reserve habitat block, including expansive chaparral and smaller pockets of oak woodland and CSS habitat occupied by ashy spike-moss (*Selaginella cinerascens*), San Diego sagewort (*Artemisia palmeri*), summer holly (*Comarostaphylis diversifolia* ssp. *diversifolia*), and wart-stemmed ceanothus (*Ceanothus verrucosus*). This contribution would expand regional live-in habitat placed in preservation and conserve east-west movement functions across the southern portions of the Project site, from West Ridge over to Escondido Creek. The design would also not prevent north-south access to Escondido Creek, as alternative travel routes and a regional corridor exists further to the east of the site.

Conserving habitat blocks within and maintaining unobstructed access between the Del Dios Highlands Preserve, Elfin Forest Recreational Reserve, and Escondido Creek corridor are key targets for the Draft MSCP North County Plan. The Project would contribute biological open space immediately adjacent to the Del Dios Highlands Preserve-Elfin Forest Recreational Reserve habitat block and would enhance the Escondido Creek corridor through the removal of barriers to wildlife movement and restoration of habitat.

With respect to the specific, local conservation targets identified in the Draft MSCP North County Plan circulated for public review in 2009, the Project would be consistent with the conservation goals and objectives for the Harmony Grove Core Area, as summarized below.

Conservation Goal / Target Summary	Project Consistency
Goal 1 – Protect Encinitas baccharis and wart-stem lilac, particularly dense stands.	Encinitas baccharis does not occur on site. The Project would conserve 21,150 individuals and 91% of the on-site population of 23,113 wart-stemmed ceanothus within biological open space.
Goal 2 – Minimize impacts to chaparral on mafic soils supporting sensitive plant species, such as Parry's tetracoccus.	Parry's tetracoccus does not occur on site. The Project minimizes impacts and has been specifically designed to avoid and preserve on-site stands of chaparral supporting other sensitive plant species. The chaparral on site was thoroughly analyzed and determined not to have characteristics of mafic chaparral. Nevertheless, the highest quality chaparral supporting the most abundance and diversity of sensitive species will be preserved in biological open space.
Goal 3 – Protect cliff-faces utilized by sensitive species.	Cliff face habitat does not occur on site.
Goal 4 – Protect the Escondido Creek floodplain, conserve riparian and upland habitat along Escondido Creek, and maintain natural flow regimes.	The Project has been specifically designed to protect and enhance the Escondido Creek floodplain, with avoidance buffers of 100 feet from the edge of riparian canopy protected by an additional 100 feet of limited building zone easement, for a total setback of 200 feet. The Project would enhance the biological and hydrologic function of Escondido Creek at the Country Club Drive crossing to a condition superior to what currently exists.
Goal 5 – Maintain connectivity, particularly east-west, along Escondido Creek canyon. Maintain connectivity for wildlife movement of large and medium sized mammals between preserved habitats.	The Project conserves east-west connectivity along Escondido Creek canyon by maintaining natural habitat and not further constraining widths beyond that which already exists. The Project will further remove the existing low-water crossing and improve the hydrological and biological connectivity. The Project conserves wildlife movement patterns for large and medium sized mammals across the southern portion of the site and within existing preserved lands and rural-zoned parcels immediately east of the site to access Escondido Creek.
Goal 6 – Removal of invasive, non-native species to enhance habitat quality along Escondido Creek.	The Project includes active management of biological open space areas and would enhance the biological and hydrologic function of Escondido Creek.

Goal 7 – Link future preserves to create a large contiguous preserve area.	The Project contributes biological open space that is contiguous with existing core preserve area for the Del Dios Highlands Preserve and Elfin Forest Recreational Area. The Project does not impact existing linkages to the east that provide connection to existing preserves along Escondido Creek and within Harmony Grove Village to the north.

With respect to local preserve design configuration, wildlife will still have access to and from Escondido Creek and core habitat within the Del Dios Highlands Preserve and Elfin Forest Recreational Area. Species, such as gnatcatcher and mule deer, will still be able to migrate and disperse through the local area. The Project site does not serve as the only area of movement to and from these areas and would not preclude wildlife from accessing key resources in the local area. The Project proposes on-site biological open space preservation and off-site preservation of habitat with equivalent or superior functions and values compared to that which will be lost by the Project.

The majority of Project impacts are restricted to non-native grassland that had been previously disturbed and subject to incompatible lands uses for many years. This grassland is identified as PAMA and high value habitat under the Draft North County Plan. The grassland provides open undeveloped land adjacent to the Escondido Creek corridor; however, it does not support critical populations of species or provide an abundance of food, shelter, or other biological resources. The grassland lacks an abundance of cover and landscape features (e.g., ridgelines, gullied land, linear stands of vegetation, drainage features, etc.) typically associated with wildlife travel routes and movement corridors. The grassland provides available space for animals commonly occurring in the region and foraging habitat for raptors. Impacts to grassland, which constitute the majority of PAMA on the Project site, would be mitigated in accordance with standard ratios at off-site locations to the satisfaction of PDS and the Wildlife Agencies, and would not preclude or prevent approval and adoption of the Draft North County Plan.

One of the key targets for the Draft North County Plan and preserve assemblage for PAMA is gnatcatcher. The Project site supports CSS within PAMA; however, the site is not vital to support a viable population of gnatcatchers in perpetuity, considering only a single breeding pair was found on site in 2014. The Draft MSCP North County Plan California Gnatcatcher Habitat Evaluation Model ranks the site as having no value to the species for nesting (County 2008b). Portions of the site facilitate gnatcatcher movement in the local area, but those portions are not critical and alternative dispersal habitat within PAMA is located to the east of the site. Impacts to CSS, which constitute PAMA on the Project site, would not jeopardize the gnatcatcher or preclude or prevent approval and adoption of the Draft North County Plan.

The viability of off-site conserved lands as habitat and movement corridors for wildlife, including the Harmony Grove Village open space, Escondido Creek Conservancy open space, and Del Dios Highlands Preserve, would not be adversely affected by the Project. Off-site conserved lands within the Harmony Grove Village and Escondido Creek Conservancy open space are part of a constrained linkage of open space areas

in the local area that do not extend across the Project site. Scrub and chaparral habitat situated at the eastern boundary of the Project site occur along the western edge of a portion of this linkage. Additional habitat occurs further to the east that facilitates wildlife movement along the constrained linkage. The project includes design features that will maintain some wildlife movement functions along the eastern boundary and minimize the impact on CSS and gnatcatcher. The project would further enhance riparian corridor habitat connectivity and wildlife functions at the Escondido Creek crossing. Last, the project would preserve additional off-site habitat in the subregional NCCP area that will be occupied by gnatcatcher and much larger in size and of equivalent or superior quality, function, and value compared to that being impacted by the project. Therefore, the project will not preclude or prevent the preparation of the subregional NCCP.

Finding 1.d: The habitat loss has been minimized and mitigated to the maximum extent practicable in accordance with Section 4.3 of the NCCP Process Guidelines.

The Project would impact 10.4 acres of CSS habitat, out of 10.9 existing. Section 4.3 of the NCCP Guidelines (CDFW 1993a) states, in part: “Project design must be consistent with the Conservation Guidelines and with any guidelines adopted by the subregion and concurred with by the CDFG and USFWS and must, to the maximum extent practicable, minimize habitat loss.” Impacts are allowable according to the Southern California Coastal Sage Scrub NCCP Conservation Guidelines (CDFW 1993b) when the site’s potential value for conservation is considered.

Based on the NCCP Logic Flow Chart and as depicted on Figure 1, the quality of habitat supported on the project site is defined as being of “Low Value” and “Intermediate Value.”, although the County’s Habitat Evaluation shows the Project site ranked as having no value to the gnatcatcher for nesting (County 2008b). According to the Conservation Guidelines, sites of low and intermediate value can be impacted on a case by case basis with appropriate mitigation.

As described above, impacts on CSS would be minimized through a combination of design features, on-site restoration, and preservation. The impacts would be further mitigated through additional off-site preservation. The project will preserve 2.3 acres of CSS habitat on site, including 1.8 acres of restored habitat, and contribute a minimum of 18.5 acres of additional off-site CSS habitat of superior habitat connectivity and long-term viability, to the satisfaction of PDS and the Wildlife Agencies. Therefore, with consideration of the on- and off-site contributions to the region, the habitat loss has been minimized and mitigated to the maximum extent practicable.

Finding 2 The habitat loss will not appreciably reduce the likelihood of survival and recovery of listed species in the wild.

The Project site is used by a variety of wildlife species and, with the exception of wart-stemmed ceanothus, does not support core or critical populations of any special status species. The site supports a single breeding pair of coastal California gnatcatcher and suitable breeding habitat for least Bell’s vireo. The site generally contains large contiguous stands of chaparral, patchy stands of CSS, non-native grassland, and

sections of oak and willow riparian areas. Although a single gnatcatcher breeding pair will be impacted, impacts to 10.4 acres of CSS will not reduce the likelihood of survival and recovery of the species. Of the 10.4 acres of CSS that would be impacted, approximately 4.1 acres are considered Low Value due to the small size, vegetation composition, and fragmented arrangement of the stands (Figure 1). No gnatcatchers were observed or otherwise detected in these Low Value stands and their potential to support nesting gnatcatchers is considered to be low. Impacts to these Low Value stands that are not occupied by gnatcatcher would not reduce the likelihood of survival and recovery of the species. The remaining approximately 6.3 acres of CSS on site are considered Intermediate Value due to their less-fragmented arrangement and proximity to the gnatcatcher breeding pair on site. Although less fragmented than the Low Value stands, the Intermediate Value stands are still broken by an existing paved roadway that traverses the site and other pockets of disturbed areas. The largest, intact stand also occurs immediately adjacent to one of the rural residences to the east of the site. Considering the 6.3-acre size and overall quality of the Intermediate Value CSS, the potential for it to support additional gnatcatcher breeding territories beyond the single territory confirmed is considered low. The CSS on site has a limited carrying capacity and ceiling for breeding gnatcatchers. Impacts to these Intermediate Value stands would also not reduce the likelihood of survival and recovery of the species.

The CSS on site is expected to contribute to dispersal and migration for the species, but it is not the only habitat in the local area expected to provide those functions. Additional scrub and chaparral occur in the local area for gnatcatchers and other wildlife to disperse and migrate through. As described above, off-site CSS in the local area is composed of fragmented stands and islands of CSS. These off-site stands and islands are situated amongst developed land and undeveloped land characterized by chaparral and riparian habitat. Based on survey results and known records for the off-site areas, the fragmented stands and islands of off-site CSS do not support high numbers of gnatcatchers or a significant population relative to other core habitat in the Harmony Grove and Elfin Forest area. There are no large blocks of high value CSS in the local area for which the on-site CSS is vital to provide a connection to. As also described above, movement functions along the eastern edge of the site will be conserved within thinned native vegetation fuel modification zones, thereby conserving some functionality of the habitat and minimizing the impact. Therefore, project impacts to CSS used for dispersal and migration would also not reduce the likelihood of survival and recovery of the species.

The project will conserve on-site CSS and chaparral habitat to facilitate gnatcatcher movement through the local area and preserve a minimum of 18.5 acres of off-site CSS with superior habitat connectivity and long-term viability for the species. Escondido Creek and avoidance buffers will be preserved and enhanced through removing barriers to movement and restoring habitat, providing superior habitat for least Bell’s vireo and other riparian species. The wetland impacts would be mitigated within the same watershed as feasible through required agency permits. Habitat impacts would be mitigated off- site in the North County MSCP subarea. Mitigation for impacts to CSS, including both the 4.1 acres of Low Value and 6.3 acres of Intermediate Value CSS, is being provided at a 2:1 ratio in accordance with Mitigation Measure Bio-1B. Off-site CSS mitigation to be provided will be occupied

by gnatcatcher, of Intermediate or High Value, and/or other like-functioning habitat as approved by the County and Wildlife Agencies. Off-site preservation of mitigation land would include the recordation of a biological open space easement and preparation of an RMP to address long-term monitoring, maintenance, management, and reporting directives, in perpetuity, approved by the County and Wildlife Agencies. To the extent the land is available for preservation, the off-site mitigation would occur within land designated as PAMA in the Draft MSCP North County Plan and located in the Elfin Forest-Harmony Grove Planning Area or elsewhere in the northern coastal foothills ecoregion. The ultimate location must be approved by the County and Wildlife Agencies. Long-term management of the preserved land would be funded through a non-wasting endowment in an amount determined through preparation of a Property Assessment Record (PAR) or similar method for determining funding amount. The open space easement would be owned by a conservancy, the County or other similar, experienced entity subject to approval by the County. Should a regional entity to manage biological open space be formed, the natural habitat areas within the project site could be dedicated to that entity and managed as part of an overall preserve system for northern San Diego County. If demonstrated to the satisfaction of the County and Wildlife Agencies that off-site preservation of mitigation land is not feasible to fulfill all or a portion of mitigation obligations, then the Project would include purchase of occupied CSS credits at an approved conservation bank, such as the Red Mountain Conservation Bank, Buena Creek Conservation Bank, or other bank deemed acceptable by the County and Wildlife Agencies. Therefore, the habitat loss will not appreciably reduce the likelihood of survival and recovery of listed species in the wild.

Finding 3: The habitat loss is incidental to otherwise lawful activities.

The project will require grading plans and improvement plans from the County, as well as 404, 401, and 1600 permits for impacts to USACE, RWQCB, and CDFW jurisdictional areas. The issuance of a Habitat Loss Permit by the County of San Diego, with the concurrence of the Department of Fish and Wildlife and U.S. Fish and Wildlife Service and approval by the County of San Diego of a Grading Permit, Clearing Permit, or Improvement Plan is required prior to the clearing of any CSS supported on the project site. No state or federal permits other than those mentioned above are identified as being required at this time. Construction and/or land use modification will not commence until all appropriate permits have been issued. The project has been found to be in conformance with Section 86.104 of the San Diego County Code. As such, the anticipated loss will be incidental to “otherwise lawful activities”.

NCCP FLOWCHART

1. Is natural vegetation present? **Yes**.

2. Is Coastal sage scrub present? **Yes**.

3. Is Coastal sage scrub the most dense in the subregion? **No.** The CSS on the site is in relatively small patches surrounded by other habitat types. There is a large area of

very high value gnatcatcher habitat about two miles to the southwest of the site (County 2008b).

4. Is the land close to high value district. **Yes.** Although it is small, there is an area of high value gnatcatcher habitat about half a mile northeast of the site (County 2008b). There is no direct connection to this habitat from the project site. The site is separated from this area by single family residential uses, although a constrained and fragmented connection of habitat exists.

5. Is the land located in a corridor between higher value districts. **Yes.** While the project site itself does not function as a corridor, the eastern edge of the site likely contributes to north-south wildlife movement that occurs along the West Ridge, which would connect known gnatcatcher records north of Escondido Creek to those from Del Dios Highlands Preserve and further to the south, southeast, and southwest.

6. Does the land support high density of target species? **No.** Although it does not support a high density of any one species, the site supports one breeding pair of coastal California gnatcatchers. Other sensitive species identified on the site are: ashy spike-moss (*Selaginella cinerascens*), San Diego sagewort (*Artemisia palmeri*), southwestern spiny rush (*Juncus acutus* var. *leopoldii*), summer holly (*Comarostaphylis diversifolia* ssp. *diversifolia*), wart-stemmed ceanothus (*Ceanothus verrucosus*), American peregrine falcon (*Falco peregrinus anatum*), barn owl (*Tyto alba*), coastal California gnatcatcher, great blue heron (*Ardea herodias*), green heron (*Butorides virescens*), least Bell's vireo, northern harrier (*Circus cyaneus*), red-shouldered hawk (*Buteo lineatus*), turkey vulture (*Cathartes aura*), western bluebird (*Sialia mexicana*), white-tailed kite (*Elanus leucurus*), yellow-breasted chat (*Icteria virens*), and yellow warbler (*Setophaga petechia*). The site supports a large population of wart-stemmed ceanothus (23,113 plants); however, 21,150 individuals (92%) would be conserved within the on-site open space.

Based on the NCCP Logic Flow Chart, the quality of habitat supported on the project site is defined as being of "Low Value" and "Intermediate Value.", although the County's Habitat Evaluation shows the Project site ranked as having no value to the species for nesting (County 2008b). According to the Conservation Guidelines, sites of low and intermediate value can be impacted on a case by case basis with appropriate mitigation.

Of the 10.4 acres of CSS that will be impacted, approximately 4.1 acres (39 percent) is made of up smaller, fragmented patches in the southern and western portions of the Project impact area where gnatcatchers were not detected during surveys, but could be used for foraging, migration and dispersal. These 4.1 acres would be considered to have low value using the criteria for the NCCP Logic Flow Chart because of their fragmented nature and small patch size, and their low function and value for sensitive species. The remaining 6.3 acres of CSS in the eastern portion of the site would be considered to have intermediate value, given the habitat was confirmed to be used for breeding by gnatcatcher and is characterized by large, intact stands. As mentioned above, according to the Conservation Guidelines, the habitat can be impacted on a case by case basis with appropriate mitigation.

Impacts to on-site CSS will be minimized through a combination of design features, on-site restoration, and preservation. The impacts would be further mitigated through additional off-site preservation. As stated above, some of the impacted habitat would occur within thinned native vegetation fuel modification zones, thereby conserving some functionality of the habitat and minimizing the impact. The Project would further utilize native scrub species in the landscape palette to the extent allowed to meet fire and landscape requirements, thereby replacing some additional functionality on site and minimizing the impact. Additional areas within the Project temporary impact footprint would be restored to CSS and placed within biological open space, thereby replacing some of the habitat loss and minimizing the overall impact to the habitat on site. Last, the Project would preserve additional off-site habitat that will be occupied by gnatcatcher and much larger in size and of equivalent or superior quality, function, and value compared to that being impacted by the Project.

The loss of 10.4 acres of CSS on site would be mitigated in accordance with Section 4.3 of the NCCP Guidelines and offset by preserving additional habitat in the region. As a regulatory requirement, the Project will obtain an HLP from the County, which requires concurrence from the USFWS and CDFW prior to issuance. The HLP will incorporate the avoidance, minimization, and compensatory mitigation measures addressed herein and will include detailed information about the specific type(s) and location(s) for the mitigation. Compensatory mitigation measures are proposed herein to offset the loss of the CSS habitat. Approximately 1.8 acres would be restored or created within temporary impact areas along the southern boundary. These 1.8 acres will be preserved, along with an additional 0.5 acre, for a total of 2.3 acres of preserved CSS within biological open space for the Project (Figure 1). In addition to the on-site restoration, creation, and preservation of 2.3 acres, the Project proposes one or a combination of the following for an additional 18.5 acres of CSS in the region: (1) purchase, acquisition, biological open space easement, RMP implementation, and long-term management of land containing occupied CSS as approved by the County, USFWS, and CDFW; and/or (2) purchase of occupied CSS credits from a conservation bank as approved by the County, USFWS, and CDFW. To the extent possible, mitigation will occur within High Value or Intermediate Value lands using the NCCP Conservation Guidelines located in PAMA and in the Elfin Forest-Harmony Grove Planning Area, northern coastal foothills ecoregion, or other location deemed acceptable by the County, USFWS, and CDFW.

MITIGATION MONITORING AND REPORTING PROGRAM:

The following shall be the Mitigation Monitoring or Reporting Program for this Habitat Loss Permit:

Public Resources Code Section 21081.6 requires the County to adopt a mitigation reporting or monitoring program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The mitigation monitoring program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

- Subsequent Project Permits

  Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

  M-BI-1a through M-BI-9

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.

NOTICE: This subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently 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 subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding

migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, http://www.fws.gov/.

NOTIFICATION TO APPLICANT: Because your project has an effect on native biological resources, State law requires the payment of a $3,078.25 fee to the California Department of Fish and Wildlife for their review of the Mitigated Negative Declaration (Fish and Wildlife Code §711.4) and a $50 administrative fee to the County ($3,128.25 total). If you made this payment at the time of public review of the environmental document pursuant to Administrative Code Section 362, Article XX, effective August 27, 1992, you have met this obligation. If the fee has not been paid, to comply with State law, the applicant should remit to the County Planning & Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable). **The payment must be by certified check or cashier's check payable to the "County of San Diego" and can be submitted to the cashier at the PDS office or directly to the County Clerk.** The fees (excluding the administrative fee) may be waived for projects that are found by the Planning & Development Services and the California Department of Fish and Wildlife to have a no effect impact on fish and wildlife resources. Failure to remit the required fee in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Wildlife Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

JUDICIAL REVIEW TIME LIMITATIONS: The time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which has been made applicable in the County of San Diego by San Diego County Code Section 11.120. Any petition or other paper seeking judicial review must be filed in the appropriate court not later than the 90th day following the date on which this decision becomes final; however, if within 10 days after the decision becomes final a request for the record of the proceedings is filed and the required deposit in an amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to not later than the 30th day following the date on which the record is either personally delivered or mailed to the party, or the party's attorney of record. A written request for the preparation of the record of the proceedings shall be filed with the Director, Planning & Development Services, 5510 Overland Avenue, Suite 110, San Diego, California 92123.

The foregoing decision was approved by the Director of Planning & Development Services on date of decision. A copy of this decision, and the documentation supporting the decision, is on file in the Planning & Development Services office at 5510 Overland Avenue, Suite 110, San Diego, California.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

BY:

LISA GORDON, DEPUTY DIRECTOR
Project Planning Division

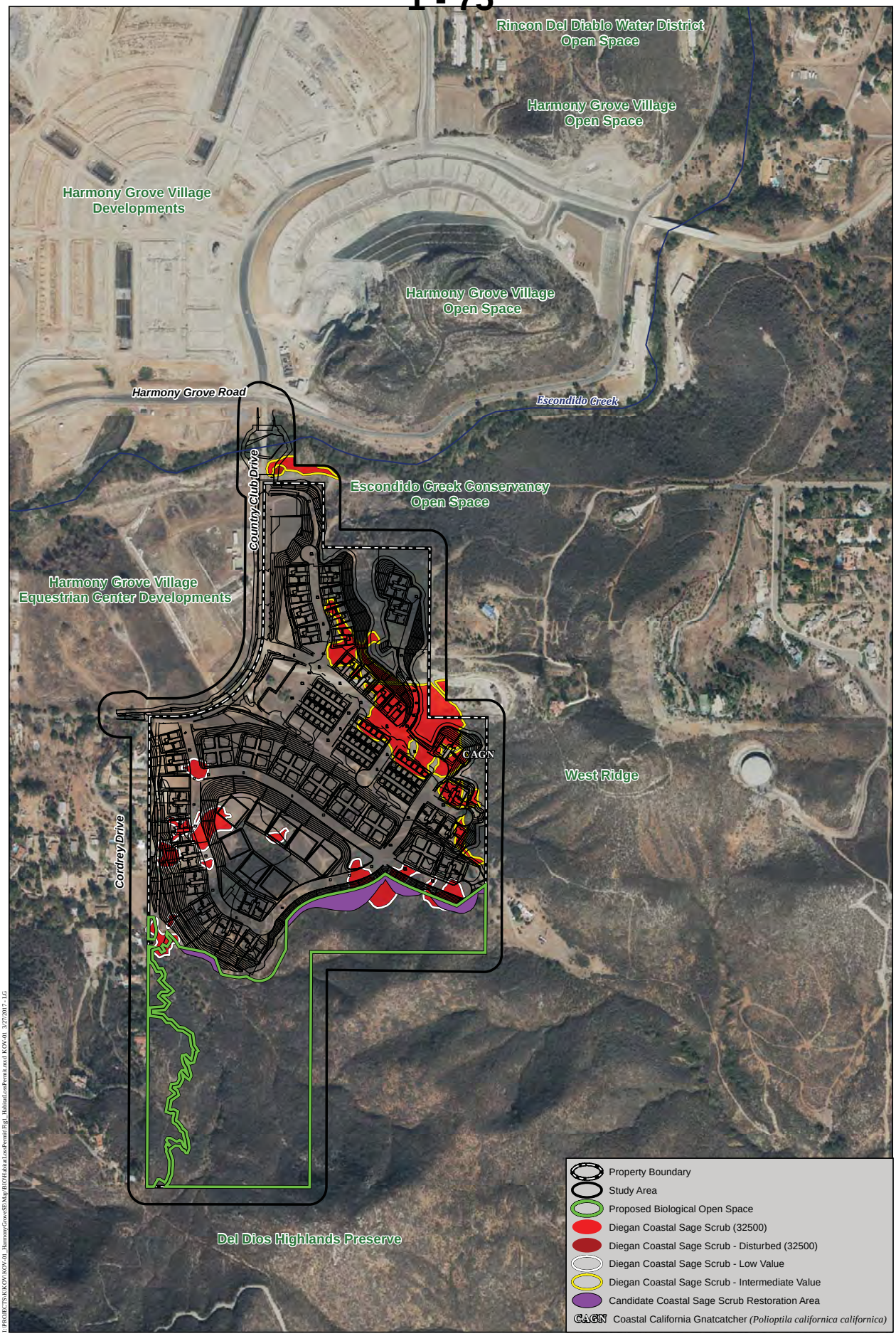
Attachments

Figure 1: Habitat Loss Permit Exhibit

cc: To be provided at issuance of Habitat Loss Permit

email cc:

Ashley Smith, Project Manager, Project Planning, Planning & Development Services
Mark Slovick, Planning Manager, Project Planning, Planning & Development Services
San Dieguito Community Planning Group



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Habitat Loss Permit

HARMONY GROVE VILLAGE SOUTH

HELIX Environmental Planning

0 500 Feet

Figure 1

Attachment B – Resolution
Approving General Plan Amendment PDS2015-GPA-15-002

A RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS ADOPTING)
GENERAL PLAN AMENDMENT (GPA) PDS2015-GPA-15-002)

WHEREAS, pursuant to Government Code Sections 65350 et seq, GPA PDS2015-GPA-15-002 has been prepared, being the first amendment to the San Dieguito Community Plan and second amendment to the Land Use Element of the County General Plan in the Calendar Year 2018; and

WHEREAS, GPA PDS2015-GPA-15-002 has been filed by the RCS – Harmony Partners, LLG, consisting of an amendment to the Land Use Element and San Dieguito Community Plan; and

WHEREAS, pursuant to Government Code Sections 65860 et seq., an associated Zoning Reclassification (PDS2015-REZ-15-003) has been prepared together with a Specific Plan (PDS2015-SP-15-002), Vesting Tentative Map (PDS2018-TM-5626), Site Plan (PDS2018-STP-18-011); and Major Use Permit (PDS2015-MUP-15-008), and

WHEREAS, on May 24, 2018, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA PDS2015-GPA-15-002; and

WHEREAS, the Planning Commission has made its detailed recommendations concerning the above item; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the Environmental Impact Report (EIR) dated May 2018, on file with Planning & Development Services as Environmental Review Number (ER) PDS2015-ER-15-08-006 prior to making its recommendation to approve the project; and

WHEREAS, the Planning Commission recommends that the proposed project, GPA PDS2015-GPA-15-002, will have a significant impact on the environment but that there are specific economic, legal, social, technological or other benefits which will result from approval and implementation of the project; and

WHEREAS, on _____, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on GPA, PDS2015-GPA-15-002; and

WHEREAS, on _____, the Board of Supervisors has made findings pursuant to Attachment ___, Environmental Findings, of the Board of Supervisors Planning Report for the project.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors takes the following actions:

1. Find that the Board of Supervisors reviewed and considered the Environmental Impact Report for the proposed project dated May 2018 on file with Planning & Development Services as Environmental Review Number (ER) PDS2015-ER-15-08-006 before making its recommendation on the project.

2. Certify that the Environmental Impact Report (EIR) dated May 2018 on file with Planning & Development Services as Environmental Review Number (ER) (ER) PDS2015-ER-15-08-006 has been completed in compliance with the California Environmental Quality Act and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors and the Board of Supervisors reviewed and considered the information contained therein before approving the project, and the EIR reflects the independent judgement and analysis of the Board of Supervisors.

3. Adopt the findings concerning mitigation of significant environmental effects pursuant to CEQA guidelines section 15091. (Attachment __)

4. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15091(d). (Attachment ___ and ___)

5. Adopt the Statement of Overriding Considerations pursuant to CEQA Guidelines section 15093. (Attachment ___)

6. Adopt the Decision and Explanation Regarding Recirculation of the Draft Environmental Impact Report pursuant to State CEQA Guidelines Section 15088.5(e). (Attachment)

7. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).

8. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

9. Approve GPA PDS2015-GPA-15-002, which consists of amendments to the Land Use Element Map and San Dieguito Community Plan as identified in the exhibits below:

   Exhibit A: Land Use Element – Regional Category Map
   Exhibit B: Land Use Element – Land Use Designations Map
   Exhibit C: San Dieguito Community Plan

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the proposed GPA PDS2015-GPA-15-002 is consistent with the San Diego County General Plan and the San Dieguito Community Plans in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

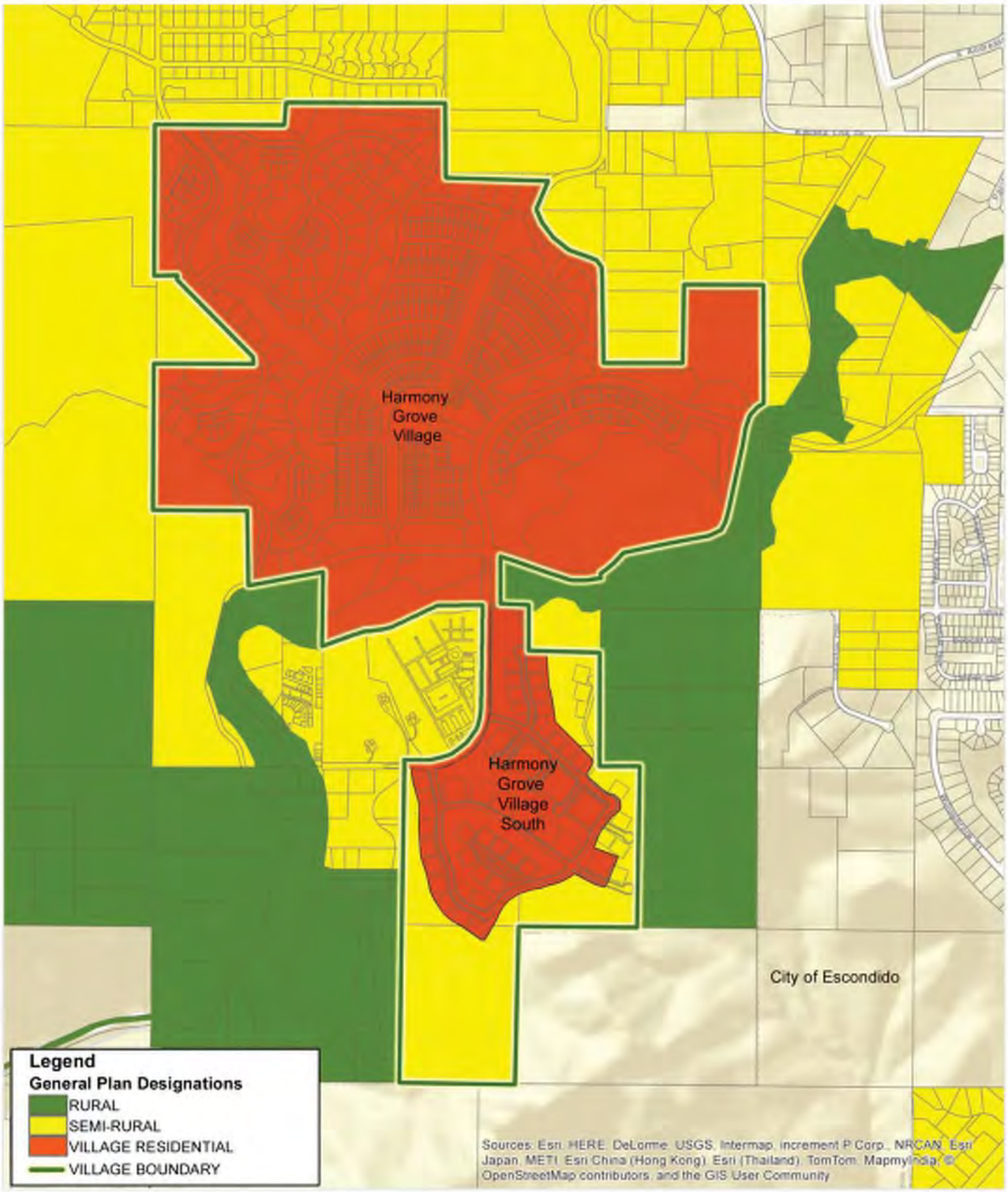

Figure II.2

Proposed Regional Categories

No Scale Source Base By SANDAG

Harmony Grove Village South

North
No Scale

Source: Base By SANDAG

Figure II.3

Existing and Proposed General Plan Land Use

Harmony Grove Village South

County of San Diego

ELFIN FOREST AND HARMONY GROVE

SAN DIEGUITO COMMUNITY PLAN

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of text and exhibits, is the Elfin Forest and Harmony Grove portion of the San Dieguito Community Plan and is a part of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission during nine hearings that occurred from November 6, 2009 through the 20th day of August 2010, and adopted by the San Diego County Board of Supervisors on the 3rd day of August 2011.

Attest: _____
MARK WARDLAW, Director
Planning & Development Services

Amendments

June 18, 2014 – GPA 12-007

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Introduction to the Community Plan

Purpose of the Community Plan

Community and subregional plans, adopted as an integral parts of the County of San Diego's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. These communities each have a distinct physical setting with a unique history, culture, character, life style, and identity. Community and subregional plans, thus provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. As part of the General Plan this Community Plan is consistent with all other parts of the County's General Plan.

Used in conjunction with the General Plan, a community or subregional plan (Plan) is a key tool for the public, community planning/sponsor groups, county staff and decision makers to identify the existing conditions and development that positively contribute to its character and should be conserved, as well as the location, scale, and design of desired new land uses, and community facilities. The Plan's policies require that development be comparable to, or transition with, existing development to ensure that new development "fits" with the community and enhances the community's vision.

Scope of the Community Plan

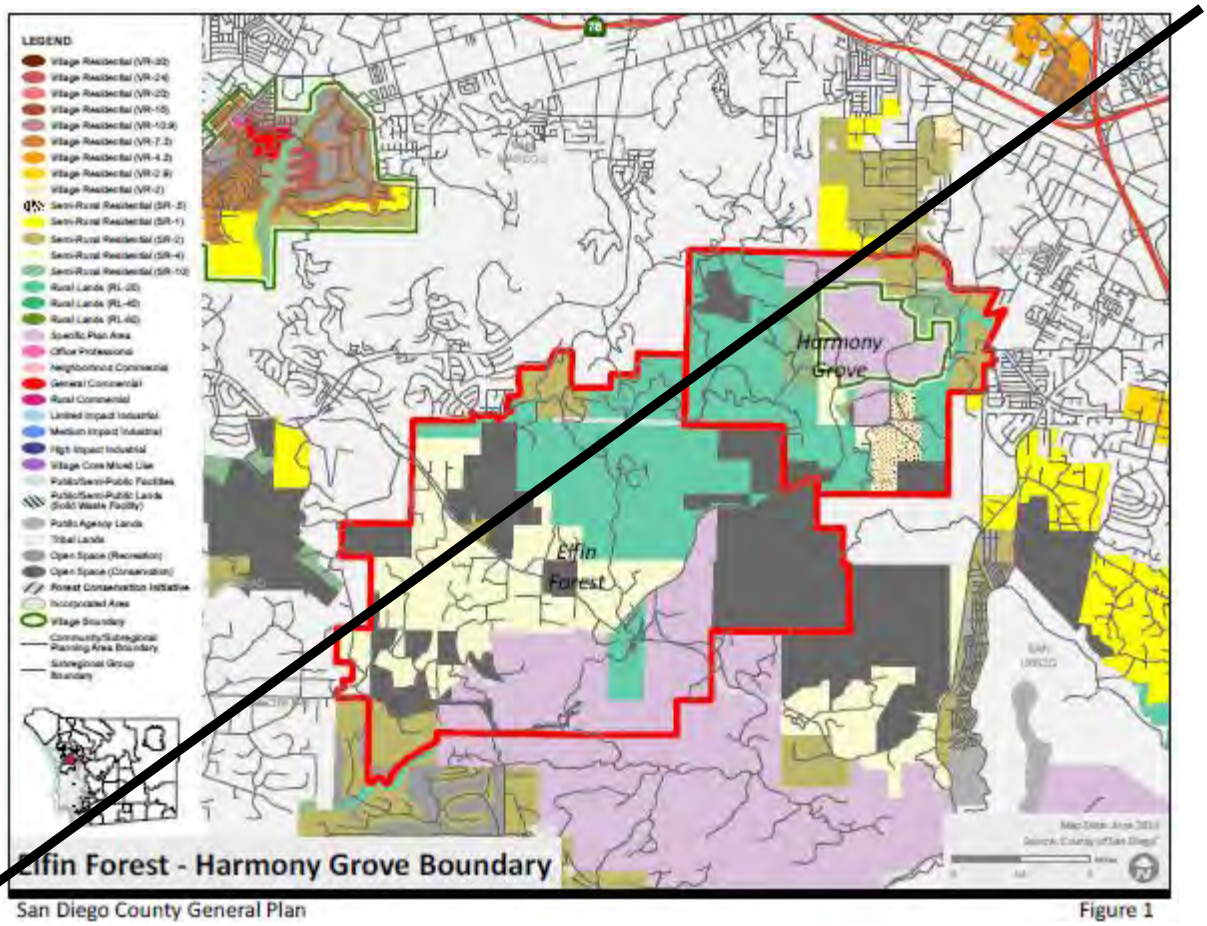
This Plan covers the planning area of Elfin Forest and Harmony Grove, which is approximately 6,793-acres in size. (See Figure 1 on page 2) The Elfin Forest / Harmony Grove Town Council amended its boundaries to reflect the changes in the community. The Town Council boundaries were originally described as the same as CSA107. As more of the open space in Elfin Forest becomes built and residents want a voice in the Town Council, this created areas of "no man's land" where residents found themselves neither within the boundaries of adjacent municipalities, yet not within the Fire Department boundary, as defined by CSA107, and therefore without representation. The Harmony Grove boundary was modified in 2004, by change of bylaws to annex parcels whose owners petitioned to join the Town Council. The Elfin Forest modifications now extend its western boundary to meet the City of Encinitas and its southern boundary to the Escondido Creek, the historical dividing line between Elfin Forest and Rancho Santa Fe.

Content and Organization of the Community Plan

The following is the content and organization of the Plan and a brief description of each of these sections of the Plan.

Vision Statement — A vision statement that expresses community values about its distinguishing character, quality of life, mix of uses, development form and scale, public realm and places, mobility, economy, environment, safety, and relationships to adjoining communities, open spaces and the region.

Community Profile/Community Character — A description of the Community's existing character, uses, environment, conditions, factors influencing future changes, and key planning issues.



San Diego County General Plan

Figure 1

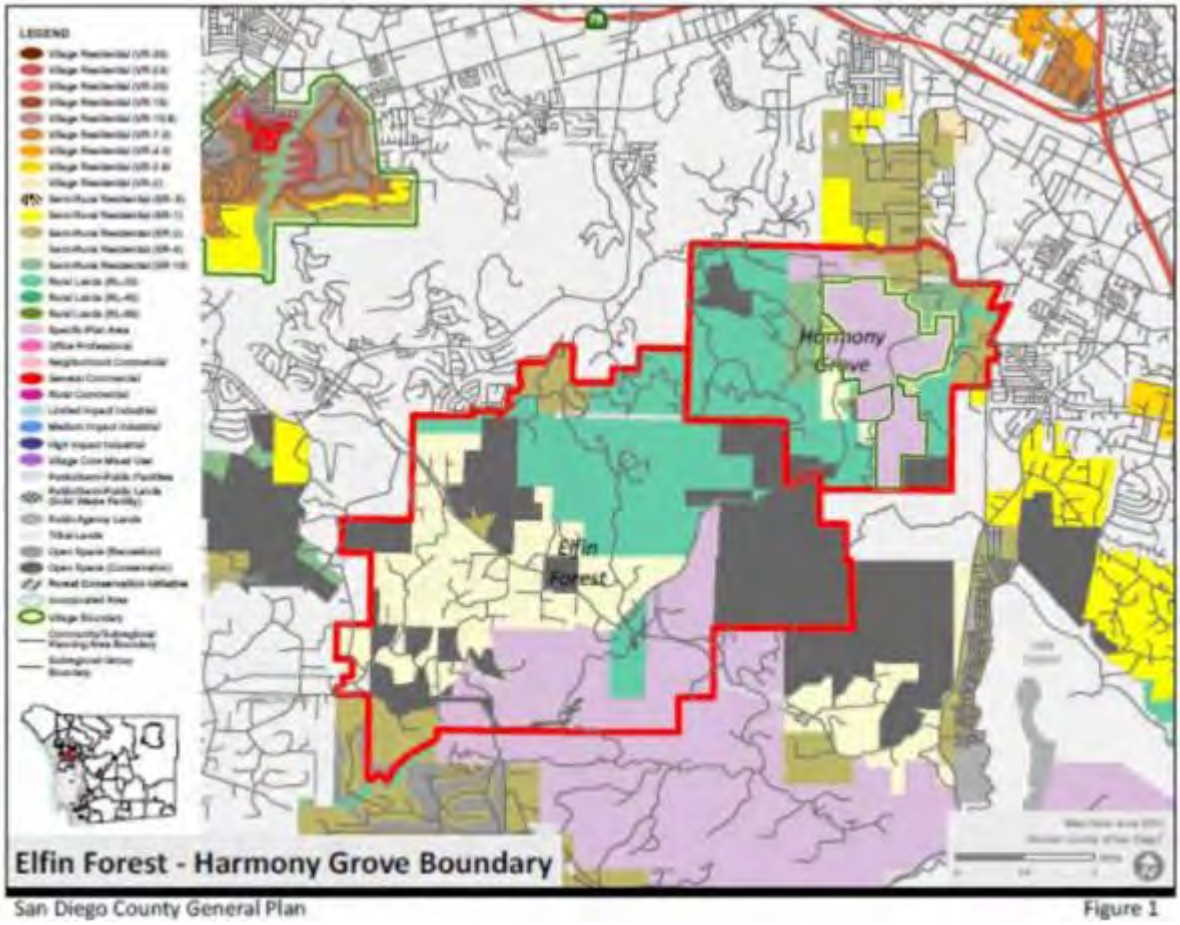


Figure 1: Elfin Forest – Harmony Grove Planning Area (San Dieguito)

Elements — Due to the breadth and detail of the countywide elements, communities may find it unnecessary to identify unique goals and policies for all of the following subjects. Therefore, not all communities may use all of the following elements:

- *Land Use*. Application of countywide land use designations and goals and policies to reflect the distinguishing characteristics and objectives for the Community. These may address such objectives as a specific mix of uses; priority development locations and projects; needed community facilities; development form and scale; architectural, landscape, and public realm design characteristics; land use compatibility and similar topics.
- *Mobility*. Delineates the roadways, transit corridors, bicycle paths, equestrian paths and pedestrian trails that supplement and complete the road networks defined by the countywide Mobility Element. Policies may also address unique Community issues such as neighborhood traffic intrusion, commercial district parking, local public transit and infrastructure improvements.
- *Conservation and Open Space*. Application of countywide Conservation and Open Space Element policies to address issues associated with designated plant and animal habitats, agriculture, water bodies, open

space, and other specific resources within the Plan area. This may encompass actions to protect resources that may uniquely apply to specific sites or resources.

- *Safety*. Application of countywide Safety Element policies to address specific safety issues in the Plan area. This may encompass actions to protect residents and development from defined risks.
- *Noise*. Application of countywide Noise Element policies to address specific source issues and impacts in the plan area. This may consider differentiation of land use compatibility standards to reflect community character and location—for example, villages located in rural setting and hillsides in contrast to those located adjoining urban and suburban development.

Public Involvement in Preparing the Community Plan

The Elfin Forest and Harmony Grove portion of the San Dieguito Community Plan was developed by citizen groups of Elfin Forest and Harmony Grove, and then consolidated to give each group specific goals and policies, while maintaining separate goals and policies as needed for each community group.

Elfin Forest

The Elfin Forest Community Plan was developed using a wide array of public involvement strategies. The first draft of the Community Plan was prepared by members of the Board of the Elfin Forest/Harmony Grove Town Council using previous community planning documents, the "Elfin Forest/Harmony Grove Community Guide," published 2004, and a 2005 survey commissioned by the Town Council of all residents, entitled, "Elfin Forest Harmony Grove: A Snapshot of Our Community." Once this first draft was completed the following actions were taken to garner community input:

- All draft documents were posted on the Town Council's website – www.efhgtc.org.
- Articles about the community planning process appeared in the September and October issues of "The Chaparral," the Town Council's newsletter which is sent to every household via email.
- In addition, "Elf alerts" were also sent via email to all residents asking for them to review the documents online and to attend the community meetings and share their comments or send them to board members via email.
- A community meeting was held on September 3, 2008, to review and solicit public comments on the Elfin Forest Community Background and Vision Statement.
- A community meeting was held on October 1, 2008, to review and solicit public comments on the Elfin Forest Goals, Policies and Implementation Section.
- Also, key community stakeholders (i.e. past Town Council board members, Elfin Forest/Harmony Grove Fire Department members and the Escondido

Creek Conservancy) received Community Plan documents for their review of key sections of the planning documents.

- At the conclusion of the public involvement process for the Elfin Forest Community Plan, 22 residents gave written input into the process and 12 residents gave verbal input.

Harmony Grove

The Harmony Grove Community Plan was developed using a wide array of public involvement strategies. This plan was originally drafted in 2001, by the Harmony Grove Eden Valley Citizen's Group (HGEVCG). The draft plan was reviewed at their Board meetings and public meetings and posted on the Group's web site for over one year for community review and comment. The Plan, called the Harmony Grove Eden Valley Community Plan, was submitted to the County of San Diego, the San Dieguito Planning Group, and the Elfin Forest Harmony Grove Town Council after the HGEVCG disbanded in 2002. A revised and updated draft of the Community Plan was prepared by members of the Board of the Elfin Forest/Harmony Grove Town Council using the previous community planning documents, the "Elfin Forest/Harmony Grove Community Guide," published 2004, and a 2005 survey commissioned by the Town Council of all residents, entitled, "Elfin Forest Harmony Grove: A Snapshot of Our Community." Once this revision was completed the following actions were taken to garner community input:

- All draft documents were posted on the Town Council's website – www.efhgtc.org.
- Articles about the community planning process appeared in the September and October issues of "The Chaparral," the Town Council newsletter that is sent to every household via email.
- In addition, "Community alerts" were also sent via email to all residents asking them to review the documents online and to attend the community meetings and share their comments or send them to board members via email.
- A community meeting was held on September 3, 2008, to review and solicit public comments on the Harmony Grove Community Background and Vision Statement.
- A community meeting was held on October 1, 2008, to review and solicit public comments on the Harmony Grove Goals, Policies and Implementation Section.
- Also Community Plan documents were specifically sent to key community stakeholders (i.e. past Town Council board members, Elfin Forest/Harmony Grove Fire Department members, the Escondido Creek Conservancy, and the Harmony Grove Meadows Subcommittee) for their review of key sections of the planning documents.
- At the conclusion of the public involvement process for the Harmony Grove Community Plan, at least 28 residents had reviewed the revised plan and 20 gave written input into the process, including five from Eden Valley.

How to Use the Community Plan

To use this Plan, the General Plan elements should first be reviewed for applicable goals and policies and the General Plan Land Use Maps (General Plan Land Use Maps Appendix) should be referred to when applicable to determine the type, location, and density of land use allowed. This plan supplements these countywide policies and diagrams and further directs the land uses and development desired to achieve the community's vision.

Implementing, Monitoring, and Amending the Community Plan

It shall be the responsibility of the County to implement the Plan, to monitor progress towards its implementation, and to amend the Plan when necessary. Each Plan includes the community's key issues as well as the goals and policies to address the issues identified. For each policy or set of policies, there is one or more implementation action identified to carry it out. The implementation program also identifies the County department or agency responsible for its implementation, where appropriate. Many of the policies will be implemented by County ordinances and other discretionary actions such as zoning, design guidelines, and development standards in the County Zoning Code.

Implementation of the Plan should be monitored on a periodic basis by the County and the Community Planning/Sponsor Group for progress towards its implementation. For compliance with State law, the Plan shall be reviewed no less than once annually so that its implementation status may be included in the County's Annual General Plan Report to the State. The annual review provides the opportunity for the Plan to be updated and amended, as appropriate, to reflect changes in the community vision, conditions or attitudes.

Community Background

Elfin Forest

a. History

An article in the “San Diego Union” dated May 24, 1959, described a visit to Elfin Forest this way: “…After reaching the bottom of the hill, you will be in another world, a world where sounds of civilization are few and far between, a world where the loudest noise is the bird singing in a nearby tree, where the automobile seems out of place, and it wouldn’t seem strange to see a farmer or rancher hooking up his springboard for a weekly trip into town.”

Fifty years later, this is still a very apt description of the rural Elfin Forest community. It is a quiet and environmentally healthy area comprised of custom single-family homes and equestrian ranches on two to ten-plus acre lots, with a few agricultural businesses. Open spaces, which are preserved in perpetuity as such, make up more than half of our community. Elfin Forest has an extremely strong community spirit that focuses on the preservation of Elfin Forest as a rural community, preserving, and defending the area’s sensitive environmental habitat and knowing and helping your neighbors. Our motto is: “keep it rural!”

The name Elfin Forest comes from the scientific community. Naturalists use the term to describe the chaparral, the type of vegetation which formerly covered much of Southern California and is still the predominant vegetation in Elfin Forest. The “elfin forest” or chaparral conserves the land it covers by holding soil in place during rainstorms and in our Elfin Forest grows the coastal sage scrub which supports many endangered plants and animals, including the California gnatcatcher. The coastal sage scrub is now endangered throughout the county and the state, and State and federal agencies are studying different ways to protect it. Elfin Forest contains one of the largest remaining areas of virgin coastal sage scrub in Southern California.

Until 1977 the Elfin Forest community was sparsely developed; at that time there were only a few homes on large country parcels, the Questhaven Retreat and the Elfin Forest Vacation Ranch/Trailer Park. (The trailer park was closed in 1999 to make way for the development of the Cielo Del Norte project. Subsequently, this property was removed from the Cielo project and sold to a private individual who has placed a conservation easement on the property to ensure that the land will be preserved as open space in perpetuity. Portions of the land are currently being restored as wetland mitigation for the Sprinter Rail Project.)

The Questhaven Retreat was founded in 1940. It has been in continuous use as a nondenominational Christian retreat and training school for students who seek the universal way of Christian discipleship. It welcomes those of all faiths to come to this peaceful haven for quiet and spiritual renewal to draw closer to God. The Retreat's 640 acres of secluded hills, oak-lined valleys and coastal chaparral ensure that a large tract of pristine native wilderness will be preserved for generations to come.

The Elfin Forest rural residential community has slowly been developing since 1977 when some of the large properties came up for sale. The development has been dependent on the real estate market in the greater San Diego area and a majority of the homes in the valley were built in the following time periods:

1977 – 1980

1985 – 1992

1996 – present

b. Relationship to Adjoining Communities

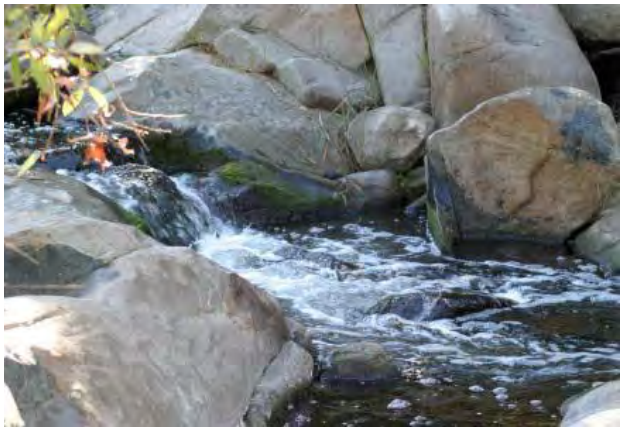
The Elfin Forest community represents a very large rural island in the heart of developed Coastal North San Diego County, which is located within the San Dieguito Community Planning Area (CPA). Elfin Forest is surrounded by Rancho Santa Fe to the south; Olivenhain, Encinitas, La Costa and Carlsbad to the west; San Marcos to the west and north and Harmony Grove to the east. Access into the community is limited by only one major road – Elfin Forest/Harmony Grove Road – which runs west to east. Access from the west is through the San Marcos community of San Elijo Hills and from the east through the community of Harmony Grove and the City of Escondido.

c. Environmental Setting

Elfin Forest is situated in two intersecting valleys — one running north-south and the other running east-west. Both valleys are cradled by dramatic brush-covered hills and granite formations. The valleys are isolated by the topography of the surrounding hills and are rural in character. The valleys are home to a diverse mix of native plants and animals, including deer, coyotes, bobcats, red fox, golden eagles, hawks and other raptors, Bells vireos, gnatcatchers, ravens and numerous plant species. A multitude of species that thrive in this area are on State and/or federal endangered or threatened species lists. The County has identified this area as highly valuable environmental land. (Please refer to the Elfin Forest Harmony Grove Community Guide, Fifth Edition, published 2004.) The Multiple Species Conservation Plan for North County identifies most of Elfin Forest as "High Value habitat", underscoring the unique value of this environmental resource to San Diego County as a whole.

Elfin Forest is characterized by its abundance of chaparral, a word derived from the Spanish word “chaparro” meaning live oak. Chaparral consists of certain species of vegetation found mostly covering hillsides and mountain slopes along the coast of Southern California. Elfin Forest contains one of the best examples of this native plant collection. The particular type of chaparral still found in Elfin Forest, coastal sage scrub, only occurs within proximity of the coast, and therefore has been decimated by development throughout Southern California. Elfin Forest contains one of the largest and last stands of coastal sage scrub (the habitat for the federally threatened California gnatcatcher) anywhere in San Diego County.

The Escondido Creek extends from the eastern edge of Harmony Grove and continues through Elfin Forest to the northern edge of Rancho Santa Fe. The Escondido Creek and the surrounding open space in Elfin Forest are home to many unique and endangered species. This watershed area is an invaluable resource deserving protection. The watershed accommodates a variety of natural habitats, including riparian wetlands, oak woodlands, native grasslands, chaparral, and coastal scrub. The upland areas support many rare plant species, such as wart-stemmed ceanothus, summer holly, mesa club moss, and California adolphia. Expanses of coastal sage scrub provide refuge for threatened California gnatcatchers, San Diego horned lizards, and orange-throated whiptail lizards.



Sticky dudleya and sea dahlia grace the rocky cliffs above the creek, while marsh elder and Orcutt’s brodiaea can be found along the sandy banks. Great blue herons, mountain lions, coyotes, mule deer, bobcats, fox, roadrunners, owls, hawks, turkey vultures, and golden eagles all play a part in this delicate ecosystem.

The topography of Elfin Forest is characterized by open valley floors associated with the Escondido Creek and surrounded by gently to steeply sloping hills and by sharp granite escarpments. A significant portion of the valleys, hills, and ridgelines are in their natural condition and providenatural open space and scenic vistas. Habitats include: sensitive riparian wetlands, oak woodlands, native grasslands, chaparral, and coastal sage scrub. The Escondido Creek wildlife corridor is home to a plethora of rare, sensitive, threatened, and endangered plant and animal species. Elfin Forest is home to over 1800 acres of dedicated open space, including 750 acres at the Elfin Forest Reserve, 640 acres at the Questhaven Retreat and over 200 acres for Sage Hill – in total a full third of Elfin Forest’s total acreage in already protected open space, providing a large swath of habitat to the various native species. It is a primary goal of our community to continue to preserve the remainder of the pristine and unique open space as mitigation land for developments elsewhere in the County.

Additional information on the biodiversity in Elfin Forest / Harmony Grove is provided in the Appendix: Biological Diversity.

d. Existing Land and Community Character –

Elfin Forest is primarily characterized by open space, a rural enclave with large lots with citrus and avocado orchards, as well as horse and alpaca ranches. It is an extremely peaceful and quiet place and generally remains in its natural state. The dark night sky is an important aesthetic resource; and there are many scenic views in the community, including those of the hills, the valleys, and the riparian habitat. The character of Elfin Forest is based on openness: open land, open spaces, and undeveloped countryside with a low density of homes. Most homes are well integrated into the natural landscape.

The Elfin Forest community encompasses approximately 4,727.1 acres that are developed with custom single-family homes on large estate lots. The homes must be located on lots no smaller than two acres and must utilize septic systems for sewage management. The existing community has a combination of homes and ranches nestled into the hills; keeping ridgelines and slopes intact to preserve the natural topography of the area and to help preserve wildlife corridors and native plant species. There are a few agricultural businesses in the form of a nursery, a flower grower, and a seed production farm, which provide a rural flavor. In addition, there are commercial lemon and avocado growers and many home orchards. The community has no industrial uses.

Private equestrian and hiking trails extend throughout the Elfin Forest community. Split rail fences, newly-planted trees, and a staging area near the fire station lend community character and beauty to these trails. Open space, dark nighttime skies, low traffic volume, and access to the abundant wildlife through protected nature trails are valued by Elfin Forest residents. There are no street lights, lighted signs, traffic signals, or sidewalks. In addition to the physical attributes of the community, there is a community spirit of “Neighbors Helping Neighbors.” Examples of this are the EFHG Volunteer Fire Department and Fire Auxiliary, the EFHG Town Council, the Escondido Creek Conservancy, the Elfin Forest Foundation, the Elfin Forest Landscape Foundation, the neighborhood block captains, the EFHG Playgroup, and the EFHG Trails Committee. Community events, such as the EFHG Town Council Fourth of July Picnic and Parade Fundraiser and the annual Elfin Forest Garden Festival, promote and preserve the unity and focus of Elfin Forest residents.

LAND USE PLANNING ISSUES:

1. There still exist many large undeveloped parcels of land in private hands within Elfin Forest, some of which are in excess of 450 acres. Development of these parcels by any standard less than two acres per dwelling unit poses the threat of subdivisions coming into our rural community which would be inappropriate.

2. There is a major issue of risk of annexation of undeveloped parcels by adjacent cities, at the behest of landowners trying to evade meeting our community standards. Annexation of these parcels into adjacent cities would fragment and negatively impact the Elfin Forest community and the fragile environmental ecosystem. In addition, the fragmentation of the Elfin Forest community would lead to the creation of unserviceable county islands.
3. Where possible, the remaining undeveloped parcels should be conserved in their natural state. Elfin Forest strongly supports the preservation of our critical and endangered habitats, including wetlands vegetative habitats. These should be considered by the County as first candidates for mitigation properties given their very high habitat value, and the fact most are surrounded by currently dedicated open space.
4. The rural residential character with large lots and equestrian estates must be maintained. Limited agricultural uses must continue to be encouraged and only those commercial uses that are ancillary to the agricultural business on the same property should be allowed.
5. The community consists of estate development of at least two acre lots and seeks the preservation of this type of development.
6. The Escondido Creek is a valuable environmental resource that must be preserved and restored in order to protect the valley's sensitive habitats and provide open space opportunities for San Diego County residents.

e. Existing Circulation and Mobility

Circulation and mobility within the Elfin Forest community includes Elfin Forest/Harmony Grove Road, a two-lane Light Collector, which runs from San Elijo Hills on the west through the Elfin Forest and Harmony Grove communities to Escondido on the east. This road is the main access point in and out of Elfin Forest. A major issue for the community is the amount of traffic on this road. As development has increased in surrounding communities, so has the traffic. In addition, since this roadway is a well-known roadway used by bicycle enthusiasts, it is important to limit the traffic on this road to allow this activity to continue safely.

All other roads besides Elfin Forest Road are private and maintained by the residents. As commuter traffic increases, the installation of gates within some roadways in the community has been envisaged by the property owners. County support in those endeavors would be appreciated as these efforts are crucial to our goal of "keeping it rural". In addition, maintaining a network of two-lane roads is essential to retain the rural character of Elfin Forest.

The Elfin Forest community has over 23 miles of private equestrian and pedestrian trails. Many were simply created by horses and allowed to be used by the underlying property

owner, but some are bordered with split rail fencing and constitute a key amenity in the community. The County helped fund the trail along Questhaven Road, which is dedicated to and maintained by the County. In addition, the community has two miles of landscaped and maintained trails located primarily along Elfin Forest Road, and is funded by the Elfin Forest Community Foundation and Citizens Against Rural Exploitation. Issues pertaining to these unique trails include future maintenance and linkage to the County trail system.

f. Existing Community Facilities and Infrastructure

Infrastructure

Since Elfin Forest is a rural community, there is no sewer system or natural gas. Instead of natural gas, the community relies on propane and/or electricity. In addition, all homes in the Elfin Forest use septic systems for their sewage management. Water is provided by the Olivenhain Municipal Water District, the Vallecitos Water District, and on the Questhaven Retreat by the Questhaven Municipal Water District.

Septic systems are strongly supported by the community as they have become a very important mechanism to keep the community rural, as large lots are necessary to sustain these systems.

Community Facilities

Since Elfin Forest is a small rural community, there are no schools or active parks in the community. The vast majority of children in our community can attend public schools in the Rancho Santa Fe School District. A few homes are in the Escondido City School District. School-age families place a lot of value on being able to attend the Rancho Santa Fe schools, and this creates a strong linkage between the two communities.

In terms of community facilities, there are four major resources located within the community:

1. Elfin Forest Fire Station – Located in the heart of the community, the Fire Station not only houses the volunteer fire department, but also serves as a meeting place for community meetings and events.

2. Elfin Forest Recreational Reserve – This 750-acre open space park and recreational area was developed by the Olivenhain Municipal Water District in cooperation with the U.S. Department of the Interior, Bureau of Land Management as an element of the Olivenhain Water Storage Project. The

Reserve offers approximately 17 miles of hiking, mountain biking, equestrian trails, primitive picnic areas, and scenic mountain viewing points. The Reserve includes oak riparian, oak woodland, coastal sage scrub, and chaparral plant communities.

3. Private and public equestrian and hiking trails – Elfin Forest is home to more than 23 miles of private trails/linear parks and one public trail that runs from the Questhaven Retreat south for approximately one mile along Questhaven Road.
4. Fire Safe Garden – The Elfin Forest Fire Safe Garden, located adjacent to the Fire Station, was created after the 1996 Harmony Grove wildfire. It is a living demonstration of the techniques and plant materials we can all use to safeguard our homes and properties from wildfires. It has been featured in several magazines and landscaping books.

g. Public Safety

Natural Hazards

The two major disasters that could affect the Elfin Forest community are the risk of wildfires and flooding.

Wildfires – Because Elfin Forest is a rural community which contains much natural vegetation and chaparral; and because of our naturally dry environment being complicated by years of drought, the risk of wildfires is extremely high.

Flooding – The Escondido Creek can become dangerous with heavy winter rains. The result is large quantities of swiftly moving runoff through drainages, culverts, and creeks. Areas at risk are along Harmony Grove Road, the southern end of Questhaven Road, and the creek crossing into Rancho Santa Fe on Suerte Del Este.

Public Safety Providers

Fire protection is provided by the Elfin Forest/Harmony Grove Fire Department. This Fire Department, with 27 volunteers and two paid staff to provide year-round fulltime service, operates under contract with the County of San Diego to provide fire suppression, fire prevention, and medical aid to the residents of County Service Area 107. The County of San Diego Sheriff's Department provides police protection to the community.

h. Trends and Future Projections

The population of Elfin Forest today is approximately 800 residents in about 300 homes, and is expected to increase only slightly as additional rural estate homes are built in the community. As the population increases in San Diego County and statewide, there will be continual pressure to put higher density residential into or adjacent to Elfin Forest. However, given the challenges facing the community, this should not be allowed to occur. These challenges include:

1. A sensitive environmental ecosystem that is extremely fragile and should be protected.

2. Pressure on coastal cities and County agencies to mitigate like for like continual infrastructure development, coupled with the disappearance of coastal sage scrub habitat outside Elfin Forest.
3. Limited access into and out of the community.
4. An extreme vulnerability to wildfires (two in the last twelve years, including one where we experienced loss of life by a resident) because of the topography and open space characteristics. Allowing more homes in the urban/wildlife interface should only be done very carefully.
5. Limitations of septic system capacity and even feasibility in the rocky and clay soil native to Elfin Forest.

ISSUES WHICH NEED TO BE CONFRONTED:

1. Risk of annexation of land within Elfin Forest by adjacent cities.
2. Interest by non-resident property owners/developers of undeveloped parcels in Elfin Forest to change the current residential land use density to lots of less than two acres per dwelling unit.
3. Conserving the remaining undeveloped parcels in Elfin Forest in their natural state.
4. Preservation and restoration of the Escondido Creek in order to protect the watershed's sensitive habitats.
5. Preventing development along our ridgelines, including from surrounding communities.
6. Sewage management with septic systems to be maintained in Elfin Forest.
7. Water conservation and drought-tolerant landscaping in all public and private spaces.
8. Fire-safe landscaping.

Harmony Grove

a. History

Harmony Grove is the oldest of the San Dieguito communities, named by the Spiritualist Association that incorporated there in 1896. This area may have housed the prehistoric village of Japatul. Luiseno and Diegueno occupation is evident. Prehistoric resources include petroglyphs, pictographs, some habitation sites, bedrock milling sites, a lithic scatter, and a private artifact collection. In addition, there are several buildings that appear on the 1889/1891 San Luis Rey 15' topographic map, and some of these are still standing. For example, the remains of an adobe structure stand near Country Club Drive and Cordrey Lane.

The ridgeline along the western edge of Harmony Grove forms a locally important historic visual resource called the "Lady of the Valley." As seen from Harmony Grove, the highest

point is the shoulder of a woman lying on her side, her long hair trailing off to the north (to the right in the photograph), and her hips and legs seen to the south.

The Harmony Grove Spiritualist Association and its many associated buildings and residences stand at the heart of Harmony Grove. This association was formed in the late 1800s, and is a cultural historic resource. The area surrounding the Harmony Grove Spiritualist Association was first developed primarily as agricultural lands. In the past few decades, significant rural development has occurred that established its pastoral character.

b. Relationship to Adjoining Communities

The community of Harmony Grove lies within the San Dieguito Community Plan Area and is 2,065 acres in size. Harmony Grove geographically sits to the south of State Route 78,

to the west of the western edge of the City of Escondido, to the north of the Del Dios Highway, where Via Rancho Parkway intersects the Del Dios Highway, and to the east of Elfin Forest Recreational Preserve. It is bordered by Eden Valley and Escondido to the north, San Marcos to the west, Elfin Forest to the south, and Del Dios and Escondido to the east (See Figure 2 on page 17). The central 900-acre portion of Harmony Grove that was proposed for annexation and industrialization was removed by the Local Agency Formation Commission (LAFCO) from the Escondido sphere of influence at the request of residents of the surrounding unincorporated areas.

c. Environmental Setting

The community of Harmony Grove is situated in two intersecting valleys — one running north-south, and the other running east-west. Both valleys are cradled in dramatic brush-covered hills and granite formations. The valleys, though physically close to urban areas, are isolated by the topography of the surrounding hills, and are rural in character. The valleys are home to a diverse population of native plants and animals, including deer, coyotes, bobcats, golden eagles and other raptors, least Bells' vireos, gnatcatchers, ravens, and numerous species of plants. There are a multitude of species thriving in this area that are on protected lists.

The Escondido Creek extends from the eastern edge of Harmony Grove and continues through Elfin Forest to the northern edge of Rancho Santa Fe. The area falls within the San Diego Air Basin and is located in an area of high air pollution potential. The topography is characterized by open valley floors associated with Escondido Creek surrounded by gently steeply sloping hills and by sharp granitic escarpments. A significant portion of the valleys, hills, and ridgelines are in their natural condition, which provide natural open space and scenic vistas. Habitats include sensitive riparian wetlands, oak woodlands, native grasslands, chaparral, and coastal sage scrub. The

Escondido Creek wildlife corridor runs through the center of Harmony Grove. The area is home to a plethora of rare, sensitive, threatened, and endangered plant and animal species.

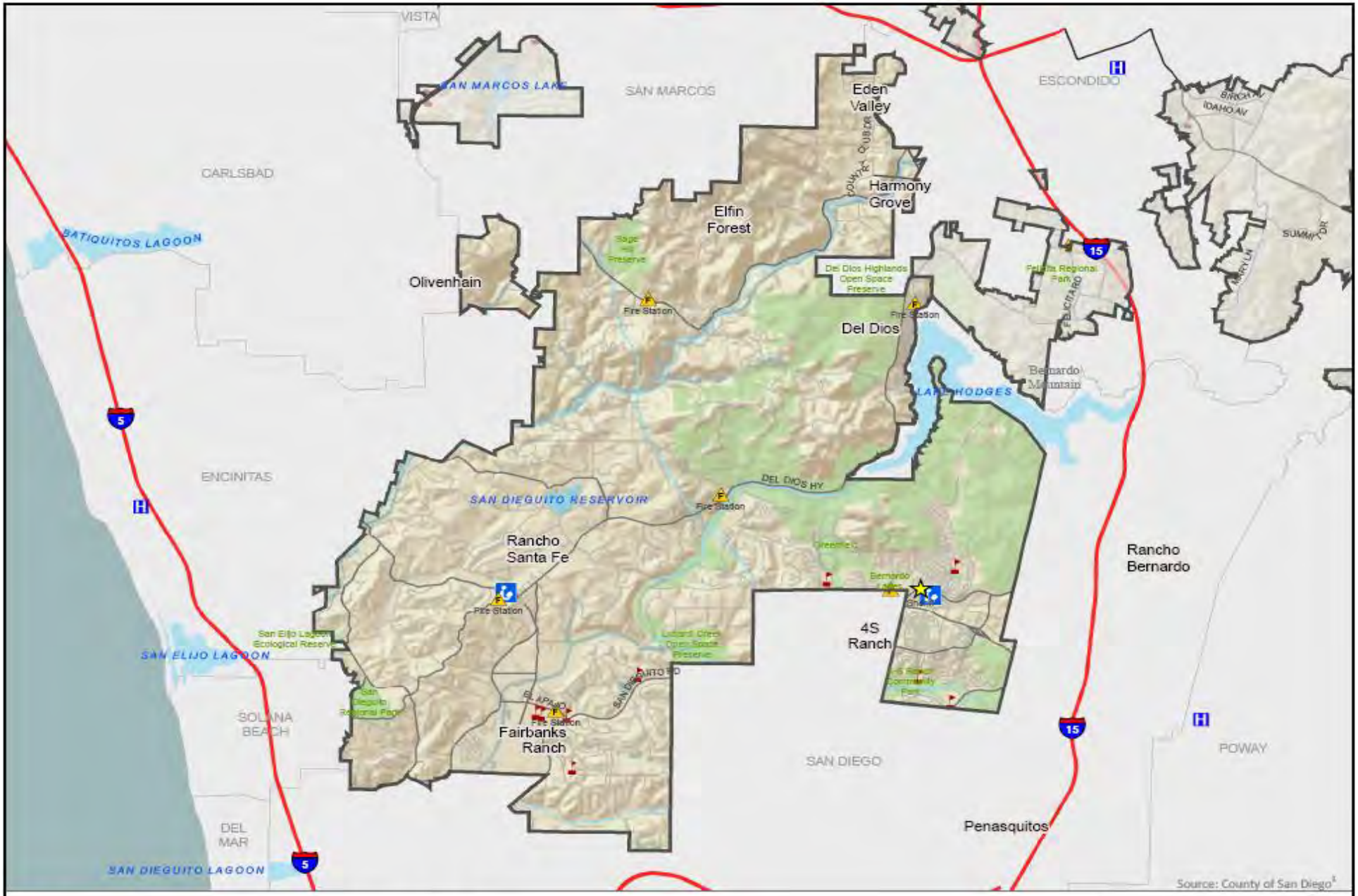
d. Existing Land Uses and Community Character

The Harmony Grove community encompasses areas that are primarily single-family rural residential communities on estate lots sprawling over hillsides, along with agricultural uses and residential livestock keeping (see Harmony Grove homes in photos below).

It has no established trails; no commercial development or non-agricultural industry, except for one concrete–pipe plant; no sidewalks; and no extractive land uses. Areas of dedicated open space include the holdings of The Escondido Creek Conservancy, totaling approximately eleven acres. Urban areas of Escondido and San Marcos immediately adjoin several portions of Harmony Grove.

Harmony Grove residents value open space, quiet, dark nighttime skies, and low traffic volume. There are no street lights, lighted signs, or traffic signals.

Some of the key elements of the Harmony Grove character and values include one- and two-story single-family homes on large lots; large-animal facilities on residential properties; no clustered development; no "cookie-cutter" developments; no walled developments, and no gated communities.



SAN DIEGUITO CONTEXT MAP

San Diego County General Plan

Figure 2

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LAND USE PLANNING ISSUES:

- The Harmony Grove community, working with County staff, designed a Village Development Pattern Model as represented in the General Plan. ~~Land Use Map.~~ There still exist many large undeveloped parcels of land within Harmony Grove outside the footprint of the approved Village. Development of these parcels with an urban, clustered or suburban design would threaten the continued existence of the rural residential and equestrian character of Harmony Grove, Elfin Forest and Eden Valley without the adherence to the Community Development Model and other related General Plan policies.
- Annexation of parcels within Harmony Grove by adjacent cities would fragment the historic 100-year-old Harmony Grove community, disrupt the fragile ecosystem, and create unserviceable county islands.
- The Escondido Creek is a valuable environmental resource and must be preserved and restored to protect the valley's sensitive habitats, and provide open space opportunities for San Diego County residents.
- Development standards that prohibit construction along ridgelines must be adopted to implement General Plan policies protecting ridgelines.
- Harmony Grove strongly supports conservation and protection of native species, and is working towards becoming a green community by recycling animal wastes, using reclaimed water for irrigation, and supporting local organic agriculture.
- Agricultural uses, especially small family-owned organic farms, are important to the functioning of Harmony Grove and are encouraged as part of an environmentally sensitive green community plan.

e. Existing Circulation and Mobility

There are three main roadways in Harmony Grove: Country Club Drive, which extends primarily north-south throughout the length of the community; Kauana Loa Drive, which begins at Country Club Drive and heads east, curving to the south to run together with Harmony Grove Road in Escondido; and Harmony Grove Road, which continues from Escondido in a south-easterly direction through the community. Non-local east-west commuter traffic creates excessive traffic congestion on Harmony Grove Road during rush hours.

Equestrian on Country Club Drive

A major high tech business park, the Escondido Research and Technology Center, is located immediately to the north east of Harmony Grove. Excess commuter traffic would create hazards along the rural county roads of this community.

Harmony Grove has private roads to provide access to many residential and agricultural uses. Some of these are not adequately named or identified for public safety purposes. Harmony Grove residents and equestrians currently walk directly on the major roads and this represents a serious safety hazard that will only become worse as the area is built out. Off-road trails are needed to provide safe passage for the residents and their children. A particular problem exists along the southeastern terminus of Country Club Drive, where pedestrians and equestrians would be traveling towards the Del Dios Highlands County Preserve or the Lake Hodges Recreational Area.

f. Existing Community Facilities and Infrastructure

The area infrastructure is rural, and utilizes mainly septic systems for waste disposal. Some areas have well water, others use water supplied by various water districts (Rincon Del Diablo, Olivenhain). There is no available natural gas.

Harmony Grove has no schools or active parks. However, there are several community facilities:

- The Fellowship Hall of the Harmony Grove Spiritualist Association – This private facility has served as a meeting room for area residents on many occasions in the past.
- The Elfin Forest / Harmony Grove Fire Station – The Fire Station not only houses the volunteer fire department, but also serves as a meeting place for community meetings and events.
- Johnston-Ward Farmhouse – The farmhouse has been dedicated to the community for use as a meeting place. The Heritage Gallery on the first floor houses historic artifacts and old photographs of the community.
- Harmony Grove Village – The approved Harmony Grove Village project will have a small commercial town center that should serve the local community and provide public gathering places as well as opportunities for the sale of locally grown organic produce. This project also will have a wastewater reclamation facility that will provide sewage service to Village homes and create recycled water for irrigation.

g. Public Safety

Fire protection is provided by the Elfin Forest/Harmony Grove Volunteer Fire Department. This Fire Department operates under contract with the County of San Diego to provide fire suppression, fire prevention, and medical aid to the residents of County Service Area 107. A second station of this fire department is scheduled to be built in Harmony Grove as part of the Harmony Grove Village project. The County Sheriff's Department provides police protection to the community.

The two major hazards that could affect the Harmony Grove community are the risks of wildfires and flooding.

Wildfires – The risk of wildfires is extremely high in Harmony Grove, because it is a rural community that contains much natural vegetation and chaparral. This risk has been further exacerbated by years of drought in our naturally dry environment.

Flooding – The Escondido Creek can become dangerous with heavy winter rains. The result is large quantities of runoff moving through drainages, culverts, and creeks called swiftwater. Sections of Country Club Drive and of Harmony Grove Road are subject to flooding that can prevent travel to or from the southeastern portion of the Harmony Grove community.

h. Trends and Future Projections

The population of Harmony Grove is expected to increase dramatically as the Harmony Grove Village development pattern is built out. If the ~~pattern shown on the~~ General Plan ~~Land Use Map is~~policies are ~~strictly~~ closely followed, ~~the final number of urban homes should approximately equal the number of rural homes in~~ the neighboring communities of Elfin Forest, Eden Valley, and Harmony Grove should be able to keep its rural voice.

However, there is continual pressure to put higher density residential or even industrial development in Harmony Grove beyond what is currently allowed by the General Plan Land Use Map. Several agricultural operations are finding that limits to their operations are leading them to consider re-zoning and re-development in the near future. In addition, non-resident land speculators have purchased local undeveloped land in the hopes that General Plan Amendments allowing higher density will be adopted by the Board of Supervisors. Residents will continue to work to preserve this historic 100-year-old community by implementing the Village Development Pattern ~~that was negotiated~~consistent with General Plan policies.

ISSUES THAT NEED TO BE CONFRONTED

- The ~~Village~~ community development model pattern as ~~shown~~ provided for in the General Plan ~~Land Use Map~~ must be strictly adhered to as the formal development model for the area.
- ~~Urban homes must not outnumber the rural homes to maintain t~~The rural voice must be maintained and ~~preserve~~ the rural heritage of this historic community must be preserved by the Community Growth policies outlined under Issue LU-2.2.
- Annexation of Harmony Grove properties into adjacent cities allows landowners to escape the rural community development standards and must be discouraged.
- Safe pedestrian / equestrian trails should be established.
- “Green Community” practices should be encouraged.
- Water conservation and drought-tolerant landscaping in all public and private spaces should be supported.
- Fire-wise landscaping should be encouraged.

Community Vision

Elfin Forest

The community of Elfin Forest is a rural residential community characterized by large swaths of open space, residential large lots, and agricultural uses. Lot sizes vary from two to over ten acres, with a system of private equestrian and hiking trails throughout. The majority of Elfin Forest is undeveloped lands with unique biodiversity. We are a rural community that cherishes our peaceful and quiet environment without sidewalks, street lights, and stoplights, and our dark night skies. This is a community of individuals, who have their own private space to implement their own vision of the ideal life, which is not the usual "subdivision" model. As a community, we respect and strive to preserve our existing undeveloped lands as natural habitat and open space areas; not only for ourselves, but for all of the residents of San Diego County. We are a community that believes in and lives by community spirit, and we promote a "know your neighbors" environment.

Our residential areas blend into the natural environment and are developed on minimum two-acre parcels. The homes are custom-built and utilize septic systems for sewage management. Our agricultural uses including seed farms, citrus and avocado groves, nurseries, flower growers, and fruit growers are a key part of our community and uphold the rural community character. Access to our community is limited by a two-lane road, which is necessitated to preserve our rural and environmentally-sensitive area. All other roads within the community are private and maintained by the residents.

Our community services include a vibrant volunteer Fire Department, a system of trails, the Fire Safe Garden, and the Elfin Forest Reserve.

Our environmental resources are primarily the Escondido Creek, which constitutes a portion of our southern boundary, and large open space parcels that are home to many unique and endangered species. The community of Elfin Forest believes in the preservation and protection of our unique habitat and the creation of wildlife corridors in any future development. We value our sensitive habitat and wildlife corridors, and believe that they must remain pristine and dedicated with a conservation easement to preclude different uses in the future. We favor purchase of remaining open space to protect the unique ecosystem remaining, one of the last large swaths of undeveloped land west of Interstate15.

We are very aware of the inherent risk of wildfires. Because most residences are built at the interface with wild lands, and many are surrounded by open space native vegetation, we are at special risk in case of wildfires. We, therefore, value and support the Elfin Forest / Harmony Grove Fire Department as it is a major force in our community, protecting, and uniting us.

Harmony Grove

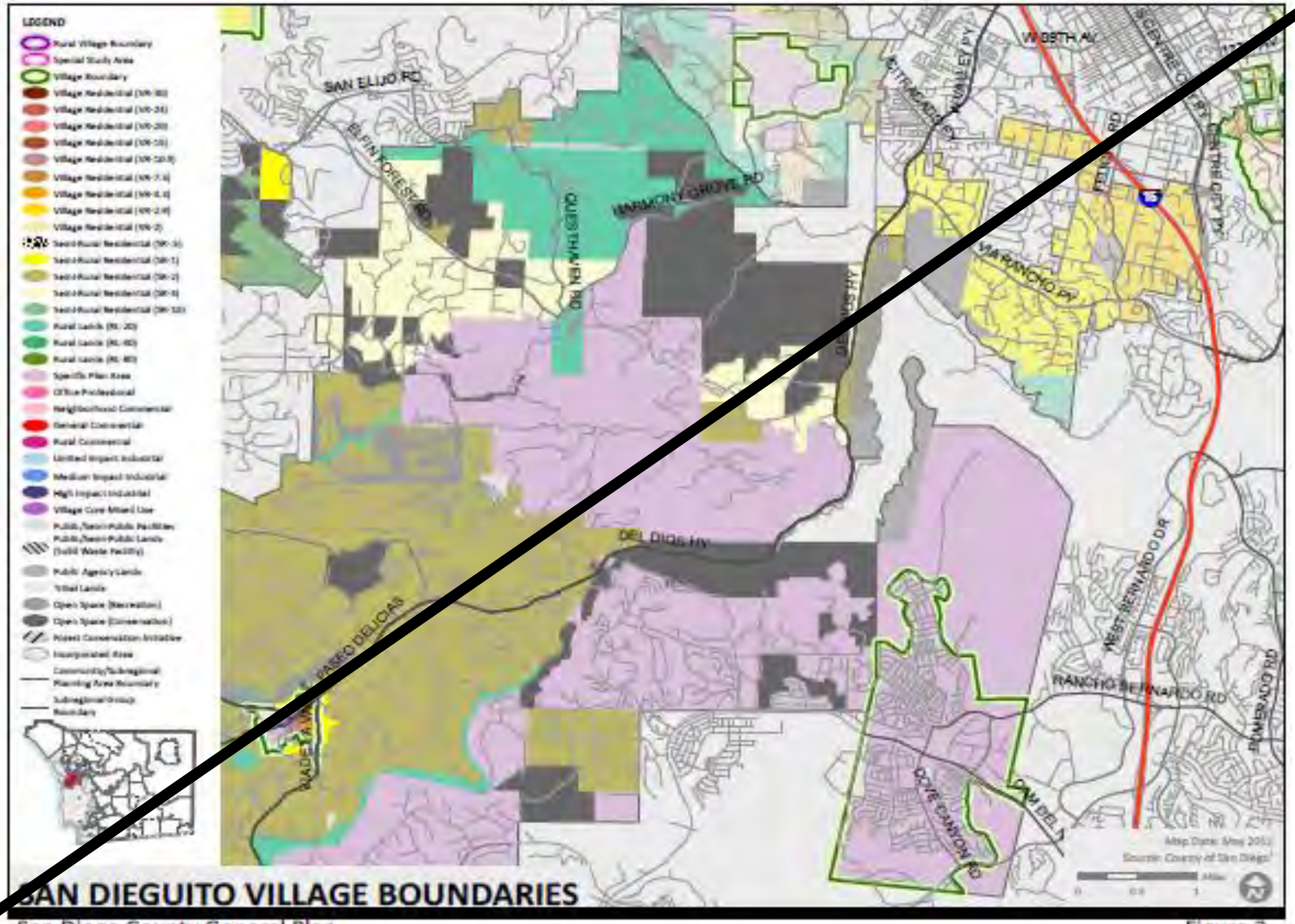
The following describes the ideal future state of the Harmony Grove community:

The area is rural in nature, extremely quiet, peaceful, and generally remains in its natural state, except for the agricultural uses. The dark night sky is an important aesthetic resource. The most scenic views in Harmony Grove are of the hills, valleys, riparian habitat, and grazing farm animals; and these visual qualities must be preserved. The area remains non-industrial with low-densities, which preserve the community's historic rural agricultural character.

The residents embrace a green community, where they continue their rural small-town lifestyle, enjoy keeping leisure and market animals, and live in harmony with the land and the wildlife. The Village is a place where local farmers sell organically grown vegetables; and where residents' children often find first homes, or where their parents can choose to live in retirement.

The historic rural habitat is preserved where the Village is surrounded by large-lot rural homes and small, family owned farms and vineyards that preserve the critical relationships necessary for this environmentally sensitive and balanced green community. The all-important rural voice is not overwhelmed by the urban voice.

Goals, Policies, & Implementation

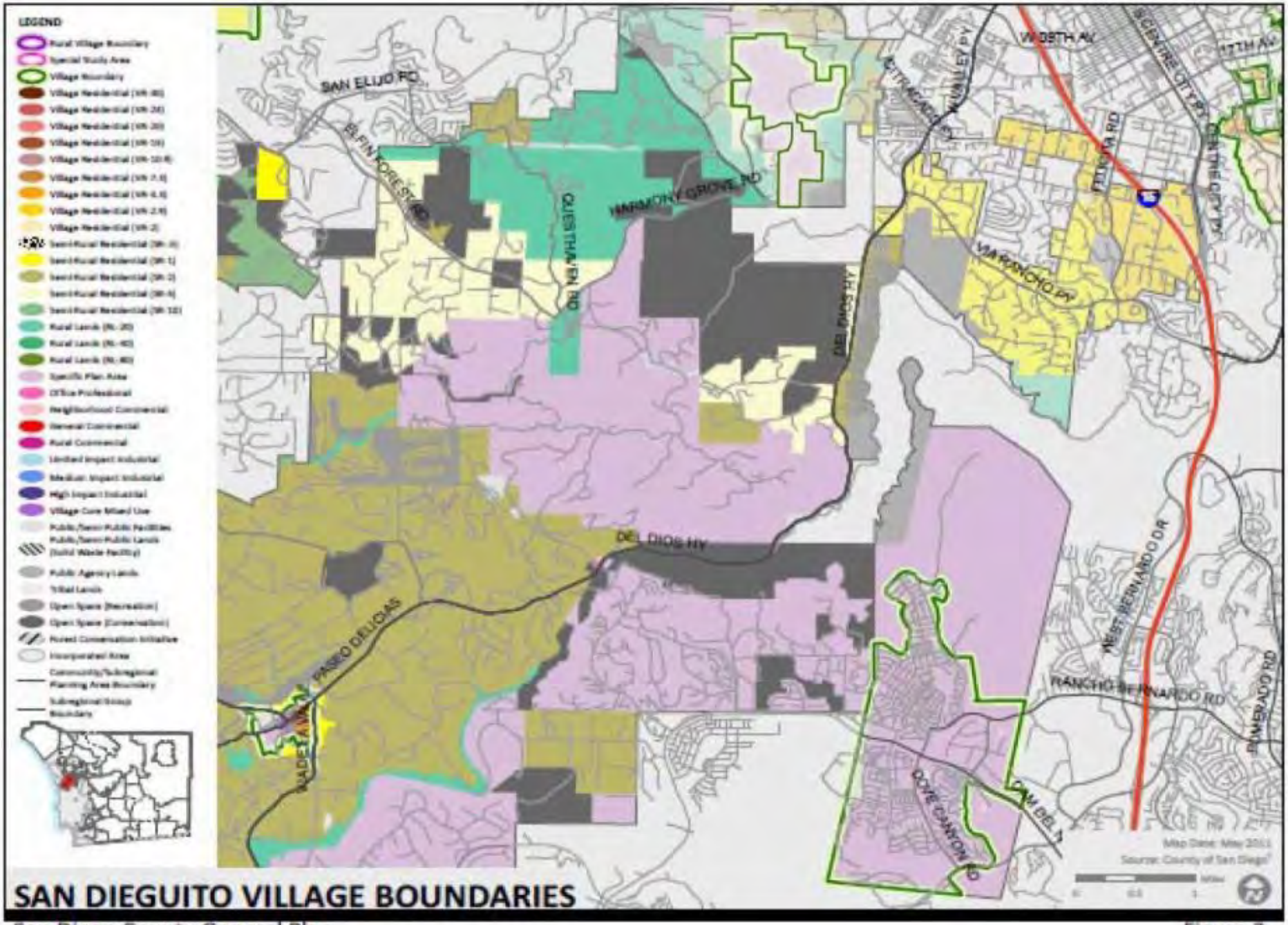


SAN DIEGUITO VILLAGE BOUNDARIES

San Diego County General Plan

Figure 3

1 - 111



SAN DIEGUITO VILLAGE BOUNDARIES

San Diego County General Plan

San Dieguito Community Plan
(Elfin Forest - Harmony Grove)

Figure 3

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1. Land Use (LU)

Community Boundaries

The Harmony Grove Village Boundary, shown on Figure 3 on page 25, is a growth boundary that identifies land to which development should be directed. Areas outside this limit line are not intended to expand and should retain the original Harmony Grove rural residential and agricultural character.

The community of Elfin Forrest does not have an established Village or Rural Village boundary.

Land Use Diagram

The San Dieguito Community Planning Area Land Use Map is provided in the General Plan Land Use Maps Appendix as Figure LU-A-19.

1.1 Community Character

Elfin Forest

Issue LU-1.1 Elfin Forest is a rural community in San Diego County that could be threatened by urban sprawl from adjacent municipalities, land owners of undeveloped large parcels who desire to develop their properties at higher densities for monetary gain, and developers, if zoning and density changes are permitted.

Goal LU-1.1 Maintain our rural residential community

Policy LU-1.1.1 Restrict land uses to single-family rural residences, equestrian or large animal estates, and agricultural uses.

Policy LU-1.1.2 Require minimum lot sizes of two acres outside the Village Boundary as the standard, unless significant preservation of resources is achieved; and specific findings are met for the preservation of community character with the utilization of lot area averaging, planned residential developments, or specific plans.

Policy LU-1.1.3 Any and all development in Elfin Forest must be served only by septic systems for sewage management to ensure the preservation of the community's rural character.

Policy LU-1.1.4 Development of commercial or industrial uses outside Harmony Grove Village that is inconsistent with community character is strongly discouraged.

Policy LU-1.1.5 For developments of two lots or more, require community review of proposed plans prior to County permit approval.

Policy LU-1.1.6 Prohibit sidewalks to maintain Elfin Forest's character as a rural community and protect the community's dark nighttime skies.

Issue LU-1.2 Elfin Forest is a community that values its dark nighttime sky and wants to maintain it.

Goal LU-1.2 A rural community that has a dark nighttime sky.

Policy-LU 1.2.1 Encourage all existing and new residential dwellings to preserve the dark nighttime sky by instituting an external lighting "lights-out" program after 10pm.

Policy-LU 1.2.2 Prohibit street lights and stop lights, except where necessary for public safety.

Policy-LU 1.2.3 Require residential lighting to preserve dark nighttime skies, street lighting on private property to be directed downward to reduce scattered light; and restrict lighted signage to the minimum required for operation and safety.

Issue LU-1.3 Even though Elfin Forest is a rural community with large lots, some of which are used to keep large animals, the majority of residents do not have horses or other large animals. Therefore, it is important that large animal regulations are respected.

Goal LU-1.3 Responsible animal-keeping.

Policy LU-1.3.1 Allow for the responsible husbandry of equestrian and other large animals.

Policy LU-1.3.2 Strictly enforce County regulations pertaining to large animal keeping.

Policy LU-1.3.3 Strictly enforce boarding regulations.

Policy LU-1.3.4 Encourage composting of manure to control odor and flies.

Policy LU-1.3.5 Encourage proper maintenance of fences and animal enclosures.

Policy LU-1.3.6 Encourage the use of cross-fencing to promote healthy grass pastures and reduce dust, mud and erosion.

Policy LU-1.3.7 Encourage the use of recycled water for pasture irrigation.

Policy LU-1.3.8 Promote use of our community trail system for the enjoyment of horses and their riders, as well as pedestrians.

Issue LU-1.4 Elfin Forest is a well organized and caring community where residents work together to solve a wide range of issues. Because of this, a stronger community identity is needed.

Goal LU-1.4 A continued strong sense of identity for the community of Elfin Forest.

Policy LU-1.4.1 Seek a separate zip code to enhance a strong community identity for the community of Elfin Forest.

Implementation Plan LU-1.4.1 Coordinate with the US Postal Service to create the new zip code.

Policy LU-1.4.2 Require development to submit plans for review by the Elfin Forest/Harmony Grove Town Council.

Harmony Grove

Issue LU-1.5 Harmony Grove is a rural community threatened by urban sprawl. *Policies on annexation by adjacent jurisdictions are identified in Section 1.2, Community Growth Policy.*

Goal LU-1.5 Preservation of the rural small town feeling of Harmony Grove.

Policy LU-1.5.1 Require minimum lot sizes of two acres for lands designated as Semi-Rural 4 or lower densities and one acre for lands designated as Semi-Rural 1 and Semi-Rural 2 as the standards, unless significant preservation of resources is achieved and specific findings are met for the preservation of community character with the utilization of lot area averaging, planned residential developments, or specific plans.

Policy LU-1.5.2 Require developers to obtain community review and input of their plans prior to permit approval.

Policy LU-1.5.3 Provide for lot sizes that will permit residents to keep leisure and market animals on their property.

Policy LU-1.5.4 Restrict land use primarily to single-family residences outside of the Village.

Goal LU-1.6 Open access community design that fosters a feeling of "one neighborhood" despite multiple developments.

Policy LU-1.6.1 Require large developments to retain connectivity with visual or physical pedestrian/equestrian access to community features.

Policy LU-1.6.2 Promote design of development with a rural, country theme.

Goal LU-1.7 Continued preservation of mature native trees.

Policy LU-1.7.1 Require development designed that avoids the removal of mature trees and encourages shady parking areas with trees.

Goal LU-1.8 Dedicated open space.

Policy LU-1.8.1 When considering the appropriate mitigation for impacts to biological resources within the community, consider local community options first. The acceptance of biological mitigation options outside the planning area is strongly discouraged when appropriate mitigation is available within the planning area.

The Community Planning Group prefers that biological mitigation land for development within the community be purchased within the community to create open space and trails.

Issue LU-1.9 The historic equestrian character of Harmony Grove is threatened by increasing development pressures.

Goal LU-1.9 An attractive equestrian community that encourages environmentally sensitive, responsible horse keeping.

Policy LU-1.9.1 Require disclosure of Harmony Grove's rural nature to potential home buyers in order for new residents to accept the consequences and benefits of living in a rural environment (ie, proximity of large animals and small farms and ranches).

Policy LU-1.9.2 Encourage the keeping of equestrian and market animals.

Policy LU-1.9.3 Encourage proper maintenance of fences and animal enclosures.

Policy LU-1.9.4 Require commercial equestrian facilities to strictly conform to County regulations to ensure maintenance of attractive facilities that enhance the community and promote the health of the animals.

Policy LU-1.9.5 Support the opportunity for home horse keepers to board a very small number of horses to help defray costs of keeping their own animals.

Policy LU-1.9.6 Encourage the use of cross-fencing to promote healthy grass pastures and reduce dust, mud, and erosion. Make recycled water available for pasture irrigation.

Policy LU-1.9.7 Strictly enforce manure and odor control.

Policy LU-1.9.8 Promote the use of a non-motorized trail system for the enjoyment of both horses and their riders, as well as hikers and bicyclists.

Goal LU-1.10 The Preservation of a rural visual environment, including leisure and market animals grazing in fenced front yards.

Policy LU-1.10.1 Reduce front setback requirements to allow grazing, but not housing, of leisure and market animals in residential fenced front yards.

Issue LU-1.11 Agricultural uses, especially small family-owned organic farms, are important to the functioning of Harmony Grove, and are encouraged as part of an environmentally sensitive green community plan.

Goal LU-1.11 Becoming a green community by recycling animal wastes, using reclaimed water for irrigation, and supporting local organic agriculture.

Policy LU-1.11.1 Encourage local distribution of composted animal wastes.

Issue LU-1.12 The rich visual resources of the valley, including a locally significant visual resource, i.e., "Lady of the Valley" mountain formation, are threatened by urban sprawl. *Policies concerning ridgelines are identified in the General Plan Conservation and Open Space Element under Goal COS-12.*

Goal LU-1.12.1 A rural residential lifestyle built in a fashion that is compatible with and sensitive to its natural setting; unspoiled views of intact hills, valleys, and creeks.

1.2 Community Growth Policy

Issue LU-2.1 Elfin Forest and Harmony Grove are rural communities surrounded by cities (Escondido to the northeast and San Marcos to the southwest), and, as such, are threatened by urban sprawl. To preserve the rural lifestyle and to retain value in their rural properties, the communities would like to establish buffers where urban areas are immediately adjacent to rural home sites. For example, Escondido is planning to annex a portion of Harmony Grove to expand a business park. Harmony Grove residents requested that as a condition of annexation, the area adjacent to rural residential homes would include more rural design elements, such as park areas with nature trails, trees within parking lots, and restricted traffic access to local Harmony Grove roads. In areas where more urban residential development may occur (perhaps in San Marcos), densely populated small-lot developments should not be planned adjacent to multi-acre rural home sites. Support for these policies should be garnered from adjacent municipalities.

Goal LU-2.1 Preservation of the rural unincorporated community of Elfin Forest and its cohesiveness with its neighbor, the rural unincorporated community of Harmony Grove.

Policy LU-2.1.1 Coordinate with LAFCO to respect the boundaries of the unincorporated community of Elfin Forest and Harmony Grove, and strongly discourage any portion to be annexed to adjacent cities.

Policy LU-2.1.3 Seek funds to purchase lands with sensitive natural resources to also serve as open space buffers between adjacent cities and the unincorporated community of Elfin Forest – Harmony Grove, and preserve them with a conservation easement to preserve the rural character and habitat.

Policy LU-2.1.4 Maintain open-space buffer between urban areas and rural community to preserve character of unincorporated community.

Issue LU-2.2 Several agricultural operations are finding that limits to their operations are leading them to consider re-zoning and re-development in the near future. In addition, non-resident land speculators have purchased local undeveloped land in the hopes that higher density will be adopted by the Board of Supervisors through General Plan Amendments. Development of these parcels outside the proposed Harmony Grove Village Boundary (refer to Figure 3) with an urban, clustered, or suburban design threatens the continued existence of the rural residential and equestrian character of Elfin Forest / Harmony Grove.

Goal LU-2.2 Preservation of the lifestyle of the rural resident while accommodating growth.

Policy LU-2.2.1 Ensure that ~~the number of urban residences does not greatly exceed that of~~ the rural residen<u>tial</u> ~~ces~~ <u>and equestrian character of</u> ~~in~~ the greater unincorporated communities of Harmony Grove and Eden Valley <u>are maintained by adherence to the Community Plan policies set forth in Section 1.1 “Community Character.”</u>

Policy LU-2.2.2 Allow, within the village boundary, as part of a thoughtful comprehensive community plan, the keeping of livestock on a limited basis on residential lots greater than 1/3 acre, which have become necessary in heretofore rural areas to comply with increased population projections.

Implementation Program LU-2.2.2 Zoning Ordinance

1.3 Community Conservation and Protection

Issue LU-3.1 Much of the coastal area sensitive environmental habitat in San Diego County has been destroyed by development. Elfin Forest and Harmony Grove are one of the last coastal areas in San Diego County with sensitive and endangered habitats that are still intact.

Goal LU-3.1 The continued preservation of Elfin Forest and Harmony Grove's sensitive and endangered habitats.

Policy LU-3.1.1 Encourage the restoration and maintain the watershed, creeks, and riparian areas.

Policy LU-3.1.2 Seek a means to prevent motorized vehicles; i.e. dirt bikes, off road vehicles, etc. in these areas and effectively enforce the restriction.

Policy LU-3.1.3 Encourage developers and public agencies in the County to acquire Elfin Forest's sensitive environmental habitat as mitigation.

Policy LU-3.1.4 Ensure that connectivity of open space is made a priority in targeting areas to be used as mitigation properties or otherwise conserved open space, so as to preserve and increase linkages between wildlife corridors and avoid fragmentation of habitat.

Issue LU-3.2 All cultural resources are valued by the community; they remind the residents of the continuity of the past with the present, and provide an invaluable educational and societal resource.

Goal LU-3.2 The preservation of the significant historic cultural resources in the community. (Elfin Forest)

Policy LU-3.2.1 Encourage the portions of the historic Butterfield stage coach trail located in Elfin Forest to be maintained and identified as such through proper signage.

Goal LU-3.3 A community where significant prehistoric and historic cultural resources will be preserved. (Harmony Grove)

Policy LU-3.3.1 Require development to incorporate the prehistoric and historic rural theme of this community**.**

1.4 Areas of Change: Development Infill and Intensification

Elfin Forest

Issue LU-4.1 The remaining lots available in Elfin Forest for development are subject to cluster and other incompatible development.

Goal LU-4.1 All future development in Elfin Forest that is compatible with the existing community.

Harmony Grove

Refer to General Plan goals and policies.

1.5 Community Facilities

Elfin Forest

Issue LU-5.1 Elfin Forest has six facilities which are important to the community:

- The EFHG Fire Station
- The Elfin Forest Recreational Reserve
- The Gardens at the Fire Station
- The Firewise Garden
- The Native Plant Garden
- Extensive Community Trails.

Goal LU-5.1 The continued maintenance and preservation of community facilities.

Policy LU-5.1.1 Develop, in conjunction with the Elfin Forest Harmony Grove Town Council and other community groups, a maintenance strategy for the miles of private trails in our community

Policy LU-5.1.2 Encourage new trails to complete the system and provide safe passage.

Policy LU-5.1.3 Support the expansion of the Fire Station to include permanent sleeping quarters for our firefighters

Policy LU-5.1.4 Continue to support the expansion of the Elfin Forest Recreation Reserve, where possible.

Harmony Grove

Goal LU-5.2: Preservation of the following community facilities:

- The Fellowship Hall of the Harmony Grove Spiritualist Association – This private facility has served as a meeting room for area residents on many occasions in the past.
- The Elfin Forest Harmony Grove Fire Station – the Fire Station not only houses the volunteer fire department, but also serves as a meeting place for community meetings and events.
- The Johnston-Ward Farmhouse – This historic home has been dedicated to the community for use as a meeting place. The Heritage Gallery on the first floor houses historic artifacts and old photographs of the community.

Goal LU-5.3: Establish a small commercial town center to serve the local community and provide public gathering places as well as opportunities for the sale of locally grown organic produce.

1.6 Other Topics/Issues

a. Commercial (Harmony Grove)

Goal LU-6.1 Small-town feeling for limited commercial developments; land use and business to be compatible with community character and general goals.

Policy LU-6.1.1 Restrict use of land for commercial development to limited community serving facilities, without large aggregations of commercial businesses, and encouraging locally owned businesses serving the community.

Policy LU-6.1.2 Restrict signage and lighting in commercial developments to the minimum required for operation and safety.

b. Industrial (Harmony Grove)

Issue LU-6.2 The sensitive nature of our rural lifestyle is incompatible with most intensive industrial uses. Historic Harmony Grove has sustained many years of quarrying and several abandoned quarries remain in unsafe and un-restored conditions. Such blights on our community should be prevented.

Goal LU-6.2 A community that is not adversely impacted by industrial or mining sites.

Policy LU-6.2.1 Require industrial or mining activities to mitigate impacts from increased traffic, noise, and potential health hazards.

2. Circulation and Mobility (CM)

2.1 Integrated Mobility and Access

Refer to General Plan goals and policies

2.2 Local Road Network

Elfin Forest

Issue CM-2.1 Elfin Forest is a rural community traversed by a two-lane public roadway; Elfin Forest/Harmony Grove Road must be maintained at that level. There is also a system of private roads that are maintained by the adjacent homeowners which provide access to individual properties from Elfin Forest/Harmony Grove Road. The community also has an extensive community trail system, which allows for travel on foot, on bicycle, and on horseback. It is important to the Community to retain a network of two lane roads.

Goal CM-2.1 Roads within the Elfin Forest community that are designed to retain the community's rural character.

Policy CM-2.1.1 Encourage restriction of truck traffic on Elfin Forest and Harmony Grove Road to local deliveries.

Policy CM-2.1.2 Preserve rural character of Elfin Forest by maintaining low traffic speeds on Elfin Forest and Harmony Grove Road.

Policy CM-2.1.3 Limit gross weight allowed on Elfin Forest and Harmony Grove Road, whenever feasible.

Policy CM-2.1.4 Vigorously enforce weight limits and speed limits on Elfin Forest and Harmony Grove Road.

Policy CM-2.1.5 Locate new developments aligning Elfin Forest Road and/or Harmony Grove Road around their core to avoid ensnaring Elfin Forest residents in their local traffic.

Issue CM-2.2 Many of the private roads in the community have excessive and unwanted trespassing onto them. In particular, many nonresidents use these roads to gain access to environmentally-sensitive lands to ride their off-road vehicles or dump trash. In addition, trespassers often build bonfires and party in these rural undeveloped sensitive lands.

Goal CM-2.2 Private roads that are only used by intended property owners.

Policy CM-2.2.1 Support the efforts of local organizations to gate some of the private roads to reduce wildfire risk and facilitate emergency evacuation. Gates to be installed per the California Fire Code and County Fire Code Section 902.2.4.1.

Policy CM-2.2.2 Discourage unauthorized access to preserve areas.

Implementation Program CM-2.2.2 Install signage, and gates, where feasible, to restrict access to County-owned preserve areas.

Harmony Grove

Issue CM-2.3 Harmony Grove has private roads to provide access to many residential and agricultural uses. Some of these are not adequately named or identified for public safety purposes.

Goal CM-2.3 Quiet residential streets safe for pedestrian, bicycle, and equestrian use and adequately identified for emergency response service providers. Low traffic volume and low traffic speeds and commercial weight limits traffic calming areas; scenic highways.

Policy CM-2.3.1 Restrict local public roads to two-lane, undivided, curving streets with established speed and weight limits commensurate with residential equestrian neighborhoods.

Policy CM-2.3.2 Encourage a study for traffic calming strategies, where necessary, and the restriction of truck traffic to local deliveries.

2.3 Fire Access/Egress Routes

Issue CM-3.1 Many private roads within Elfin Forest are not adequately named or identified for adequate public safety responses.

Goal CM-3.1 All private roads are named or identified so that all emergency vehicles know where they are located.

Policy CM-3.1.1 Create, in conjunction with the Elfin Forest – Harmony Grove Town Council, a naming system consistent with existing community street names, and a list of potential names for each unnamed street.

Implementation Program CM-3.1.1 The EFHGTC will establish a timeframe by which all unnamed streets in Elfin Forest will be correctly named and signed for emergency responders to locate.

Implementation Program CM-3.1.2 The EFHGTC will develop a process associated with the timeline through which the Town Council Board will have the authority to choose a name should the street residents are unable to come up with a consensus in the time allocated.

Issue CM-3.2 Many existing private roads in Elfin Forest are not wide enough to accommodate trailers and evacuate traffic in case of an emergency, and cannot be widened.

Goal CM-3.2 Fire access roads that provide for emergency evacuation without interference from trailers and incoming traffic.

Policy CM-3.2.1 Require appropriately designed access be provided with the approval of large animal boarding.

Policy CM-3.2.2 Consider emergency evacuation and local road conditions when granting new building permits along those constricted egress routes.

Implementation Program CM-3.2.2 A committee comprised of members of the Elfin Forest/Harmony Grove Town Council and the Elfin Forest/Harmony Grove Fire Department to study this problem and

recommend possible solutions, such as vegetation management, turn outs at certain points along the roads, and possible amendments to the County Private Road Standards.

2.4 Local Transit

Refer to General Plan goals and policies

2.5 Pedestrian

Elfin Forest

Refer to General Plan goals and policies

Harmony Grove

Issue CM-5.1 Because there are no sidewalks, Harmony Grove residents, equestrians and bicyclists must currently travel directly on the major roads, and this represents a serious safety hazard that will only become worse as the area is built out. Off-road trails are needed to provide safe passage for the residents and their children.

Goal CM-5.1 Safe passage for pedestrians throughout the Harmony Grove community.

Policy CM-5.1.1 Require construction of pedestrian trails linking each and every house as a condition of development for subdivisions with 5 or more homes.

2.6 Bicycle and Trails

Elfin Forest

Issue CM-6.1 Currently the private trails in the Elfin Forest are maintained by property owners or by the Elfin Forest Landscape Foundation. Ongoing funding sources for this organization need to be identified.

Goal CM-6.1 Long-term adequate maintenance of Elfin Forest trails**.**

Policy CM-6.1.1 Explore long term funding opportunities where trail users and public agencies can contribute to provide long term maintenance.

Implementation Program CM-6.1.1-1 Funding will be solicited through grants and requests from the County and other agencies to establish a permanent funding source.

Implementation Program CM-6.1.1-2 The Town Council Board will organize regular “Community Clean-up events” to defray the costs of ongoing maintenance.

Implementation Program CM-6.1.1-3 One of the local organizations will be tasked with managing the Trail Maintenance Endowment in such a way that only the interest from the endowment is used for ongoing management activities.

Implementation Program CM-6.1.1-4 Encourage dedication of trails to the County (see below).

Implementation Program CM-6.1.1-5 Consider additional funding or assessments strategies.

Harmony Grove

Issue CM-6.2 A particular problem exists along the southeastern terminus of Country Club Drive, where bicyclists, hikers, and equestrians would be traveling towards the Del Dios Highlands County Preserve or the Lake Hodges Recreational Area. There is an Arizona bridge with no bicycle lane or safety rails that can be hazardous to cross, particularly in wet weather at the intersection of County Club Drive and Harmony Grove Drive.

Goal CM-6.2 A multi-use trail system linking the Harmony Grove community to major recreational areas such as Lake Hodges, Elfin Forest Preserve, and Jack's Pond.

Policy CM-6.2.1 Seek funds to better provide crossing for pedestrians on trails.

Refer to General Plan Goals and Policies for more policies on Trails and Pedestrian Connectivity

2.7 Aviation

Refer to General Plan goals and policies

2.8 Trip Reductions

Elfin Forest

Refer to General Plan goals and policies.

Harmony Grove

Issue CM-8.1 A major high tech business park, the Escondido Research and Technology Center, is located immediately to the northeast of Harmony Grove. Excess commuter traffic can create hazards along the rural county roads of this community.

Goal CM-8.1 Safe roadways for vehicle, pedestrian, equestrian, and bicycle passage.

Policy CM-8.1.1 Encourage road designs that support low speeds appropriate for a rural neighborhood, and the use of curves and stop signs as appropriate for traffic control.

Policy CM-8.1.2 Encourage the use of electric commuter shuttle system between the business park and the Harmony Grove Village center.

2.9 Parking

Refer to General Plan goals and policies

2.10 Infrastructure and Utilities

a. Water:

Issue CM-10.1 San Diego County has limited water resources.

Goal CM-10.1 Elfin Forest and Harmony Grove will wisely use its valuable water resources, as well as educational resources.

Policy CM-10.1.1 Encourage native, drought-tolerant, and fire-wise landscaping for existing development through the continued maintenance and development of the Fire Wise Garden.

b. Sewer/septic

Issue CM-10.2 Septic systems are the sole and preferred sewage management for Elfin Forest, because they ensure that Elfin Forest - Harmony Grove will remain a rural community.

Goal CM-10.2 A sewage disposal system that retains the rural character of Elfin Forest - Harmony Grove

Policy CM-10.2.1 Require all proposed new development to use septic systems with one septic system per dwelling unit.

c. Storm drainage

Issue CM-10.3 The Escondido Creek passes through Elfin Forest on many residential lots and the public should be aware of the problems of stormrunoff.

Goal CM-10.3 A population that is aware of potential hazards from runoff

Policy CM-10.3.1 Encourage programs and other means for the community to be fully-informed as to the risks of storm drainage and runoff to the creek, the San Elijo Lagoon and Pacific Ocean.

d. Energy

Refer Conservation and Open Space Goals and policies

e. Landfill

Refer to General Plan goals and policies

f. Telecommunications

Issue CM-10.4 While improved telecommunication technology is necessary and desirable there are sometimes negative impacts on communities.

Goal CM-10.4 Telecommunications equipment properly located that minimally impacts the Elfin Forest and Harmony Grove communities.

Policy CM-10.4.1 Require mitigation of noise to adjacent residential properties.

Policy CM-10.4.2 Require, to the maximum extent feasible, telecommunication infrastructure at Elfin Forest's Community Facilities sites

– the Elfin Forest/Harmony Grove Fire Station and the Elfin Forest Recreational Reserve.

Policy CM-10.4.3 Utilize masking systems to cause new towers to resemble natural vegetation.

3. Conservation and Open Space (COS)

3.1 Resource Conservation and Management

a. Agricultural soils and production

Refer to General Plan goals and policies

Issue COS-1.1 Significant agricultural resources including egg ranches, horse ranches, avocado, citrus, and deciduous fruit growing operations exist and uphold the rural community character.

Goal COS-1.1 Agricultural resources that enhance the environment and contribute to the rural community vision.

Policy COS-1.1.1 Encourage the establishment of "green" small family owned farms and vineyards.

Policy COS-1.1.2 Encourage the use of recycled water for organic farms.

Policy COS-1.1.3 Provide for farmer's markets to allow for the sale of local produce in the future Village.

Goal COS-1.2 Native soil and topography moderately interspersed with low impact residential and agricultural uses.

Policy COS-1.2.1 Require development to minimize impact on soil resources. Topography is to be maintained, wherever possible.

b. Plant and animal habitats and wildlife corridors

Issue COS-1.2 Elfin Forest contains large amounts of sensitive lands including wildlife corridors, the Escondido Creek floodplain, riparian vegetation, wetlands, woodland resources, and steep slopes.

Goal COS-1.2 The preservation of Elfin Forest's sensitive plant and animal habitats and wildlife corridors.

Policy COS-1.2.1 Require mitigation land for development projects within the community to be purchased within Elfin Forest to preserve our sensitive plant and animal habitats, to the extent possible.

Policy COS-1.2.2 Make it a priority for Elfin Forest areas to be purchased for mitigation property, including mitigation for development impact elsewhere in San Diego County.

Policy COS-1.2.3 Increase total preserved open space acreage through actively pursuing grants, donations, private endowments, non-profit acquisition, and public trusts.

Policy COS-1.2.4 Restrict agricultural uses to exclude growing of the most invasive types of vegetation that can spread to the native habitat.

Goal COS 1.3 The preservation of natural creeks and riparian areas.

Policy COS-1.3.1 Promote the preservation of Escondido Creek in its natural state and ensure that any new development, such as homes, animal enclosures, driving ranges, etc, are adequately separated and buffered from the creek to prevent erosion, runoff, or pollution of the creek.

Policy COS-1.3.2 Integrate development plans with the native habitat in such a way as to permanently preserve vast amounts of open space and continuous wildlife corridors.

Policy COS-1.3.3 Protect the water quality of the Escondido Creek by educating residents and enforcing regulations about dumping near or into the Creek, as well as by enacting a gate system preventing trespassers in the areas most affected by dumping creekside (Suerte del Este and Canyon de Oro).

Policy COS-1.3.4 Support educational programs and opportunities for owners of large animal keeping facilities on proper manure storage/disposal to prevent creek contamination.

Goal COS-1.4 Work with the Water Districts to visually mitigate for all water construction projects.

Policy COS-1.4.1 Prohibit water storage tanks on ridgelines and in public view.

c. Scenic resources and highways

Issue COS-1.5 Elfin Forest Road / Harmony Grove Road is on the County Scenic Highway System. Harmony Grove Road has many curves with rocks cut on one side and Escondido Creek with mature vegetation and native wildflowers and rugged mountains lining the other side. It is included in the Conservation and Open Space Element, Table COS-1 County Scenic Corridors

d. Surface, groundwater and watersheds

Issue COS-1.6 The Escondido Creek along with smaller and seasonal creeks in Elfin Forest are at risk for surface pollution from residential chemicals, animal keeping activities, and broken septic systems.

Goal COS-1.6 The Escondido Creek, smaller and seasonal creeks that are free of pollution.

Policy COS-1.6.1 Establish education programs to protect surface and groundwater in the community from runoff of pollutants.

Implementation Program COS-1.6.1 Educating residents on proper use of chemicals, encouraging organic gardening, and Best Management Practices for Large animal keeping; including French drains for washing areas, containment of manure, and composting manure.

e. Mineral resources

Refer to General Plan goals and policies

f. Air quality

Refer to General Plan goals and policies

g. Water and energy

Refer to General Plan goals and policies

Issue COS-1.7 Exploring alternative energy sources and assuring that all new developments have sufficient energy sources is a high priority in Elfin Forest.

Goal CM-1.7 A rural residential community which will work to conserve energy so that there is enough power to meet the needs of its residents and agricultural businesses.

Policy CM-10.7.1 Encourage new and existing residents to explore alternative sources of energy.

3.2 Parks and Recreation

The community of Elfin Forest has indicated through two community surveys that ballparks, playgrounds, and other active use parks are not desired because they would not be in keeping with the community's rural character.

Issue COS-2.1 Parks should be passive use facilities to avoid adverse impacts on this historic rural community. (Harmony Grove)

Goal COS-2.1 A small neighborhood park, preferably on a floodplain near a creek, that is accessible by trail system. (Harmony Grove)

Policy COS-2.1.1 Make it a priority to acquire open space for small parks along trail routes, which have mature native landscaping, picnic tables, and minimal playground equipment. Restrict active recreational facilities, and minimize lights and paved areas. (Harmony Grove)

3.3 Community Open Space Plan

Elfin Forest

Refer to General Plan goals and policies

Harmony Grove

Issue COS-3.1 Development of the Harmony Grove area could significantly impact the establishment of a sensitive lands open-space system, because the site contains the Escondido Creek floodplain and riparian vegetation, wetlands, woodland resources, and steep slopes.

Goal COS-3.1 Open space preserves of coast live oak riparian forests, oak woodland chaparral, native grasslands, and coastal sage scrub.

Policy COS-3.1.1 Preservation of open space banks of native habitat is a key element of this plan. Developers are required to mitigate for damages by purchasing open space in the area in conjunction with local preservation groups.

Goal COS-3.2 A community where all living things including humans, invertebrates, fishes, amphibians, reptiles, birds, mammals, and native vegetation live together in harmony.

Policy COS-3.2.1 Require developments to preserve, to the extent feasible, large banks of open space, including ridgelines, in their natural habitat.

Policy COS-3.2.2 The riparian continuous corridor is preserved and protected. Any possible runoff into the stream is to be abated.

Policy COS-3.2.3 Require developers to mitigate loss of habitat and impact to a critical population of sensitive species by purchasing mitigation land to be enjoyed as open space for all in conjunction with local public land trusts.

Policy COS-3.2.4 Require sensitive habitat be preserved through designation as open space and through dedication of open space easements prior to development.

4. Safety (S)

4.1 Hazards/Risk Avoidance and Mitigation

a. Seismic and geologic risks

Refer to General Plan goals and policies

b. Flooding

Issue S-1.1 During many rainstorms, the Escondido Creek floods and causes Elfin Forest/Harmony Grove Road and Suerte Del Este to be closed.

Goal S-1.1 Safe ingress/egress to the community during heavy rains

Policy S-1.1.1 Require new construction to have County approved bridges appropriate for use and weight as access/egress.

c. Wildland fire

Issue S-1.2 Elfin Forest and Harmony Grove are located in a high wildland fire threat area, and the EFHG Fire Department is the core of the community.

Goal S-1.2 To have the EFHG Fire Dept. provide timely response to fire and medical emergencies, while maintaining an advanced level of training.

Policy S-1.2.1 Encourage the EFHG Fire Dept to provide 24/7 staffing either at the fire station or on-call from home.

Policy S-1.2.2 Support the EFHG Fire Dept through fund-raising activities, and help to insure adequate funding by the County.

Policy S-1.2.3 Assure that the special taxes that are paid by Elfin Forest and Harmony Grove residents for their Volunteer Fire Department are not diverted to other parts of the County, and if the Volunteer Fire Department is ever disbanded, assure that the Special Tax is also eliminated.

Goal S-1.3 Educate the community about how to be fire safe. (Elfin Forest)

Policy S-1.3.1 Ensure that the community knows and practices all aspects of being fire-safe, including fire-safe landscaping and maintaining residential areas in a fire-safe manner.

Policy S-1.3.2 Encourage twice yearly fire safe inspections by Cal Fire.

Goal S-1.4 Prevent risk of wildfires from trespassers building bonfires and driving off-road vehicles in the native chaparral. (Elfin Forest)

Policy S-1.4.1 Support community organizations installing gates to block access to high fire risk areas where trespassers build bonfires at night and effectively enforce no trespassing ordinances.

Goal S-1.5 Timely response to fire and medical emergencies. (Harmony Grove)

Policy S-1.5.1 Make it a priority to improve response times for Harmony Grove with the development of a fire station.

Policy S-1.5.2 Investigate methods to support the volunteer fire department by special taxes and fund raising activities; and develop additional fire/police stations in community.

Goal S-1.6 Paramedic service that is available to all residents of Harmony Grove. (Harmony Grove)

Policy S 1.6.1 Support the annexation of Harmony Grove into CSA 17 to provide paramedic service.

4.2 Emergency Preparedness and Response

Refer to General Plan goals and policies

4.3 Other Topics – Law Enforcement

Issue S-3.1 Elfin Forest and Harmony Grove are relatively crime-free communities.

Goal S-3.1 A safe environment through community design and citizen participation.

Policy S-3.1.1 Encourage formation of neighborhood watch groups.

Policy S-3.1.2 Establish close, regular contact between citizen's groups and the San Diego County Sheriff and the California Highway Patrol.

5. Noise (N)

5.1 Noise Sources

Issue N-1.1 Noise from Elfin Forest Road is excessive to many residents whose homes are located on or near the roadway.

Goal N-1.1 Limited traffic volumes and noise impacts on Elfin Forest Road.

Policy N-1.1.1 Encourage exploration of alternative design engineering techniques to reduce traffic volumes and noise impact along Elfin Forest Road.

Policy N-1.1.2 Encourage enforcement of weight limit for trucks on Elfin Forest Road.

Issue N-1.2 Local agricultural businesses may produce limited mechanical or other noises.

Goal N-1.2 Elfin Forest should be quiet and free of excessive or objectionable noise.

Policy N-1.2.1 Establish noise standards especially for a rural residential area which acknowledges existing agricultural uses.

5.2 Noise Standards and Mitigation

Refer to General Plan goals and policies

5.3 Other Topics/Issues

None

6. Harmony Grove Village Specific Plan Areas (SPAs)[1]

Harmony Grove Village is made up of two specific plan areas: Harmony Grove Village (HGV) and Harmony Grove Village South (HGVS). The ~~Harmony Grove Village~~HGV Specific Plan Area is comprised of approximately 468 acres located both north and south of the intersection of Harmony Grove Road and Country Club Drive in the community east of the City of Escondido known as Harmony Grove. It is, primarily a residential village that provides a range of for-sale housing to accommodate broad market needs. It contains a maximum of 742 detached residential units, resulting in an average gross density of 1.6 dwelling units per acre. Residential lots range in size from under 5,000 square feet to over two acres.

~~Harmony Grove Village~~HGV includes a pedestrian-oriented mixed-use core that combines commercial, residential, live/work, recreational, and public uses. Community amenities include parks, open space, a multi-use trail system, and equestrian facilities. Development within Harmony Grove Village will be governed by the adopted Harmony Grove Village Specific Plan.

The HGVS Specific Plan Area is comprised of approximately 111 acres located southeast of the intersection of Harmony Grove Road and Country Club Drive. It offers a wide range of detached and attached housing types as well as limited commercial/civic uses that complement and support the uses within the contiguous HGV. The development is designed to encourage residents to walk to amenities and services provided within the HGV mixed-use core , the commercial/civic uses offered within HGVS, and the adjacent Equestrian Ranch. Lower-intensity residential uses are located around the perimeter of the site, providing transitions into the existing surrounding Semi-Rural uses. Harmony Grove Village South contains a maximum of 453 dwelling units. It is proposing development at a density of approximately 8.4 dwelling units within its core, which is very similar to the Village Center (Planning Area 1) of Harmony Grove Village, which is approximately 8.7 dwelling units per acre.

HGVS will complete HGV and contribute to the vision for the community by allowing for a variety of residential types not currently offered within HGV. It will focus higher density residential and supporting village land uses within the heart of the Harmony Grove valley. The complete Harmony Grove Village area will implement the community development model by concentrating more intense uses within the core of the valley and gradually fanning out into lower density semi-rural and rural land uses. Both HGV and HGVS offer building massing and design that is compatible with the character of the Harmony Grove

[1] Large portions of the content of this section are paraphrased or copied from the Harmony Grove Village Draft specific plan/General Plan Amendment GPA 04-40/SP 04-03 October 2006 and the Harmony Grove Village South Draft Specific Plan/General Plan Amendment (PDS2015-GPA-15-002/PDS2015-SP-15-002). For further information or details not highlighted in this text, please refer to the approved SPA documents.

community. HGVS is also sensitively sited to preserve significant open space, create wildlife corridors, and reflect a rural residential design.

Community amenities within HGVS include 35 acres of biological open space, public and private parks, community gardens, equestrian hitching posts, and a community/clubhouse building with recreational and commercial uses, to honor and celebrate the heritage of the site.

Development within Harmony Grove Village will be governed by the adopted Harmony Grove Village and Harmony Grove Village South Specific Plans.

6.1 Existing uses and site characteristics

The ~~site~~ Village is a ~~468~~579-acre irregularly shaped area with a relatively flat valley floor and more rugged terrain to the east, ~~and~~ west, and south. Elevation change is from 570 feet above mean sea level (MSL) to ~~800~~ 938 feet above MSL. More than half ~~the~~ of the Harmony Grove Village Specific Plan Area~~site~~ is at less than a 15% ~~percent~~ slope; ~~however,~~ 9 percent of the site is at more than a 50% slope. Approximately 60 percent of the Harmony Grove Village South Specific Plan Area has an existing slope of less than 25%; 4 percent of the site has a slope of more than 50%. The ~~site~~ Village lies outside of the current MSCP but within the boundary of the draft North County MSCP (see Appendix). Portions of the area have high sensitivity and/or wetland classification. The Escondido Creek traverses the site from east to west ~~in the southern portion~~just south of Harmony Grove Road. Original uses were dairies, egg ranches, avocado/citrus groves, quarries, a fertilizer processing operation, vacant land, and scattered residences.

Issue SPA-1.1 ~~This SPA~~The Harmony Grove Village and Harmony Grove Village South Specific Plans establish~~es~~ uses and guidelines for a master planned community, hereafter called Harmony Grove Village (HG Village), within the 100 year old historic agricultural/residential area called Harmony Grove. HG Village is designed to create community and preserve the rural lifestyle of the existing residents. It is part of an overall vision that requires a specific pattern of development of generally decreasing density and increasing rural character with increasing distance from the Village center.

Goal SPA-1.1 The planning for HG Village should be integrated with and directly assist in implementing the Community Development Model (see Guiding Principle 2 of the General Plan).

Policy SPA-1.1.1 Planning for HG Village should complement the goals and polices set forth in the Harmony Grove chapter and the entirety of the San Dieguito Community Plan.

6.2 Issues affecting development

Issue SPA-2.1 The site has been heavily disturbed by ~~the existing~~prior agricultural operations. Natural drainage courses within the site have been modified and surface flow has been redirected. Ponds containing dairy operation waste run-off water are heavily contaminated**.**

Goal SPA-2.1 Restored riparian and woodland areas.

Policy SPA-2.1.1 Require the new development to:

- Restore the degraded creeks, naturalize the creek banks, and restore the natural drainage patterns, where possible;
- Avoid contamination of Escondido Creek;
- Protect the oak woodlands on site;
- Provide biological buffers, where appropriate; and
- Remove and replace heavily contaminated soils.

Issue SPA-2.2 The surrounding historic community is rural equestrian and agricultural, and the HG Village will have more urban densities. The rural lifestyle must not be lost to urban sprawl.

Goal SPA-2.2 Preservation of the unique features of a rural lifestyle, while integrating the urban lifestyle of the HG Village.

Policy SPA-2.2.1 Require new HG Village residents to show support for local and state right-to-farm regulations.

Policy SPA-2.2.2 Allow limited keeping of livestock on lots 1/3 acre and greater within the Specific Plan Areas.

Policy SPA-2.2.3 Allow for a system of recreational multi-use trails that will connect the more urban center with the larger rural homes at the periphery of the SPAs and beyond into the existing residential community.

Policy SPA-2.2.4 Use design features and architectural styles compatible with a rural equestrian theme.

Policy SPA-2.2.5 Strictly adhere to the restrictions imposed by the Village Boundary (shown in section 1.0 of this plan).

Policy SPA-2.2.6 The sewage treatment method selected ~~must be sized~~ for Harmony Grove Village and Harmony Grove Village South Specific Plan Areas must be adequately sized.~~for this project without the possibility for expansion.~~

Policy SPA-2.2.7 ~~The d~~Development within ~~this~~ the SPAs must incorporate the name “Harmony Grove” and must not be subdivided into communities with other names, so as to foster a feeling of “one town.”

Issue SPA-2.3 The dark skies must be preserved.

Goal SPA-2.3 Preservation of the dark nighttime skies.

Policy SPA-2.3.1 Any development must conform to preserving dark nighttime skies.

Implementation Program SPA-2.3.1 Residential lighting should preserve dark nighttime skies; street lighting should be directed

downward to reduce scattered light; and restrict signage to minimum required for operation and safety.

6.3 Vision for site conservation and/or development

Issue SPA-3.1 The HGV site contains several tributaries of the Escondido Creek and mature oak woodlands ~~that~~ that should be enjoyed by the community.

Goal SPA-3.1 Restoration and preservation of riparian and woodland areas, and provide protected public access to these.

Policy SPA-3.1.1 Allow for public trails along riparian and wetland areas.

Issue SPA-3.2 The HGVS site contains sensitive biological resources.

Goal SPA-3.2 Preserve large blocks of contiguous open space within HGVS.

Policy SPA-3.2.1 Concentrate development on the least sensitive areas of the site to the extent feasible.

Issue SPA-3.3 Portions of the HGVS site contain steep slopes.

Goal SPA-3.3 A community that is designed to be respectful to the existing landform and preserves the prominent and highly valued ridgelines that define the Harmony Grove valley.

Policy SPA-3.3.1 Concentrate HGVS development on the flatter areas of the site and avoid encroaching into significant steep slopes, or those slopes that are both highly visible and visually interesting and unique.

Issue SPA-3.~~2~~ 4 The HGV site contains an historic building, the Johnston-Ward Farmhouse.

Goal SPA-3.~~2~~ 4 Preservation of the Johnston-Ward Farmhouse for use as a public museum and Heritage Gallery.

Policy SPA-3.~~2~~4.1 To the extent possible, incorporate a dedication of this historic building into mitigation plans.

6.4 Concepts for land uses

This section identifies concepts for land uses to be accommodated; their physical form and character; access and mobility; infrastructure and services; resource conservation; and other relevant elements.

Issue SPA-4.1 The HGV Village center must include a commercial area that is attractive and safe and provide amenities that serve the local population without specifically attracting tourists.

Goal SPA-4.1 A true community center for a rural area complete with: a range of housing, a local-serving commercial area and walkable core, restored farmhouse museum, and public equestrian facilities.

Policy SPA-4.1.1 Give preference to local-serving businesses, such as country store, butcher, baker, and farmer's market.

Policy SPA-4.1.2 Provide for shopkeeper units to encourage that the commercial area has a human presence at all hours.

Policy SPA-4.1.3 Provide a public equestrian arena that would be managed in cooperation with the County.

Policy SPA-4.1.4 Provide a protected corral/staging area near the trails and the country store so that equestrians can dismount and tie their horses.

Issue SPA-4.2 Harmony Grove Village includes uses south of Escondido Creek such as the Equestrian Ranch and the Harmony Grove Village South Specific Plan Area.

Goal SPA-4.2 Strong connections between the Village Center and destinations south of Escondido Creek.

Policy SPA-4.2.1 Enhance multi-modal access across Escondido Creek.

Policy SPA-4.2.2 Establish an equestrian-friendly commercial/civic center within HGVS that ties to the HGV Village Center and the Equestrian Ranch via multi-use trails and pathways.

Policy SPA-4.2.3 Encourage pedestrian activity between HGV, the Equestrian Ranch, and HGVS by incorporating trails/pathways, shade trees, wayfinding/signage features, and street furniture along Country Club Drive.

6.5 Transitions and linkages with adjoining existing and planned development

Issue SPA-5.1 The Village must create a sense of community for the existing as well as new residents.

Goal SPA-5.1 Provision of open access to public Village features.

Policy SPA-5.1.1 Create public trails/walkways to the Commercial areas, main parklands, trails along the waterways, regional trails, and public equestrian facilities.

Policy SPA-5.1.2 Provide controlled crossing lights with buttons at equestrian as well as pedestrian heights where multi-use trails cross busy streets.

Issue SPA-5.2 Sometimes homeowners associations or neighborhood groups decide to eliminate portions of private trails.

Goal SPA-5.2 Provision of permanent public multi-use trails that connect various local communities and places of interest.

Policy SPA-5.2.1 Provide a connection to the dedicated County trails, and ensure that all Village public trails are dedicated to the County to preserve these for the entire community.

6.6 Phasing of development

Issue SPA- 6.1 The construction traffic and heavy trucks can be very disruptive to a rural community with no sidewalks where pedestrians and equestrians must walk in the streets.

Goal SPA-6.1 Local roadways will remain safe for pedestrian and equestrian use throughout the development build out.

Policy SPA-6.1.1 The new commuter roadway, now called Lariat Drive, should be built early in the HGV development phase so that construction traffic can be routed away from the local rural roads.

Policy SPA-6.1.2 Adequate advance notice will be given before extra wide or large materials will be transported on local roads.

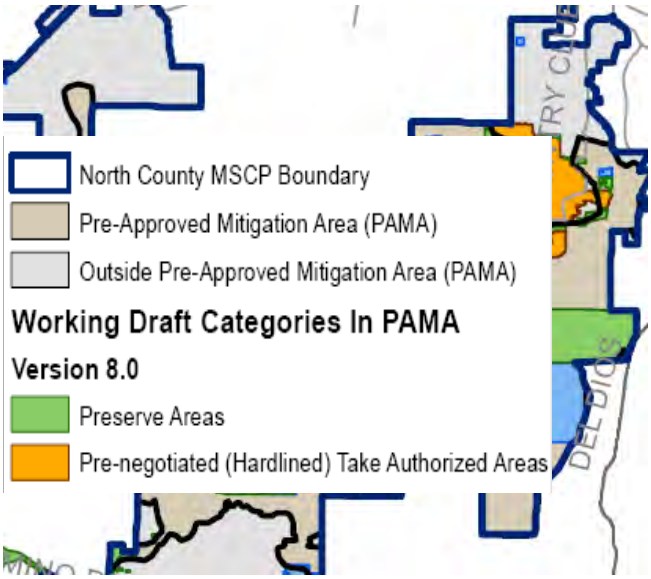
Issue SPA-6.2 The rugged terrain can absorb or redirect the sound of the warning sirens used during construction blasting. The sudden blast noise and concussion can frighten horses causing riders to fall and make riding horseback especially hazardous for area residents.

Goal SPA-6.2 All residents will receive notice prior to blasting and equestrians will receive sufficient notice immediately prior to blasting to allow riders to dismount and secure their horses.

Policy SPA-6.2.1 The warning sirens should be tested to ensure that area residents can properly hear these sirens or other means of notification, ie, cell phone calls, should be set up to ensure that everyone receives adequate notice before each blasting event occurs.

Appendix: Biological Diversity

The maps in this section detail the rich variety of rare habitats which call Elfin Forest and Harmony Grove home and therefore the need to preserve and conserve as much open space as possible.

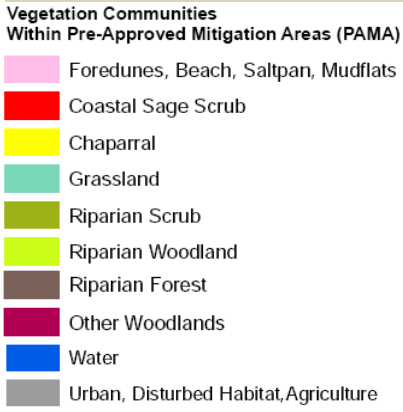


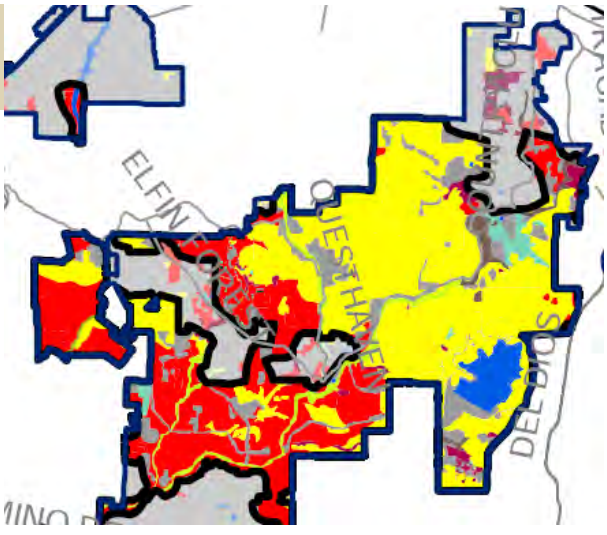
North County
Multiple Species Conservation Program
Preserve Planning Map

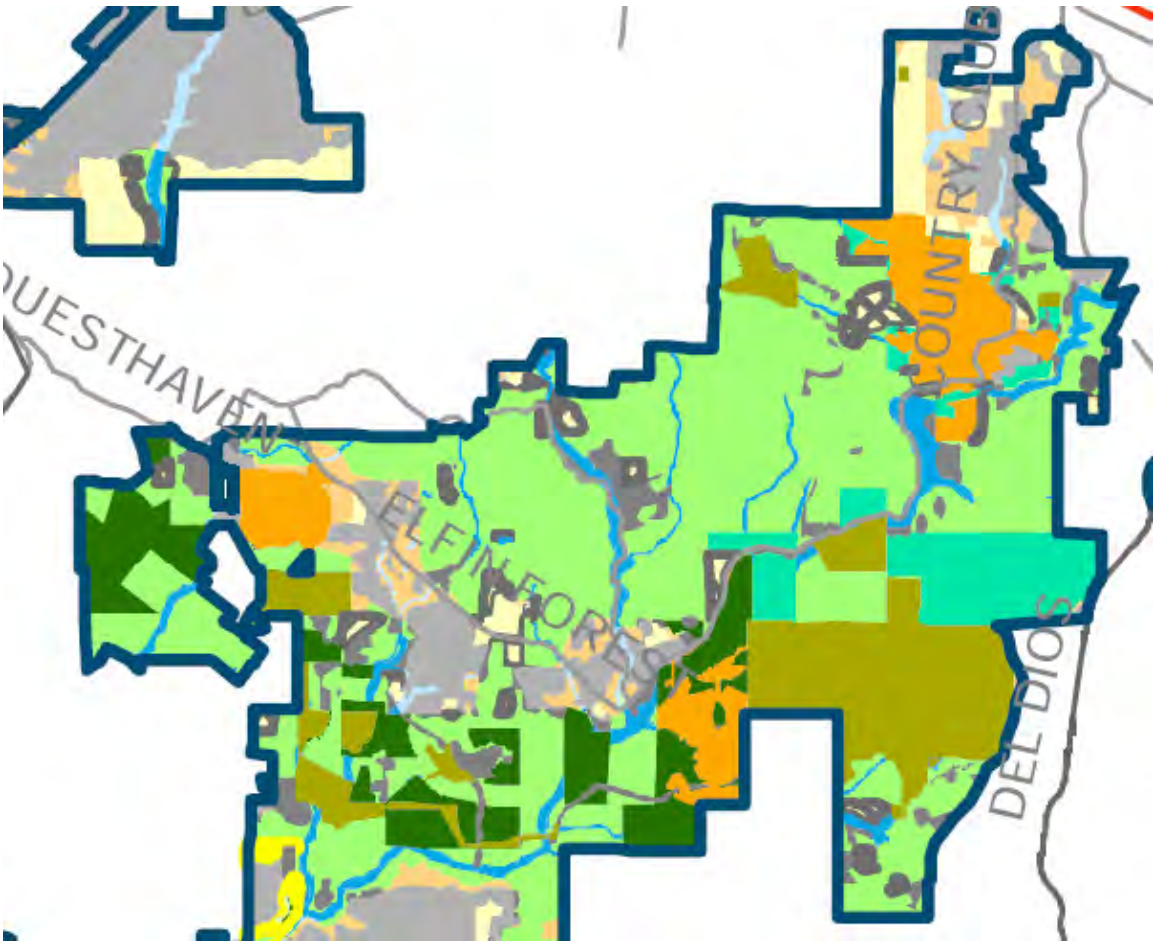
This above map from the Draft North County MSCP shows that most of Elfin Forest and Harmony Grove are located in the Pre-Approved Mitigation Area (PAMA). Furthermore, it shows that there are already large swaths of land preserved, either through the Olivenhain Municipal Water District (in blue above, including the Elfin Forest Recreational Reserve), or preserved open space (in green above). It is our intent to work with the County and other agencies to conserve the remainder of the PAMA in its natural state; thereby safeguarding the largest wildlife corridor east of Interstate15 to protect the unique ecosystem in our valley.

The following maps provide further testimony to the richness and biodiversity of the Elfin Forest area. The first provides an overview of the vegetation communities, which is primarily Coastal Sage Scrub, a habitat severely threatened by development.

North County
Multiple Species Conservation Program
Vegetation Communities







Water Districts

Urban/Developed outside PAMA

Urban/Developed within PAMA

Hardline Gains

Riparian/Wetland Habitat and Transition Zone within PAMA

Pre-negotiated (Hardlined) Take Authorized Areas

Natural Upland Habitat within PAMA

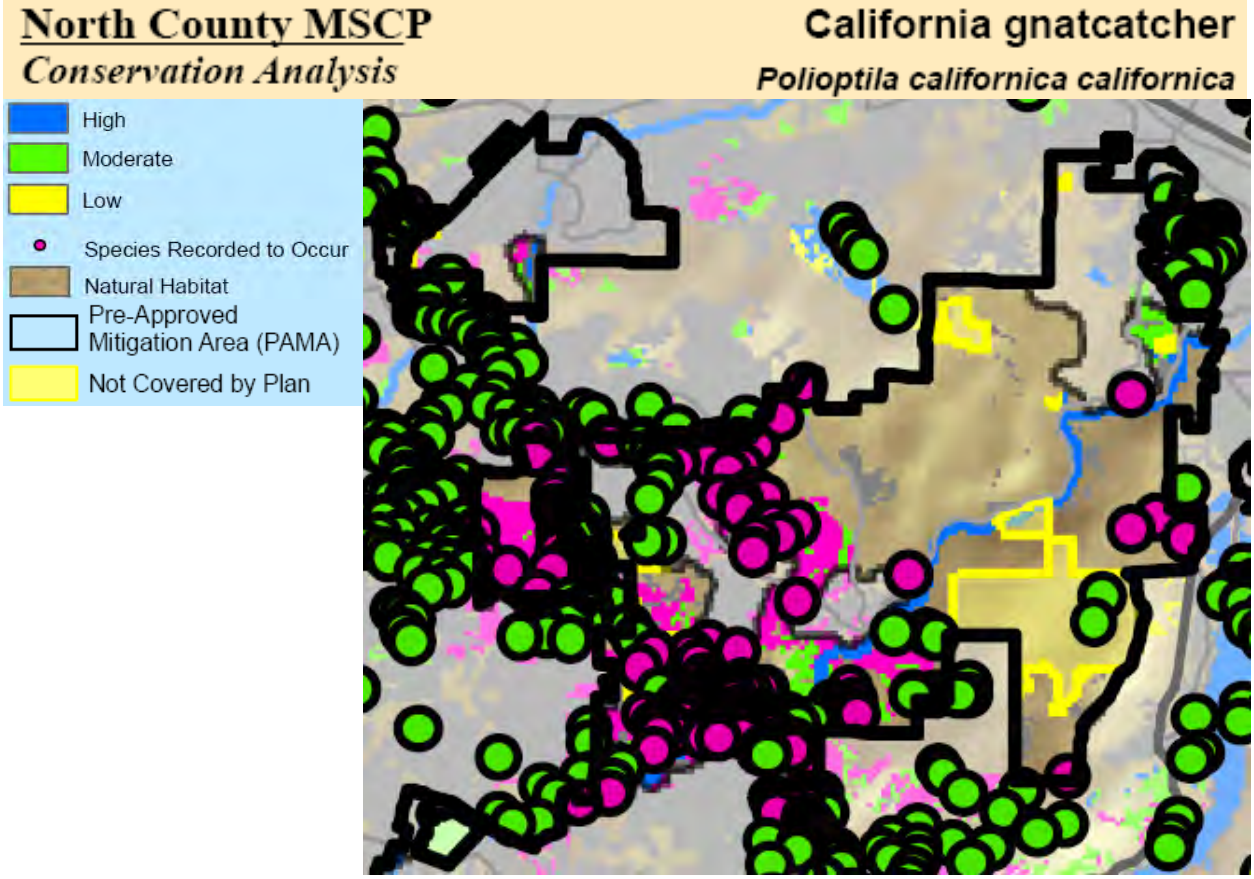
Baseline Preserve

North County MSCP Boundary

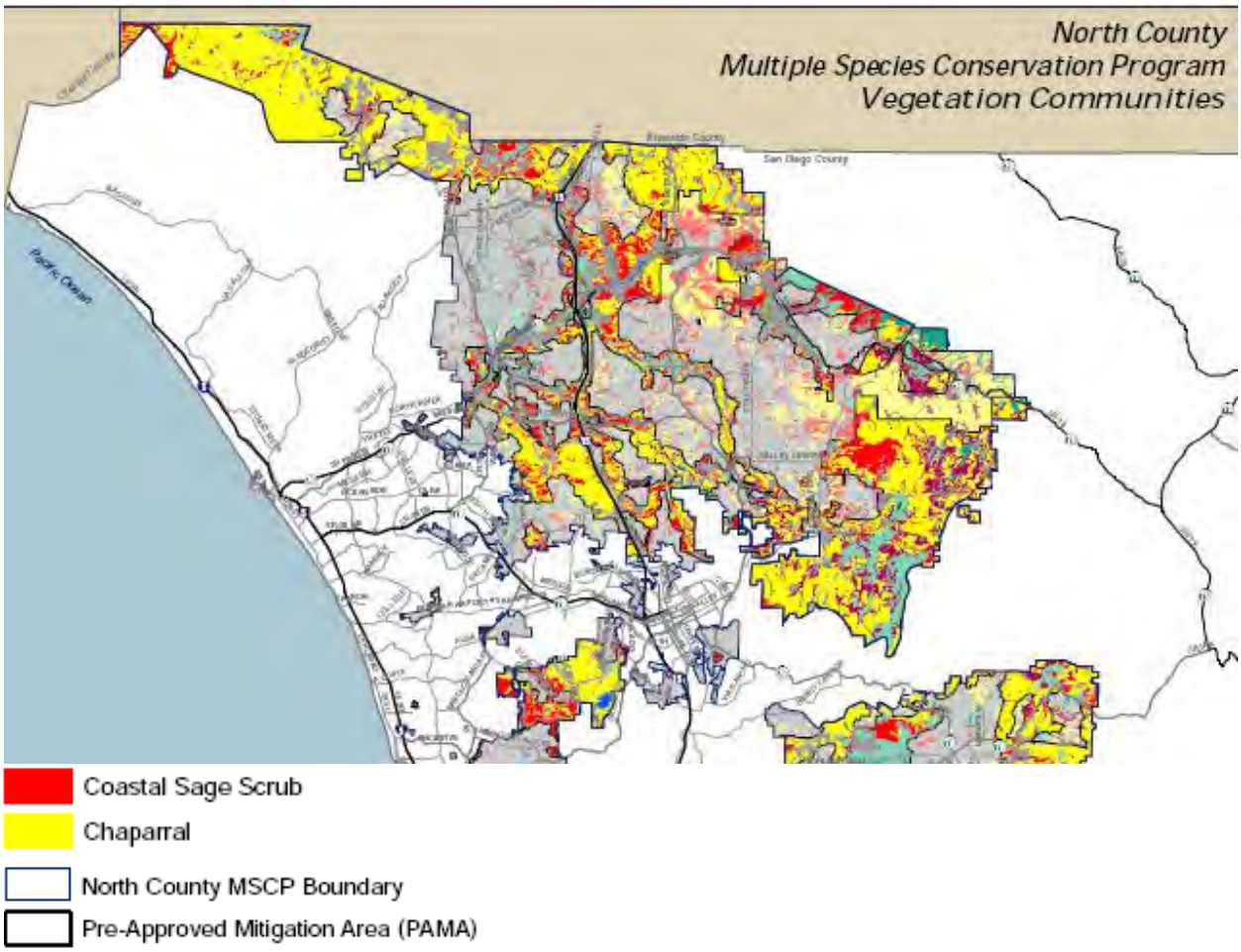
Working Draft Categories PAMA

Version 8.0

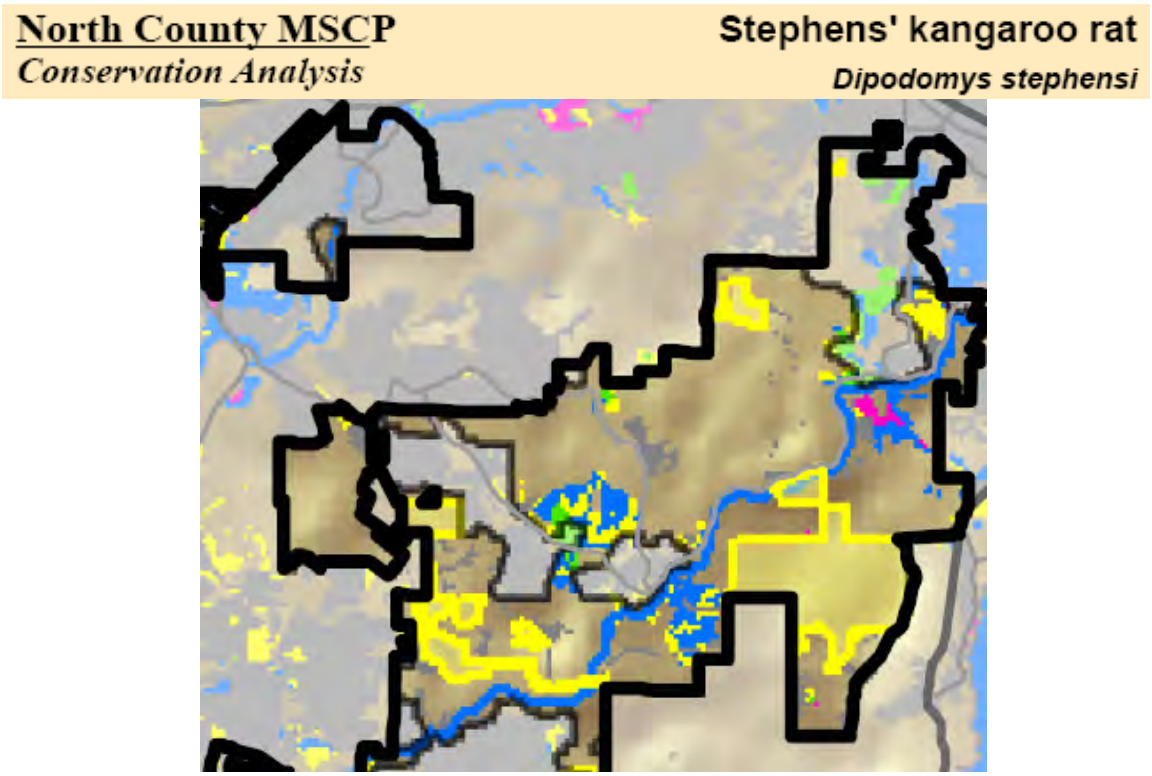
The map below makes it clear why Elfin Forest has been called “Gnatcatcher central”, with the largest concentration of gnatcatcher sightings (USFWS Threatened specie) in the MSCP planning area west of Interstate15. The #1 objective of the MSCP for this species is “Conserve 75 percent of the high quality coastal sage scrub and major population within the Elfin Forest Core Area” (page 315 of the North County MSCP Draft Conservation Analysis).



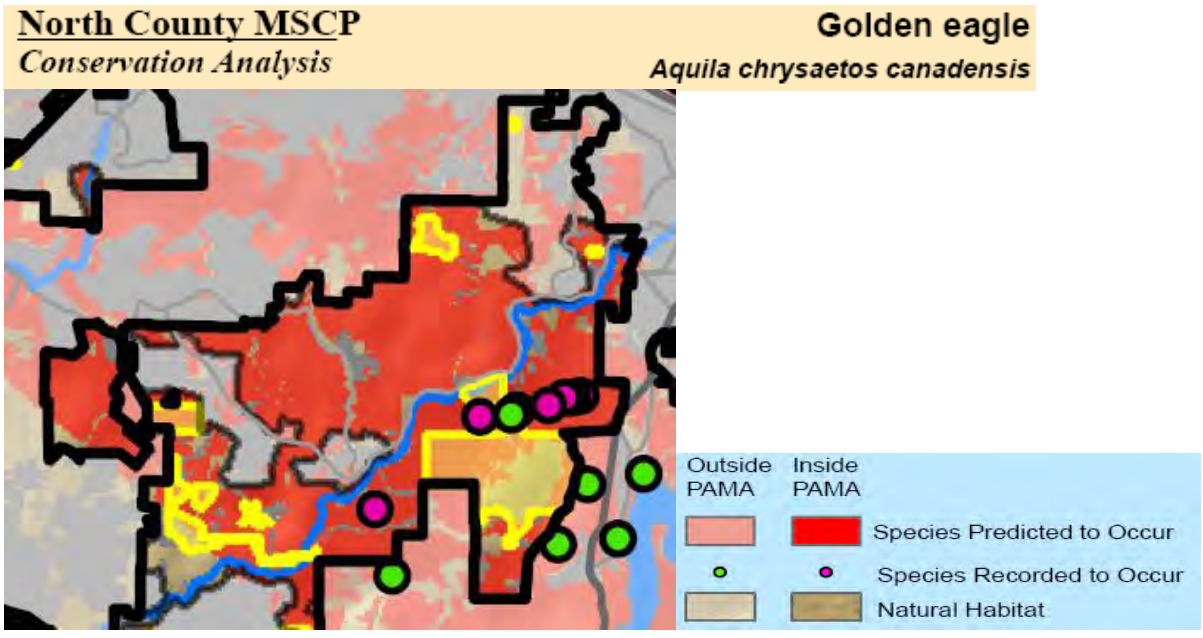
Further, under specific strategies, the same document recommends “Focus acquisitions, to the extent possible, in the Elfin Forest Core Area.” This makes sense given that Elfin Forest is home to the largest stand of undisturbed coastal sage scrub in the PAMA west of Interstate15, as shown below.



Vegetation Communities
Within Pre-Approved Mitigation Areas (PAMA)



As can be seen above, Harmony Grove is home to one of the highest concentration of Stephens' kangaroo rat, a USFWS Endangered species. This area includes parcels proposed for high density clustered development, which is not part of the Village Development Pattern adopted by the residents for the valley. Another species of particular interest in Harmony Grove is the Golden Eagle, a USFWS-protected species. The map below shows its prevalence on our valley. These two animal species underscore the high importance of conserving open space in Harmony Grove.



Attachment C – Resolution
Approving Specific Plan PDS2015-SP-15-002

Hearing Date: _____

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN SP-15-002)
HARMONY GROVE VILLAGE SOUTH SPECIFIC PLAN

ON MOTION of Supervisor _____, seconded by Supervisor _____, the following Resolution is adopted:

WHEREAS, RCS – Harmony Partners, LLG (hereinafter referred to as "applicant"), submitted a Specific Plan on March 27, 2015, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of 111 acres located on Parcels 1, 2, 3, and 4 of Parcel Map No. 7640, in the County of San Diego, State of California, according to a map thereof filed in the office of the county recorder of San Diego County, July 27, 1978. Together with that portion of the westerly 25 feet of said parcel map lying easterly of the northerly prolongation of the most westerly line of said Parcel 1; and

WHEREAS, said Specific Plan is based upon the San Dieguito Community Plan, which designates the site as General Plan Designation: Village Residential 10.9 units per acre, Neighborhood Commercial (C-3), and Semi-Rural Residential 0.5 (SR-0.5) dwelling units per acre, and provides for guidelines for developing the Specific Plan within the Community Plan texts; and

WHEREAS, the applicant has stated the intent to:

1. Prepare approximately 111 acres of land for 453 residential units.

2. Prepare approximately 2.5 acres of land for 5,000 square feet of commercial/civic uses.

3. Preserve 34.8 acres of biological open space through dedications of easements to the County of San Diego.

4. Prepare 8.86 acres for public and private parks.

5. Utilize 36 acres for common area open space, manufactured slopes and landscaping.

6. Provide a trail system measuring approximately 2 miles.

7. Amend the General Plan for 52.8 acres of the site to the Village Regional Category and 50.3 acres to the Village Residential 10.9 (VR-10.9) and 2.5 acres to the Neighborhood Commercial (C-3) Land Use Designations.

8. Amend the General Plan to expand the existing Harmony Grove Village within the San Dieguito Community Plan to include the Harmony Grove Village South Specific Plan.

9. Rezone the 111 acres of land to provide for the development of residential, commercial/civic, and open space land uses in accordance with the Specific Plan.

10. Request approval of Vesting Tentative Map 5626, Major Use Permit 15-008, and Site Plan 18-011.

11. Provide all normal and necessary public services and facilities in such a manner that they will not create a construction cost obligation to the County or other public agency.

12. Obtain land or easements necessary to complete the roadway improvements outside the boundaries of the project site.

13. Make physical improvements to land outside the jurisdiction of the County of San Diego (Escondido).

14. Implement the development in phases.

WHEREAS, implementation of said Specific Plan will occur in concurrent application(s) for PDS2015-GPA-15-002, PDS2015-REZ-15-003, PDS2018-TM-5626, PDS2015-MUP-15-008, PDS2018-STP-18-011; and

WHEREAS, pursuant to Sections 65453, 65353, 65090, et seq. of the Government Code, the Planning Commission on May 24, 2018 conducted a duly advertised hearing on said Specific Plan and by a vote of _____ recommended that the Board of Supervisors approve the Harmony Grove Village South Specific Plan because it is consistent with the General Plan and the San Dieguito Community Plan; and

WHEREAS, Pursuant to Sections 65453, 65355 and 65090 of the Government Code, the Board of Supervisors on _____, conducted a duly advertised public hearing on said Specific Plan and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on _____, the Board of Supervisors has made findings pursuant to Attachment A, Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Harmony Grove Village South Specific Plan (PDS2015-SP-15-002) is consistent with the San Diego County General Plan and the San Dieguito Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Harmony Grove Village South Specific Plan as PDS2015-SP-15-002, consisting of the text and map entitled PDS2018-TM-5626, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan (SP 15-002) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County Road Standards shall apply irrespective of what is stated in the applicant's Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan from that review process and those conditions and requirements normally applied to such permit applications.

2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.

3. Specific mitigation measures and required conditions for development of the project are contained in the Resolution of Approval for Tentative Map, PDS2018-TM-5626; Major Use Permit, PDS2015-MUP-15-008; Site Plan, PDS2018-STP-18-011. Subsequent development permits and approvals shall implement all applicable mitigation measures identified in the "D1" Ordinance.

4. Pursuant to the Park Lands Dedication Ordinance (PLDO), Harmony Grove Village South shall provide land for private and public parks to serve future residents of the development as specified in Table 7 of the Specific Plan.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Harmony Grove Village South Specific Plan (SP 15-002), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

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:

NOTICE: This subject property contains Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently 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.

Attachment D – PDS2015-REZ-15-003 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE ELFIN FOREST-HARMONY GROVE SUBAREA AND THE SAN DIEGUITO COMMUNITY PLAN, REF: PDS2015-REZ-15-003

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE ELFIN FOREST-HARMONY GROVE
SUBAREA AND THE SAN DIEGUITO COMMUNITY PLAN AREA
REF: PDS2015-REZ-15-003

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rezone plat, as illustrated in Exhibit "A" of this ordinance and described in Exhibit A. All documents are on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classifications are as follows:

OLD ZONE:

Development Regulations	Zoning Box 1	Zoning Box 2	Zoning Box 3
Use Regulations	A70	RR	A70
Animal Regulations	L	V	L
Density	-	-	-
Lot Size	0.5AC	0.5AC	8AC
Building Type	C	C	C
Max Floor Area	-	-	-
Floor Area Ratio	-	-	-
Height	G	G	G
Lot Coverage	-	-	-
Setback	C	B	C
Open Space	-	-	-
Special Area Regs.	-	-	-

The zoning classifications are changed to read as follows:

NEW ZONE:

Development Regulations	Commercial/ Civic	Semi-Rural Residential	Institutional	Village Residential
Use Regulations	S88	S88	S88	S88
Animal Regulations	R	A	R	A
Density	-	-	-	-
Lot Size	-	-	-	-
Building Type	T	K	W	K
Max Floor Area	-	-	-	-
Floor Area Ratio	-	-	-	-
Height	G	H	G	-
Lot Coverage	-	-	-	-
Setback	V	V	V	V
Open Space				A
Special Area Regs.	D1	D1	D1	D1

Section 3. The following “D” Designator requirements are hereby adopted.

Objective:

1. All applicable mitigation measures set forth in the Harmony Grove Village South Environmental Impact Report dated May 2018 must be complied with.

2. All landscaping, lighting, signage and private parks shall be compatible with the Harmony Grove Village South Specific Plan.

3. The architecture of the Cottages, Bungalows, Harmony Court, Farmhouse, Granary, and Center House shall be compatible with the Harmony Grove Village South Specific Plan.

4. All grading shall be compatible with the grading guidelines and development standards set forth in the Harmony Grove Village South Specific Plan.

5. Adequate aerial apparatus access to the project’s four story structures must be demonstrated to the satisfaction of the Rancho Santa Fe Fire Protection District and County Fire Authority.

Section 3. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

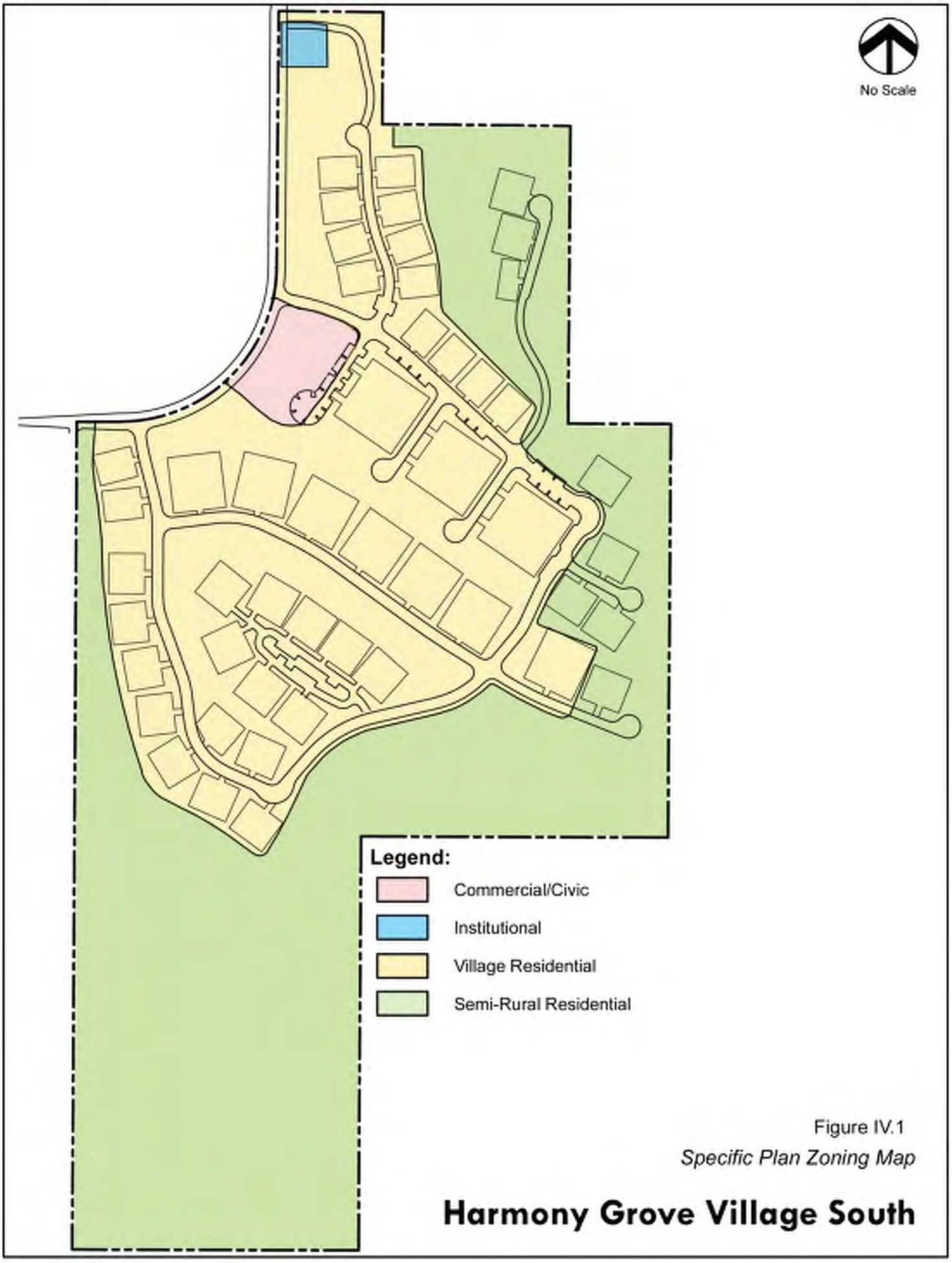


Figure IV.1
Specific Plan Zoning Map

Harmony Grove Village South

Attachment E – Resolution Approving Vesting Tentative Map PDS2018-TM-5626

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
VESTING TENTATIVE MAP NO. 5626)

WHEREAS, Vesting Tentative Map No. 5626 proposing the division of property located south of Harmony Grove Road and east of Country Club Drive in the San Dieguito Community Plan Area in the unincorporated area of San Diego County and generally described as:

> Parcels 1, 2, 3, and 4 of Parcel Map No. 7640, in the County of San Diego, State of California, according to a map thereof filed in the office of the county recorder of San Diego County, July 27, 1978. Together with that portion of the westerly 25 feet of said parcel map lying easterly of the northerly prolongation of the most westerly line of said Parcel 1.

Vesting Tentative Map No. 5626 was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on April 2, 2018; 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 Vesting 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 Vesting Tentative Map is hereby approved subject to the following conditions:

MAP EXPIRATION: The approval of this Vesting Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on that effective date General Plan Amendment, PDS2015-GPA-15-002, Specific Plan, PDS2015-SP-15-002, and Zoning Reclassification, PDS2015-REZ-15-003, have 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 Vesting 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 Vesting Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Vesting Tentative Map will be authorized. **The following Standard Subdivision Conditions are here by waived:**

1. Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of high pressure sodium (HPS) vapor light sources at the project site if desired or required. HPS vapor light sources are only prohibited within a 15 mile radius of Palomar or Mount Laguna observatories pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].

2. Standard Condition 22: Said condition pertains to private subsurface sewage disposal systems. This project proposes an on-site treatment plant/public sewer system.

3. Standard Condition 27: Said condition states that the Final Map shall include the entire area shown on the Vesting Tentative Map and shall not be filed as units or groups of units. The Final Map for this Vesting Tentative Map may be filed in units.

WAIVER(S) AND MODIFICATION(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 Public and Private Road Standards:

- A modification to the Public Road Standards to reduce the design speed along Country Club Drive from 30 miles per hour (mph) to 27.5 mph was approved by the Department of Public Works (DPW) on March 8, 2017.

PRELIMINARY GRADING PLAN: The approval of this Vesting Tentative Map hereby adopts the Preliminary Grading and Improvement Plan dated March 1, 2018 consisting of 13 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 FINAL MAP IS APPROVED BY THE BOARD OF SUPERVISORS 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.

ALL UNITS: Conditions that apply to all Units (Units 1, 2, and 3), including Standard Conditions 1-29, are listed after the conditions for the individual units.

PRIOR TO APPROVAL OF ANY MAPS FOR ANY UNITS/PHASES

The following conditions apply to all units (Units 1, 2, and 3) or they apply to multiple units and should be checked at each Final Map stage.

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 recordation 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 grading notes and mitigation measures, if applicable. **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 recordation of the Map for any phase 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. GEN#3. ESTABLISHMENT OF A FUNDING MECHANISM

INTENT: In order to fund operation and maintenance of public facilities, a funding mechanism shall be established. **DESCRIPTION OF REQUIREMENT:** Establish a Community Facilities District (CFD) or other similar funding mechanism(s) approved by Planning & Development Services, County Fire Authority, Public Works, and Parks and Recreation to fully fund the acquisition, construction, operation, and maintenance of public facilities identified in the Public Facilities Financing Plan. The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the defined public facilities. In addition to the tax on developed parcels, this CFD or other funding mechanism shall include an "undeveloped land tax" which will allow revenue to be generated on all undeveloped parcels/lots within the CFD. The amount is subject to change based on the actual need that arises and shall also be subject to an annual increase to cover any increase of maintenance needs and costs. **DOCUMENTATION:** The applicant shall create and fund the formation of the CFD or other funding mechanism to the satisfaction of PDS, DPW, DPR, and the County Fire Authority. **TIMING:** Prior to recordation of the first Final Map. **MONITORING:** The *[DPR, PP], [DPW]* and *[PDS, AP, LDR]* shall review the formation documentation and funding of the CFD or other funding mechanism.

33. AQ#1 (M-AQ-1). REVISED HOUSING FORECAST

INTENT: In order to mitigate for direct and cumulative air quality impacts associated with the Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP), a revised housing forecast shall be provided to SANDAG to ensure that any revisions to the population and employment projections used in updating the RAQS and SIP accurately reflect anticipated growth as a result of implementation of the project. **DESCRIPTION OF REQUIREMENT:** The applicant shall provide evidence that a revised housing forecast has been provided to SANDAG that includes any revisions to the population and employment projections to accurately reflect anticipated growth due to the Project. If outside the typical time frame in which the County provides the information to SANDAG, the applicant may initiate an update at the discretion of SANDAG. **DOCUMENTATION:** The applicant shall provide evidence in the form of documentation from SANDAG that a revised housing forecast has been provided to SANDAG. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The *[PDS]* shall review the documentation for compliance with this condition.

34. ROADS#1–ROAD DEDICATION (ONSITE & OFFSITE)

INTENT: In order to 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 on the map to the County of San Diego:

a. An easement for road purposes that provides sixty-seven feet (67') along the project frontage from STA. 18+66.01 to STA. 34+77.00 as shown on the

Vesting Tentative Map dated April 2, 2018 in accordance with County of San Diego Public Road Standards for ***Country Club Drive*** a Modified Public Enhanced Residential Collector to a right-of-way width of sixty-seven feet (67'); provide twenty foot (20') radius corner rounding at the curb return of Private Road 'A' and Private Road 'C', together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS.

b. An easement for road purposes that provides ninety-four (94') along the project frontage from STA. 34+77.00 to STA. 39+53.64 as shown on the Vesting Tentative Map dated April 2, 2018 in accordance with County of San Diego Public Road Standards for ***Country Club Drive*** a Modified Public Enhanced Residential Collector to a right-of-way width of ninety-four (94'); together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS.

The dedications 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. Any affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS. **DOCUMENTATION:** The applicant shall dedicate the easement on the map and show it as Accepted. **TIMING:** Prior to the approval of the Final Map the onsite dedication shall be shown. **MONITORING:** The [*PDS, LDR*] shall verify that the dedication is indicated on the map and Accepted by the County.

35. ROADS#2–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan the following improvements shall be made. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

a. ***Country Club Drive,*** from STA. 18+66.01 to STA. 34+77.00 as shown on the Vesting Tentative Map dated April 2, 2018 in accordance with Public Road Standards for a Modified Public Enhanced Residential Collector, to a graded width of sixty-seven feet (67') with fifty-four feet (54') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, with a three foot (3') wide parkway on the north and west sides, a ten foot (10') wide parkway on the south and east sides, and a ten foot (10') wide disintegrated granite (DG) trail along the south and east sides from STA. 17+69.90 to STA. 18+87.67 a six foot (6') to eight foot (8') wide DG trail on the south and east sides from STA. 19+73.97 to STA. and a five foot (5') wide DG trail along the south and east sides from 25+17.83 and a 5-foot pathway from 26+04.11 to STA, 34+77.00 with face of curb at twenty-seven feet (27') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Work/PDS.

b. ***Country Club Drive,*** from STA. 34+77.00 to STA. 39+53.64 as shown on the Vesting Tentative Map dated April 2, 2018 in accordance with Public Road Standards for a Modified Public Enhanced Residential Collector, to a graded width of seventy-nine feet (79') with sixty-one feet (61') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, a ten foot (10') wide DG Trail on the west side, and a ten foot (10') wide parkway with a five foot (5') wide disintegrated granite (DG) pathway along the east side with face of curb at twenty-seven feet (27') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Work/PDS.

c. ***Country Club Drive,*** from STA. 35+27.12 to STA. 37+76.40 per the Bridge Section Detail as shown on the Vesting Tentative Map dated April 2, 2018 in accordance with Public Road Standards for a Modified Public Enhanced Residential Collector, to a width of sixty-five feet four inches (65'4") with sixty-five feet four inches (65'4") of cast-in-place prestressed concrete box with a ten foot (10') wide trail the west side, and a six foot (6') wide sidewalk on the east side, with face of curb at twenty-two feet (22') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Work/PDS.

d. ***Country Club Drive*** at the intersection of Harmony Grove Road. Widen the northbound approach to provide one (1) twelve foot (12') wide left-turn lane, one (1) twelve foot (12') wide thru lane and one (1) twelve foot (12') dedicated right-turn lane with an overlap phase. Widen the southbound receiving lane to provide a twelve foot (12') southbound receiving lane.

e. ***Country Club Drive*** between Hill Valley Drive and Kauana Loa Drive. Prior to the occupancy of the 176th building permit, widen Country Club Drive at the intersection of Eden Valley Lane to provide a dedicated northbound left-turn lane on to Eden Valley Lane that would provide a refuge lane for left-turning vehicles.

f. ***Harmony Grove Village Parkway*** between Harmony Grove Road and Citracado Parkway. Improve Harmony Grove Village Parkway to provide a northbound to eastbound right-turn overlap phase at the signalized intersection of Harmony Grove Road.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the Land Development Improvement Plan Checking Manual 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:

g. Process and obtain approval of Improvement Plans to improve ***Country Club Drive*** and ***Harmony Grove Village Parkway***.

h. Provide Secured Agreements in accordance with Subdivision Ordinance Sec. 81.408\

i. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*].

j. 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.

k. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Rancho Santa Fe Fire Protection District and the [*PDS, LDR*].

TIMING: Prior to the approval of the Final Map, 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 PDS.

36. ROADS#3–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, the private roads shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement roads, ***Street 'A'*** and ***Street 'C'*****,** to an easement width of fifty-six feet (56'), graded width of fifty-six feet (56') with thirty-six feet (36') of asphalt concrete pavement over approved base, AC mountable dike, and a six foot (6') wide disintegrated granite walkway/parkway along the east side of ***Street A'*** from STA. 1+54.93 to STA. 3+81.51, ***Street 'B'*** from STA. 14+80.11 to STA. 22+46.21 and from *STA. 16+85.79* to *STA. 18+89.43* as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

b. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, ***Street 'A',*** from private easement road Street 'I' to private easement road Street 'G', to an easement width of sixty-eight and one half feet (68.5'), graded width of sixty-eight and one half feet (68.5') with fifty-four feet (54') of asphalt concrete pavement over

approved base, with eighteen feet (18') of head-in parking on the south side, AC mountable dike, concrete ribbon gutter, and an four foot (4') wide DG pedestrian trail along the east side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

c. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, ***Street 'A'***, from private easement road Street 'G' to private easement road Street 'B', to an easement width of eighty-one feet (81'), graded width of eighty-one feet (81') with seventy-two feet (72') of asphalt concrete pavement over approved base, with eighteen feet (18') of head-in parking on both sides, AC mountable dike, concrete ribbon gutter, and a four foot (4') wide DG pedestrian trail along the east and west sides as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

d. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, ***Street 'B***, to an easement width of fifty-six feet (56'), graded width of fifty-six feet (56'), with forty-five feet (45') of asphalt concrete pavement over approved base, AC dike; and an four foot (4') wide DG pedestrian trail along the west side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

e. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement roads, ***Streets 'B', 'C',*** and ***'D'*** to an easement width of fifty-six feet (56'), minimum graded width of fifty-six feet (56'), with thirty-six feet (36) of asphalt concrete pavement over approved base, with six feet of parallel parking along both sides and AC dike and an four foot (4') wide DG pedestrian trail along the west side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

f. Asphaltic 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. The above shall be done to the satisfaction of the Director of Public Works.

g. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the unit the road is within, abuts, or provides access to.

All plans and improvements shall be completed pursuant to the San Diego County Standards for Private and Public Roads, and the 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:

h. Process and obtain approval of Improvement Plans to improve the above-listed private easement roads for each particular phase or unit of the subdivision.

i. Provide Secured Agreements with posting security in accordance with Subdivision Ordinance Sec.81.404.

j. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*].

k. 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 for each particular phase or unit of the subdivision [as mentioned above], the plans, agreements, and securities for each particular phase or unit of the subdivision shall be approved. **Monitoring:** The [*DPW, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*DPW, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

37. ROADS#4–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided or shown. **DESCRIPTION OF REQUIREMENT:**

a. The Final Map shall show a minimum forty-foot (40') wide private road easement for all proposed private roads in the Subdivision, except as shown on the Vesting Tentative Map.

b. The Final Map shall show private road easements that terminate with a minimum forty-four foot (44') radius cul-de-sac, where applicable, except as shown on the Vesting Tentative Map.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map, the easements shall be shown. **MONITORING:** The [*PDS, LDR*] shall review the Final Map to ensure that easements are indicated pursuant to this condition.

38. TRAILS#1–TRAIL EASEMENT

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant shall dedicate public non-motorized multi-use trail easements. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate to the County of San Diego, ten to twenty foot (10-20') non-motorized multi-use trail easements as shown on the approved Vesting Tentative Map. **DOCUMENTATION:** The applicant shall show the easements 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 the applicant shall show on the Final Map the trail easements to the County of San Diego. **MONITORING:** *[PDS, LDR]* shall route the Final Map to *[DPR, TC] and [PDS, TC]* for preapproval and acceptance of the dedication prior to map recordation. *[PDS, LDR]* shall satisfy the condition after recordation.

39. TRAILS#2–TRAIL IMPROVEMENTS

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the Subdivision Ordinance Section 81.403. through 81.406.1, the applicant shall improve the dedicated trail easements**. DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of DPR and PDS non-motorized public trails to a width of four to eight (4-8') feet within the non-motorized public trail easements as indicated on the approved Vesting Tentative Map. **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the trails and all associated work. All plans and improvements shall be completed pursuant to the Community Trails Master Plan Design and Construction Guidelines, the County of San Diego Public Road Standards, and the 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. The applicant shall complete the following:

a. Process and obtain approval of Grading and Improvement Plans to improve the public non-motorized multi-use trails.

b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.405 through 81.406.1.

c. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*] and *[DPR, TC]*

The plans shall be submitted to *[DPR, TC]* and *[PDS, LDR]*, for review and approval. **TIMING:** Prior to the approval of the map, the trails shall be improved **or** the trails plan, associated agreements and securities shall be approved. **MONITORING:** The *[DPR, TC]* and *[PDS, LDR]* shall review the plans for conformance and approve all financial securities for the construction of the trail.

40. ROADS#5–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 project pavement treatment, 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 shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [*PDS, LDR*] for review. **TIMING:** Prior to the approval of improvement plans or the approval of the Final Map, the letters shall be submitted for approval. **MONITORING:** The [*PDS, LDR*] shall review the signed letters.

41. ROADS#6–RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan and County Subdivision Ordinance Section 81.401 (g), access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

a. Relinquish access rights onto ***Country Club Drive*** along the project frontage except for two access openings as shown on the approved Vesting Tentative Map.

b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

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

42. NOISE#1–NOISE RESTRICTION EASEMENT: [PDS, BPPR] [PDS, PCC] [MA] [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, and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on lots exposed to levels exceeding 60 dBA CNEL to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement shall be granted on the map. The said easement shall include the entire areas of Lots 123 and 124 (as shown on the TM Sheets 1 and 5) and shall comply with the following:

a. Prior to the approval of any Building Plan and issuance of a residential Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed residential use; as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels.

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.

e. If new information is provided to prove and certify that the sound barrier mitigation used is different then what was proposed in the noise report, then a new Noise Element 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 and/or addition of the noise barrier(s) may be approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

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, the requirements of this condition shall be completed. **MONITORING:** The [*DPW, LDR*] shall verify that the easement is indicated on the map, and that the map details the language above.

43. PARKS #1– PARK LAND DEDICATION (PLDO) PUBLIC PARK LAND DEDICATION: [PDS, PPC] [DPR, PP] [DGS, RP] [PDS, FEE] [DPR, FEE]. **INTENT:** In accordance with Title 8, Division 10 of the Code of Regulatory Ordinances and in order to comply with the Park Lands Dedication Ordinance (PLDO) Section 810.105 and in order to receive PLDO credit, the public parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB shall be fully developed in accordance with PLDO criteria and an approved Final Park Site Plan. **DESCRIPTION OF REQUIREMENT:** Any and all parklands receiving PLDO credit shall comply with the following requirements:

a. A Final Park Site Plan (that includes grading, irrigation, landscaping, and improvement plans and construction documents) that conforms to the park concept plan for the Harmony Grove Village South Specific Plan (PDS2015-SP-15-002), and the park design and construction standards specified by DPR shall be approved by the Director of Park and Recreation.

b. The public parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB shall consist of active recreational uses as defined in the PLDO, include at a minimum the facilities and amenities identified on the approved park concept plan for the Harmony Grove Village South Specific Plan (PDS2015-SP-15-002), and conform to the PLDO.

c. Park site improvements identified in the approved Final Park Site Plan shall be constructed, and fee title to the public parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and a California Land Title Association Policy provided by the applicant and approved by the Director of DPR.

OR

d. The applicant may satisfy the preceding requirement by entering into a secured agreement with the County, prior to recordation of the first Final Map. The secured agreement shall require construction of the public parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB pursuant to Park Phasing Plan for Harmony Grove Village South Specific Plan (PDS2015-SP-15-002) that is approved by the Director of Park and Recreation. The secure agreement shall comply with the requirements for improvement security as specified in the Subdivision Map Act at

Government Code section 66499 et seq. and the County Subdivision Ordinance at County Code section 81.407 et seq. The agreement shall specify that the construction timeline for the public parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB as specified in the approved Park Land Dedication (PLDO) Park Phasing Plan.. The secured agreement shall require the applicant to convey fee title to the public parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB in the manner specified above. This agreement shall be accompanied by security sufficient to cover the cost of all improvements per the approved Final Park Site Plan and in the form and amount specified by the DPR Director to ensure the applicant's performance of the terms of the agreement.

e. If there is less than 1.86 acres of active recreational uses (as defined by the PLDO) in the approved Final Park Site Plans, a combination of public and private parkland shall be dedicated (as approved by the Director of Parks and Recreation) or fees in-lieu of park land dedication shall be required pursuant to Section 810.107(c) of the PLDO.

DOCUMENTATION: The applicant shall complete and provide the following:

f. Process and obtain approval from the Director of DPR for a Final Park Site Plan.

g. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents in compliance with the PLDO and the requirements mentioned above.

h. Construct park improvements identified in the Final Park Site Plan and the grading, irrigation, landscaping, and improvement plans and construction documents.

i. Submit Environmental Site Assessment and California Land Title Association Policy for approval by Director of DPR prior to conveyance of public park fee title.

j. Convey fee title by Grant Deed of public park site that has been constructed in accordance with the Final Park Site Plan and is free of encumbrances.

OR

k. Enter into a Secured Agreement with the County that ensures construction of park site, conveyance of public park fee title, and payment of in-lieu fees, as applicable, in the manner specified above.

l. Pay in-lieu park fees, as applicable.

TIMING: Prior to the recordation of the first Final Map. **MONITORING:** The *[DPR, PP] and [PDS, PCC, Landscape Architect]* shall review the Park Site Plan, grading, irrigation, landscaping, and improvement plans, and construction documents. [*DPR, PP*] shall review the Secured Agreement. [*DGS, RP*] and *[DPR, PP]* shall review the Environmental Site Assessment and California Land Title Association Policy. The [*DPR, PP]* shall determine if dedication of additional parkland or payment of in-lieu park fees is required. The [*PDS, BD*] shall monitor building permit issuance and, if required, collect in-lieu park fees.

44. PARKS#2 – PARK LAND DEDICATION (PLDO) ESTABLISHMENT OF FUNDING MECHANISM FOR PUBLIC PARKS AND TRAILS: [PDS, PPC] [DPR, PP]. INTENT: A funding mechanism shall be established to the satisfaction of the DPR in order to fully fund the operation and maintenance of the public park. **DESCRIPTION OF REQUIREMENT:** Establish a Community Facilities District (CFD) or other funding mechanism approved by the DPR to fully fund the operation and maintenance of the public park and trails. The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the public park and trails as determined by the DPR. In addition to the tax on developed parcels, this CFD or other funding mechanism shall include an "undeveloped land tax" which will allow revenue to be generated on all undeveloped parcels/lots within the CFD. **DOCUMENTATION:** The applicant shall create and fund formation of the CFD or other funding mechanism to the satisfaction of DPR. **TIMING:** Prior to recordation of the first FinalFinalFinal Map. **MONITORING:** The *[DPR, PP]* and *[PDS, PCC]* shall review the formation documentation and funding of the CFD or other funding mechanism.

45. PARKS#3 – PARK LAND DEDICATION (PLDO) PRIVATE PARK LAND DEDICATION: [PDS, PPC] [DPR, PP] [DGS, RP] [PDS, FEE] [DPR, FEE]. INTENT: In accordance with Title 8, Division 10 of the Code of Regulatory Ordinances and in order to comply with the Park Lands Dedication Ordinance (PLDO) Sections 810.105 and 810.108 and in order to receive PLDO credit, private parks on Vesting Tentative Map (PDS2018-TM-5626) Lots A, I, L, N,. P, and Y shall be restricted to park and recreational purposes only with an easement or other mechanism approved by the DPR. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate an open space easement or other instrument approved by DPR, DGS and County Counsel on Vesting Tentative Map (PDS2018-TM-5626) Lots A, I, L, N,. P, and Y that a) restricts the use of the lots to park and recreational purposes only, b) specifies that the private ownership and maintenance of the private parks private parks on Vesting Tentative Map (PDS2018-TM-5626) Lots A, I, L, N,. P, and Y will be adequately provided for by recorded written agreement, covenants, or restrictions, and c) Includes a defense and indemnity provision in favor of the County of San Diego. **DOCUMENTATION:** The easement may be recorded on the Final Map for the unit in which the private parks are located. The easement shall be submitted to the DPR and DGS for review and approval.

TIMING: With recordation of the Final Map. **MONITORING:** The *[PDS, PPC]* [*DGS, RP*] and *[DPR, PP]* shall review the documentation for conformance with this condition.

46. PARKS#4 – PARK LAND DEDICATION (PLDO) ESTABLISHMENT OF FUNDING MECHANISM FOR PRIVATE PARKS AND TRAILS: [PDS, PPC] [DPR, PP]. INTENT: A funding mechanism shall be established to fully fund the operation and maintenance of all private parks, trails, and the private recreation facility to the satisfaction of the DPR to ensure ongoing compliance with the County of San Diego PLDO. **DESCRIPTION OF REQUIREMENT:** Establish a funding mechanism for the operation and maintenance of all private parks, trails, and the private recreation facility to the satisfaction of the DPR. **DOCUMENTATION:** The applicant shall provide written evidence to the satisfaction of the DPR that adequate operation and maintenance of all private parks, trails, and the private recreation facility, will be provided by a funding mechanism, such as a Homeowners Association. An example of satisfactory written evidence is documentation of the formation of a Home Owners' Association that has adequate authority, obligations and funding to ensure operation and maintenance of all private parks, trails, and the private recreation facility. **TIMING:** Prior to recordation of the Final Map for the unit in which the private parks are located. **MONITORING:** The *[DPR, PP]* and *[PDS, PCC]* shall review the formation documentation for a Homeowners Association or other funding mechanism.

47. PARKS #5 – PARK LAND DEDICATION (PLDO) PARK PHASING PLAN: [PDS, PPC] [DPR, PP]. INTENT: A Park Phasing Plan shall be submitted for review and approval to ensure that the public and private parks are constructed and operating to ensure compliance with Park Lands Dedication Ordinance (PLDO) Section 810.105 and the Harmony Grove Village South Specific Plan (PDS2015-SP15-002). **DESCRIPTION OF REQUIREMENT:** A Park Phasing Plan shall be submitted to the County Departments of Parks and Recreation and Planning and Development Services for review and approval. The Phasing Plan shall include milestones for commencing public and private park improvements, and public parkland dedication, and payment of fees. **DOCUMENTATION:** The applicant shall provide a Park Phasing Plan. **TIMING:** Prior to recordation of the first Final Map. **MONITORING:** The *[DPR, PP], [PDS, PCC]* shall review the Park Phasing Plan to verify compliance with this condition.

48. TRAILS#1–TRAIL EASEMENT

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant shall dedicate public non-motorized multi-use trail easements. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate to the County of San Diego, ten to twenty foot (10-20') non-motorized multi-use trail easements as shown on the approved Vesting Tentative Map.

DOCUMENTATION: The applicant shall show the easements on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** The applicant shall dedicate the trail easements to the County of San Diego on the map in which the trails lie. **MONITORING:** *[PDS, LDR]* shall route the Final Map to *[DPR, TC] and [PDS, TC]* for preapproval and acceptance of the dedication prior to map recordation. *[PDS, LDR]* shall satisfy the condition after recordation.

49. TRAILS#2–TRAIL IMPROVEMENTS

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the Subdivision Ordinance Section 81.403. through 81.406.1, the applicant shall improve the dedicated trail easement**. DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of DPR and PDS non-motorized public trail to a width of four to six (4-6') feet within the non-motorized public trail as indicated on the approved Vesting Tentative Map. **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the trails and all associated work. All plans and improvements shall be completed pursuant to the Community Trails Master Plan Design and Construction Guidelines, the County of San Diego Public Road Standards, and the 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. The applicant shall complete the following:

a. Process and obtain approval of Grading Plans to improve the public non-motorized multi-use trails.
b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.405 through 81.406.1.
c. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*] and *[DPR, TC]*

The plans shall be submitted to *[DPR, TC]* and *[PDS, LDR]*, for review and approval. **TIMING:** Prior to the approval of the map, the trails plan, associated agreements and securities shall be approved. **MONITORING:** The *[DPR, TC]* and *[PDS, LDR]* shall review the plans for conformance and approve all financial securities for the construction of the trail.

50. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The frequency and location of inspections

will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. The archaeological monitoring program 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 permit. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance 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 or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

b. The Project Archeologist shall provide evidence that a Native American monitor has been contracted to perform Native American Monitoring for the project.

c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to PDS. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the map for PDS2018-TM-5626 and prior to the approval of any plan and issuance of any permit. **MONITORING:** PDS shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, LDR]*, for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

51. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE (TM)

INTENT: In order to provide adequate Landscaping that complies with the Harmony Grove Village South Specific Plan, the Visual Impact Analysis, the Draft EIR, and the Fire Protection Plan, the County of San Diego's Water Efficient Landscape Design Manual, and the County's Water Conservation in Landscaping Ordinance 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 and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.

b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. 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.

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 all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. Noise barrier walls shall be shown on the landscape plans as discussed in Section 7.1.5 of the Draft EIR, dated February, 2017, or the most currently approved version. Construction details shall be provided for all fencing and walls. A minimum of 4' deep vegetated screening shall be provided along the street facing side, or as directed by the Specific Plan. Fencing and walls shall also be compliant with Section 2.2.5 of the Visual Impact Analysis, including Figures 12a-f. 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 and Section 7.2.2 (2) of the Draft EIR mentioned above.

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.

h. Additionally, the following items shall be addressed as part of the Landscape Plan: compliance with Section's IV.E (Landscape Design), Table 7 (Public and Private Parks) and Figures IV.3, 13, 15-17, and 27-30

of the Harmony Grove Village South Specific Plan, dated February, 2017, or the most currently approved version.

i. Compliance with Section's 2.2.8 (Landscape) and 6.1(1) and (3) (Mitigation Measures – Rock Staining) and 6.2 (Design Considerations) of the Harmony Grove Village South Visual Impact Analysis, dated February, 2017, or the most currently approved version. This includes compliance with Figure's 11, 12a/b, d-f, 15b-d, and Table 1. Compliance shall also be verified with Section 7.2.1 (1) (3), and M-AE-1 of the Draft EIR, dated February 2017, or the most currently approved version.

j. Landscape plans shall be provided to be consistent with Construction Phasing identified in Section 2.2.12 of the Visual Impact Analysis. Slope planting north of the granaries shall include the use of 36" boxed Coast Live Oaks.

k. Compliance with Section 5.4, Table 7, and Appendices I (Suggested Plan List for Defensible Space) and J (Prohibited Plant List) of the Fire Protection Plan, dated July 2016, or the most currently approved version. Fuel Modification Zones shall be shown graphically and dimensioned on the plans with all applicable notes and maintenance criteria. Compliance with Section 7.2.14 (3) (8) (12) (13) of the Draft EIR, dated February, 2017, or the most currently approved version shall be required.

l. All parking areas shall be in compliance with Land Use Goal 1.7.1 of the San Dieguito Community Plan within Section 2.5.2 of the Visual Impact Analysis and the County's Parking Design Manual.

m. Planting shall be compliant with Section's 7.2.5 (4) and 7.2.12 (1) of the Draft EIR, dated February, 2017, or the most currently approved version. Slope plantings shall be compliant with Section 7.2.11 (3) of the Draft EIR as mentioned.

n. Show location of the 200' biological buffer, label all biological open space lots, show fencing and signage, and dimension the LBZ per Section 7.2.6 of the Draft EIR, dated February, 2017, or the most currently approved version.

o. Irrigation plans shall be submitted to the Department of Environmental Health for review, approval, and issuance of a Landscape Recycled Water Service (LRWS) permit no. for all areas proposing the use of recycled water. The Landscape Documentation Package plans shall include the LRWS # on the upper right hand corner of the title sheet.

p. Provide a Landscape Maintenance Exhibit that addresses Section V (D) of the Specific Plan and provides appropriate notes for on-going maintenance

requirements. Include information and criteria per Section's 7.2.13 (2), 7.2.14 (10 (11) (13), and 7.2.16 (BMP Monitoring and Maintenance) (1) (2) of the Draft EIR, dated February, 2017, or the most currently approved version.

q. Indicate a minimum of 2,045 new trees on the landscaping plans in order to address carbon sequestration.

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 grading 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.

52. BIO#1 (M-BI-1a, M-BI-1b) BIOLOGICAL EASEMENT [PDS, FEE X 2]

INTENT: In order to protect sensitive biological resources, pursuant to Resource Protection Ordinance (RPO) and California Environmental Quality Act (CEQA) and to mitigate significant impacts to sensitive vegetation communities, special status plant and wildlife species, and jurisdictional waters, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego an onsite open space easement of 34.8 acres determined to support sensitive species and habitat functions and values continuous with Del Dios Highlands Preserve to the south, as shown on the approved Vesting Tentative Map. The habitat types within the biological open space are summarized within Table 11 of Appendix E of the draft EIR. 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 exception(s) 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 there to. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS. Activities for the

creation, restoration, and/or enhancement of native habitat, including stream courses and wetlands. Such activities shall not conflict with the preservation of the natural condition of the open space and shall be performed in compliance with applicable laws, regulations, and permitting requirements. For purposes of preventing erosion and reestablishing native vegetation, the grantor of the easement shall have the right to revegetate areas that may be damaged by permitted activities, naturally occurring events or by the acts of persons wrongfully damaging the natural condition of the open space.

c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.

d. Construction, use and maintenance of multi-use, non-motorized trails approved by 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 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. **TIMING:** Prior to the approval of the first Final Map, prior to issuance of any grading permit, the easements shall be executed and recorded. **MONITORING:** For recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC] and [DPR GPM]* for preapproval. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

53. BIO#2 (M-BI-2a) SENSITIVE SPECIES PRESERVATION

INTENT: In order to mitigate for the impacts to sensitive plant species, including summer holly and wart-stemmed ceanothus, which are sensitive biological resources pursuant to the RPO and CEQA, preservation of sensitive species shall occur. **DESCRIPTION OF REQUIREMENT:** Impacts to summer holly and wart-stemmed ceanothus individuals shall be mitigated through the preservation of at least 21 summer holly and 1,963 wart-stemmed ceanothus within the biological open space easement. An RMP shall be prepared, which includes monitoring, maintenance, management, and reporting directives for these sensitive species. **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 grading plan, 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.

54. BIO#3–LBZ EASEMENT [PDS, FEEX 2]

INTENT: In order to protect sensitive biological resources in the adjacent biological open space easement, pursuant to RPO and CEQA, a Limited Building Zone (LBZ) Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area and to avoid other direct and indirect impacts. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a LBZ Easement as shown on the Vesting Tentative Map. 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. 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.

c. Drainage structures for storm water facilities, bio swales, and stream channels/wetlands.

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 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. **TIMING:** Prior to the approval of the first Final Map or prior to the issuance of the grading permit, the easements shall be recorded. **MONITORING:** For recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC] and [DPR GPM]* for preapproval. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

55. BIO#4 (M-BI-1b, M-BI-1c, M-BI-2b, M-BI-2c, M-BI-3a, M-BI-3b, M-BI-3c, M-BI-5a, M-BI-5b, M-BI-5c, M-BI-5e, M-BI-5f) OFFSITE MITIGATION [PDS, FEE X2]
INTENT: In order to mitigate for the impacts to sensitive habitats and special status plant and wildlife species, which are sensitive biological resources pursuant to RPO and CEQA, offsite mitigation as summarized within Table 11 of Appendix E of the draft EIR, including Diegan coastal sage scrub, coastal sage-chaparral transition, southern willow riparian forest, mule fat scrub, and non-native grassland shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat in perpetuity a total of 51.54 acres of in-kind sensitive habitat, including 18.5 acres of Diegan

coastal sage scrub, 9.0 acres of coastal sage-chaparral transition, 2.13 acres of southern willow riparian forest suitable for least Bell's vireo, yellow-breasted chat and yellow warbler, 0.01 acres of mule fat scrub suitable for least Bell's vireo, yellow-breasted chat, and yellow warbler, and 21.9 acres of non-native grassland suitable for raptors and County Group 2 wildlife species. The required Diegan coastal sage scrub mitigation shall be provided through purchase of habitat credit or conservation of habitat of 18.5 acres of occupied, Intermediate Value or High Value coastal sage scrub, and/or other like-functioning habitat as approved by the County and Wildlife Agencies. To the extent the land is available for preservation, offsite mitigation shall occur within land located within the Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP) and located in the Elfin Forest-Harmony Grove Planning Area, northern coastal foothills ecoregion of San Diego County as approved by the County and Wildlife Agencies and as indicated below.

a. **Option 1:** If purchasing Mitigation Credit the mitigation bank, such as the Red Mountain Conservation Bank, Buena Creek Conservation Bank, or other bank deemed acceptable by the County and Wildlife Agencies, shall be approved by the County, California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service. 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, or like-functioning land, to the extent that the land is available for preservation, located in PAMA of the draft North County Multiple Species Conservation Program (MSCP) and located in the Elfin Forest-Harmony Grove Planning Area, northern coastal foothills ecoregion of San Diego County and as approved by the County and Wildlife Agencies 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 offsite 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 submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the *[PDS, ZONING].* **TIMING:** Prior to the issuance of the grading 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.

56. BIO#5–OPEN SPACE SIGNAGE [PDS, FEE]

INTENT: In order to protect the proposed open space easement dedicated under Condition BIO#1–BIOLOGICAL EASEMENT and BIO#4–OFFSITE MITIGATION

(option #2) from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed no more than 200 feet apart along the biological open space boundary shown on the approved Vesting Tentative Map and as depicted on Figure 1-9 and Figure 2.3-5. 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: (PDS2015-ER-15-08-006)

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 issuance of the grading permit, the open space signs shall be installed. **MONITORING:** The *[PDS, PCC]* shall review the photos and statement for compliance with this condition.

57. BIO#6–OPEN SPACE FENCING [PDS, FEE]

INTENT: In order to protect the proposed open space easement dedicated under Condition BIO#1–BIOLOGICAL EASEMENT and BIO#4–OFFSITE MITIGATION (option #2) from entry, and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as shown on the approved Vesting Tentative Map and as depicted on Figure 1-9 and Figure 2.3-5. The fencing shall be at least four-feet high and consist of permanent fencing such as chain link, three strand non-barbed wire, or split-rail fencing. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to the issuance of the grading permit, the fencing shall be placed. **MONITORING:** The *[PDS, PCC]* shall review the photos and statement for compliance with this condition.

58. BIO#7 (M-BI-1b) REVEGETATION PLAN

INTENT: In order to mitigate for the temporary impacts to Diegan coastal sage scrub, which is a sensitive biological resource pursuant to the RPO and CEQA, and to protect sensitive species, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan shall be prepared and implemented, which mitigates impacts to Diegan coastal sage scrub by restoring and preserving 1.8 acres of habitat onsite. The Revegetation Plan shall include directives for native container planting and seeding using locally sourced material and temporary irrigation. The Revegetation Plan shall be approved by the County and Wildlife

Agencies and conform to 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 5 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 of 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 issuance of the grading 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 BIO#8–SECURED AGREEMENT shall be made to enter into a Secured Agreement for the implementation of the Plan.

59. BIO#8 (M-BI-1b) SECURED AGREEMENT

INTENT: In order to assure project completion and success of the Revegetation Plan in condition BIO#7–REVEGETATION PLAN, 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, LA]* for final review and approval. **TIMING:** Prior to the issuance of the grading 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. Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.

60. BIO#9 (M-BI-1a, M-BI-1b, M-BI-5c, M-BI-5d, M-BI-5f) RESOURCE MANAGEMENT PLAN

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 PDS, a RMP. The RMP shall be for the perpetual management of the proposed onsite and/or offsite biological open space. The RMP shall address the location of the mitigation sites that meet the specific mitigation requirement for the type of habitat (e.g., in-kind habitat preservation, no net loss, presence of special status species, etc.) within the Project site. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources. 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 Report Format and Content Requirement Guidelines: Biological Resources
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 issuance of the grading 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.

61. BIO#10 (M-BI-6a, M-BI-6b, M-BI-6c, M-BI-7, M-BI-8) WETLAND PERMITS: [PDS, FEE X2]

INTENT: In order to comply with the State and Federal Regulations for U.S. Army Corps of Engineers (USACE), Regional Water Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) for jurisdictional waters, the following agency permits, or verification that they are not required shall be obtained. Impacts to 0.31 acre of USACE/RWQCB-jurisdictional wetland waters of the U.S./State shall be mitigated at a 3:1 ratio, unless otherwise required by the USACE and RWQCB. Impacts to 0.03 acre of USACE/RWQCB-jurisdictional non-wetland waters of the U.S./State shall be mitigated at a 1:1 ratio through the preservation of a minimum 0.03 acre on site within BOS easement, which shall include preparation implementation of an RMP and monitoring, maintenance, management, and reporting directives, unless otherwise required by the USACE and RWQCB. If required by the USACE and/or RWQCB during regulatory permitting for the Project, alternative mitigation shall be provided through purchase of mitigation credits at a location deemed acceptable by the USACE and RWQCB. Impacts to 0.04 acre of CDFW-jurisdictional streambed shall be mitigated at a 1:1 ratio, within the BOS (which shall include preparation implementation of an RMP and monitoring, maintenance, management, and reporting directives) unless otherwise required by CDFW. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. **TIMING:** Prior to the issuance of the grading permit, the permits shall be obtained. **MONITORING:** The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans

62. BIO#11–BIOLOGICAL MONITORING [PDS, FEE X2]

INTENT: In order to prevent inadvertent disturbance to sensitive biological resources, all grading located adjacent to biological open space shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities that are adjacent to any biological open space or sensitive habitats (eg. breeding coastal California gnatcatcher, least Bell's vireo, yellow-breasted chat, and yellow warbler). 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 County of San Diego Report Format and Content Requirement Guidelines: Biological Resources 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 or bond separately.

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 issuance of the grading permit, 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 *[PDS, LDR],* for inclusion in the grading bond cost estimate, and grading bonds.

63. UTILITIES#1–SEWER ANNEXATION

INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the County Subdivision Ordinance Sec. 81.707 and 81.708 the sewer annexation shall be completed. **DESCRIPTION OF REQUIREMENT:** All of the land within this land division shall be annexed into the County of San Diego Sanitation District or Rincon Del Diablo Municipal Water

District (in the event RDD MWD has activated latent power to provide sewer service). **DOCUMENTATION:** The applicant shall process the annexation and pay all required annexation fees, to the satisfaction of the County of San Diego Sanitation District. **TIMING:** Prior to recordation of the Final Map, the annexation shall be completed. **MONITORING:** The [*PDS, LDR*] shall review all documents provided to prove the annexation, to ensure compliance with this condition.

64. UTILITIES#2–COMMITMENT TO SERVE SEWER

INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the County Subdivision Ordinance Sec. 81.707 and 81.708, a sewer commitment shall be obtained. **DESCRIPTION OF REQUIREMENT:** A commitment to serve each parcel must be obtained/purchased from the County of San Diego Sanitation District or Rincon Del Diablo Municipal Water District (in the event RDD MWD has activated latent power to provide sewer service). In addition to the capacity commitment fees, the appropriate district fees shall be paid at the time of issuance of the waste-water discharge permit. No sewer permit shall be issued until all conditions in this Final Decision have been satisfied, the Final Map, grading plan, and improvement plan have been approved by PDS, and all fees and deposits paid and improvement security posted. **DOCUMENTATION:** The applicant shall provide the commitment letter and pay all required fees, to the satisfaction of the County of San Diego Sanitation District or Rincon Del Diablo Municipal Water District. **TIMING:** Prior to recordation of the Final Map, the sewer commitment letter shall be provided. **MONITORING:** The [*PDS, LDR*] shall review all documents provided to prove the sewer commitment has been completed, to ensure compliance with this condition.

65. FIRE SERVICES AND AVAILABILITY: [PDS, REG] [FIRE] [GP, IP] [PDS, FEE]

INTENT: In order to assure long-term availability of adequate fire protection services, the project shall enter into a fire and emergency services agreement with the Rancho Santa Fe Fire Protection District (RSFFPD). **DESCRIPTION OF REQUIREMENT:** The project shall enter into a fire and emergency services agreement with the RSFFPD. **DOCUMENTATION:** The applicant shall provide written evidence, to the satisfaction of PDS Project Planning, demonstrating that the project has entered into a fire and emergency services agreement with the RSFFPD. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the property shall enter into a fire and emergency services agreement with RSFFPD in accordance with the above documentation. **MONITORING:** The PDS Project Planning shall review the submitted documentation. If, upon review, PDS Project Planning determines the documentation demonstrates conformance with this condition, the PDS Project Planning shall approve the documentation and deem the condition satisfied.

66. CARBON OFFSET – CONSTRUCTION-RELATED GHG

INTENT: In order to ensure construction-related GHG emissions are offset to zero. **DESCRIPTION OF REQUIREMENT:** The project applicant or their designee shall provide evidence to the County of San Diego that they have obtained a one-time

purchase of carbon offsets (4,411 MT CO_2e) sufficient to reduce the entire contribution of construction-related GHG emissions to zero for all project development. The applicant shall purchase carbon credits through:

a. A CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard;

b. A CAPCOA GHG R_x; or

c. If no registry is in existence as identified under a. and b. above, then any other reputable registry or entity that issues carbon offsets consistent with Cal. Health & Safety section 38562(b)(1).

The purchase of carbon offsets are to be purchased in geographic priority, as described in the following order: (1) within the unincorporated areas of the County of San Diego, (2) within the County of San Diego, (3) within the State of California, (4) within the United States, and (5) internationally.

DOCUMENTATION: The project applicant shall provide evidence in the form of documentation from the issuing registry to the satisfaction of the Director of PDS that carbon offsets have been purchased for construction-related GHG associated with the project. **TIMING:** Prior to issuance of any grading permits. **MONITORING**: The [*PDS,PPD]* shall make sure that carbon offsets for construction-related GHG has been purchased.

UNIT 1: PRIOR TO APPROVAL OF FINAL MAP

The Final Map for this Vesting Tentative Map is to be filed in units. In addition, conditions that apply to all units (Units 1, 2, and 3) are listed in a separate section at the end, following the conditions for Unit 3.

67. ROADS#8–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, the private roads shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, ***Street 'I',*** to an easement width of seventy-two feet (72'), minimum graded width of seventy-two feet (72'), with sixty-six feet (66') of asphalt concrete pavement over approved base, and wedge curb and gutter or modified rolled curb. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

b. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, ***Private Access Road***, to an easement width of forty feet (40'), graded width of forty feet (40') with twenty-four feet (24') of asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

c. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, ***Streets 'CC', 'DD', 'AAA', 'BBB', 'CCC'. 'DDD', 'EEE',*** and ***'FFF'***, to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

d. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, ***Streets 'OO', 'PP',*** and ***'QQ'***, to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

e. Asphaltic 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. The above shall be done to the satisfaction of the Director of Public Works.

f. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the unit the road is within, abuts, or provides access to.

All plans and improvements shall be completed pursuant to the San Diego County Standards for Private and Public Roads, and the 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:

g. Process and obtain approval of Improvement Plans to improve the above-listed private easement roads for each particular phase or unit of the subdivision.

h. Provide Secured Agreements with posting security in accordance with Subdivision Ordinance Sec.81.404.

i. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*].

j. 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 for each particular phase or unit of the subdivision [as mentioned above], the plans, agreements, and securities for each particular phase or unit of the subdivision shall be approved. **Monitoring:** The [*DPW, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*DPW, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

68. ROADS#9–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided or shown. **DESCRIPTION OF REQUIREMENT:**

a. The Final Map shall show a minimum forty-foot (40') wide private road easement for all proposed private roads in the Subdivision, except as shown on the Vesting Tentative Map.

b. The Final Map shall show private road easements that terminate with a minimum forty-four foot (44') radius cul-de-sac, where applicable, except as shown on the Vesting Tentative Map.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map, the easements shall be shown. **MONITORING:** The [*PDS, LDR*] shall review the Final Map to ensure that easements are indicated pursuant to this condition.

UNIT 2: PRIOR TO APPROVAL OF FINAL MAP

The Final Map for this Vesting Tentative Map is to be filed in units. In addition, conditions that apply to all units (Units 1, 2, and 3) are listed in a separate section at the end, following the conditions for Unit 3.

69. ROADS#10–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, the private roads shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement roads, ***Streets 'H'*** and ***'J'***, to an easement width of fifty feet (50'), graded width of fifty feet (50) with thirty feet (30') of asphalt concrete pavement over approved base, and wedge curb and gutter or modified rolled curb and an four foot (4') wide DG pedestrian trail along the west side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply' to the road geometrics,to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

b. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, ***Street 'K'*** from STA 6+50.00 to the cul-de-sac to an easement width of forty feet (40'), graded width of forty feet (40') with twenty-four feet (24') of asphalt concrete pavement over approved base, and with six feet (6') of parallel parking along the east side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, for one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

c. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, ***Street 'K'*** from private easement road Street 'A' to STA 6+50.00 to an easement width of forty feet (40'), graded width of forty feet (40') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, for one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

d. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, ***Private Access Road***, to an easement width of forty feet (40'), graded width of forty feet (40') with twenty-four feet (24') of asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

e. The private roads, ***Streets 'H', 'J'***, and ***'K'*** each shall terminate with a cul-de-sac or offset cul-de-sac graded to a minimum radius of forty-four feet (44') and surfaced to a minimum radius of thirty-eight feet (38') with asphaltic concrete pavement over approved base, to the satisfaction of the Director of Planning and Development Services, the Director of Public Works and the Rancho Santa Fe Fire Protection District (VCFPD).

f. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, ***Streets 'EE', 'FF', 'VV',*** and ***'ZZ'***, to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

g. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, ***Streets 'RR',*** and ***'SS',*** to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

h. Asphaltic 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. The above shall be done to the satisfaction of the Director of Public Works.

i. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the unit the road is within, abuts, or provides access to.

All plans and improvements shall be completed pursuant to the San Diego County Standards for Private and Public Roads, and the 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:

j. Process and obtain approval of Improvement Plans to improve the above-listed private easement roads for each particular phase or unit of the subdivision.

k. Provide Secured Agreements with posting security in accordance with Subdivision Ordinance Sec.81.404.

l. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*].

m. 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 for each particular phase or unit of the subdivision [as mentioned above], the plans, agreements, and securities for each particular phase or unit of the subdivision shall be approved. **Monitoring:** The [*DPW, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*DPW, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

70. ROADS#11–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided or shown. **DESCRIPTION OF REQUIREMENT:**

a. The Final Map shall show a minimum forty-foot (40') wide private road easement for all proposed private roads in the Subdivision, except as shown on the Vesting Tentative Map.

b. The Final Map shall show private road easements that terminate with a minimum forty-four foot (44') radius cul-de-sac, where applicable, except as shown on the Vesting Tentative Map.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map, the easements shall be shown. **MONITORING:** The [*PDS, LDR*] shall review the Final Map to ensure that easements are indicated pursuant to this condition.

UNIT 3: PRIOR TO APPROVAL OF FINAL MAP

The Final Map for this Vesting Tentative Map is to be filed in units. In addition, conditions that apply to all units (Units 1, 2, and 3) are listed in a separate section at the end, following the conditions for Unit 3.

71. ROADS#12–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, the private roads shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement roads, ***Streets 'E', 'F',*** and ***'G',*** to an easement width of fifty feet (50'), graded width of fifty feet (50) with thirty feet (30') of asphalt concrete pavement over approved base, and wedge curb and gutter or modified rolled curb and an four foot (4') wide DG pedestrian trail along the west side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply' to the road geometrics,to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

b. The private roads, ***Streets 'E', 'F',*** and ***'G',*** each shall terminate with a cul-de-sac or offset cul-de-sac graded to a minimum radius of forty-four feet (44') and surfaced to a minimum radius of thirty-eight feet (38') with asphaltic concrete pavement over approved base, to the satisfaction of the Director of Planning and Development Services, the Director of Public Works and the Rancho Santa Fe Fire Protection District (VCFPD).

c. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, ***Streets 'GG', 'HH', 'II', 'JJ', 'KK'. 'LL', 'NN', 'WW', 'XX',*** and ***'YY',*** to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

d. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, ***Streets 'MM',*** and ***'TT'***, to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

e. Asphaltic 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. The above shall be done to the satisfaction of the Director of Public Works.

f. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the unit the road is within, abuts, or provides access to.

All plans and improvements shall be completed pursuant to the San Diego County Standards for Private and Public Roads, and the 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:

g. Process and obtain approval of Improvement Plans to improve the above-listed private easement roads for each particular phase or unit of the subdivision.

h. Provide Secured Agreements with posting security in accordance with Subdivision Ordinance Sec.81.404.

i. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*].

j. 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 for each particular phase or unit of the subdivision [as mentioned above], the plans, agreements, and securities for each particular phase or unit of the subdivision shall be approved. **Monitoring:** The [*DPW, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*DPW, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

72. ROADS#13–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided or shown. **DESCRIPTION OF REQUIREMENT:**

a. The Final Map shall show a minimum forty-foot (40') wide private road easement for all proposed private roads in the Subdivision, except as shown on the Vesting Tentative Map.

b. The Final Map shall show private road easements that terminate with a minimum forty-four foot (44') radius cul-de-sac, where applicable, except as shown on the Vesting Tentative Map.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map, the easements shall be shown. **MONITORING:** The [*PDS, LDR*] shall review the Final Map to ensure that easements are indicated pursuant to this condition.

73. 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.

74. ROADS#14–TRANSPORTATION IMPACT FEE

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.223, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the County TIF Ordinance number 77.201-77.223 for Select Residential Uses in the San Dieguito Community Planning Area based on 4,500 Average Daily Trips (ADT) identified in the approved Traffic Study. The fee is calculated pursuant to the ordinance. **DOCUMENTATION:** The applicant shall pay the TIF at the [*PDS, ZONING*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **TIMING:** Prior to approval of any residential building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **MONITORING:** The [*PDS, ZONING*] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [*PDS, BD*] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

75. 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 Vesting Tentative Map 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.

GRADING PERMIT: *(Prior to or at the time approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).*

76. STRMWTR#1–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 State Construction General Permit, Order No. 2009-00090-DWQ, or subsequent order and the County Watershed Protection Ordinance (WPO) No.10410, 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 Quality Management Plan (SWQMP) and Erosion Control Plan 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 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. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to *[PDS, LDR]* 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 to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall provide the letter of agreement and any additional security and/or cash deposit to the [*PDS, LDR*]. **TIMING:** Prior to recordation 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 the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [*DPW, PDCI*] shall use the securities pursuant to the agreement to implement and enforce 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.

77. STRMWTR#2–STORMWATER MAINTENANCE DOCUMENTATION
INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

a. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.

b. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

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, the agreements and securities shall be approved. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and 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)

78. CULT#GR-1 ARCHAELOGICAL MONITORING – PRECONSTRUCTION MEETING [PDS, FEE X2]
INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project

Archaeologist and Luiseno 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 Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and the Luiseno and 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 approved Project Archaeologist.

(Biological Resources)

79. BIO#12–BIOLOGICAL MONITORING [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, special status plants and wildlife, and jurisdictional waters, all grading located adjacent to biological open space 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 located within or adjacent to biological open space areas, sensitive habitats, special status plants and wildlife (eg. coastal California gnatcatcher, least Bell's vireo, yellow-breasted chat, and yellow warbler), and jurisdictional waters. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and approved Vesting Tentative Map:

a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the *[PDS, PCC]*.

b. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the *[PDS, PCC]*.

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.

80. BIO#13 (M-BI-4, M-BI-9))RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to sensitive avian species (eg. coastal California gnatcatcher, least Bell's vireo, yellow-breasted chat, and yellow warbler), which are sensitive biological resources pursuant to RPO and CEQA, a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of Diegan coastal sage scrub habitat during the breeding season of the coastal California gnatcatcher within RAA as indicated on these plans. All grading permits, improvement plans, and the final map shall state the same. The breeding season is defined as occurring between the following dates: coastal California gnatcatcher (February 15 to August 31), nesting raptors (January 15 to July 15), least Bell's vireo (March 15 to September 15), or migratory birds (February 15 to August 31). The Director of PDS [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 coastal California gnatcatchers 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.

81. BIO#14–PRECONSTRUCTION SURVEYS (AVIAN SPECIES) [PDS, FEE X2]

INTENT: In order to avoid impacts to sensitive avian species, which are sensitive biological resources (eg. coastal California gnatcatcher, least Bell's vireo, yellow-breasted chat, yellow warbler, and raptors) pursuant to RPO and CEQA, preconstruction surveys shall occur. **DESCRIPTION OF REQUIREMENT**: There shall be no brushing, clearing and/or grading (which includes operation of construction dozers, excavators, rock crushers, pile drivers or cast-in-drilled-hole equipment) during the avian breeding season except as allowed by this condition. All grading permits, improvement plans, and the final map shall state the same. If clearing or grading must occur during the period of coastal California gnatcatcher (February 15 to August 31), nesting raptors (January 15 to July 15), least Bell's vireo (March 15 to September 15), or migratory birds (February 15 to August 31), a County-approved biologist shall conduct pre-construction surveys in suitable nesting habitat adjacent to the construction area to determine the location of any active nests in the area and whether these species occur within areas potentially impacted by noise. The preconstruction surveys shall not begin more than seven days prior to the start of construction. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within or adjacent to the potential

impact area, grading and clearing shall be allowed to proceed. To avoid take under the federal Endangered Species Act, impacts to occupied habitat of listed species shall be avoided. If any special status avian species are observed nesting or displaying breeding/nesting behavior within or adjacent to the potential impact area, construction in that area shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after August 31 (September 15 for least Bell's vireo). In such a case, operation of the following equipment shall not occur within the specified distances from an active nest during the respective breeding seasons: a dozer within 400 feet; an excavator within 350 feet; rock crusher equipment within 1,350 feet; a breaker within 500 feet; a pile driver within 2,600 feet; and cast-in-drilled holes equipment within 350 feet. All grading permits, improvement plans, and the final map shall state the same. Operation of construction dozers, excavators, rock crushers, pile drivers, cast-in- drilled-hole equipment and other noise-generating activities shall: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA or ambient. Decibel output will be confirmed by a County-approved noise specialist and intermittent monitoring by a qualified biologist to ensure that conditions have not changed will be required. If pre-construction surveys identify coastal California gnatcatcher, nesting raptors, or least Bell's vireo, blasting will be restricted to the non-breeding season for the identified birds (September 1 to February 14 for coastal California gnatcatcher; July 16 to January 14 for nesting raptors; and September 16 to March 14 for least Bell's vireo) or be completed using wholly chemical means. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition. **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.

82. BIO#15–TEMPORARY FENCING [PDS, FEE]

INTENT: In order to prevent inadvertent disturbance to all onsite biological open space and Resource Avoidance Area (RAA), 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 and RAA for breeding avian species that do not allow grading, brushing or clearing. 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 the 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.

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

(Biological Resources)

83. BIO#16–BIOLOGICAL MONITORING [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to sensitive biological resources, all grading located adjacent to biological open space 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 adjacent to biological open space easement in order to provide protection to sensitive habitats, special status plant and wildlife species (eg. coastal California gnatcatcher, least Bell's vireo, yellow-breasted chat, and yellow warbler), and jurisdictional waters. 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. Prepare a California gnatcatcher-monitoring program to the satisfaction of [*PDS PCC*] and the Wildlife Agencies;
b. 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;
c. Perform periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
d. Conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction;
e. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;

f. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
g. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [*PDS PCC*] 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);
h. Confer with the Wildlife Agencies and [*PDS PCC*] within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
i. 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)

84. CULT#GR-2 ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION [PDS, FEE X2]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno Native American monitors shall monitor the 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 earth-disturbing activities:

a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseno Native American monitos 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 Luiseno and Native American monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor.

b. In the event that previously unidentified potentially significant cultural resources are discovered:
    1. The Project Archaeologist or the Luiseno and 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.

2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno and Native American monitor shall determine the significance of the discovered resources.
4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
5. Isolates and clearly non-significant deposits shall be minimally documented in the field.
6. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
7. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources.
8. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luiseno and Native American monitor. The Program shall include (1) reasonable efforts to preserve (avoidance) “unique” cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
9. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.

c. If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
3. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their

recommendations as required by Public Resources Code Section 5097.98 has been conducted.

5. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. The Project Archaeologist and Luiseno and Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

e. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report 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 earth 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 the *[PPD]* if the Project Archeologist or applicant fails to comply with this condition.

(Noise)

85. NOISE-GP1. TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].
INTENT: In order to minimize temporary construction noise for grading operations and to comply with County Noise Ordinance. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

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 prevent rattling and banging.

c. Use equipment with effective mufflers

d. Minimize the use of back up alarm.

e. Equipment staging areas should be placed at locations farthest away from noise sensitive receivers as deemed feasible.

f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **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.

86. NOISE-GP2. BREAKER CONSTRUCTION NOISE MEASURES: [PDS, PCC] [PDS].

Intent: In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410, the following noise attenuation measures shall be implemented to reduce the sound level generated from project **breaker equipment operations**. **Description of Requirement:** The temporary breaker shall be limited to the following: If a breaker is required on-site during construction, then it shall not generate maximum noise levels that exceed 82 dBA LMAX when measured at the property line for 25 percent of a one-hour period, and/or not be used within 125 feet of property boundaries of occupied residences. **Documentation:** The applicant shall maintain the setbacks and limited breaker equipment operations. The applicant is responsible for implementing any further noise reducing measures to remain in compliance with this condition and comply with the requirements of the County Noise Ordinance, Section 36.409 & 36.410. **Timing:** The breaker equipment setbacks and/or limited operations shall occur throughout the duration of the grading operations and/or breaker activities. **Monitoring:** The [PDS, CODES] is responsible for enforcement of this condition.

87. NOISE-GP3. ROCK CRUSHER NOISE MEASURES: [PDS, PCC] [PDS].

Intent: In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410, the following noise attenuation measures shall be implemented to reduce the sound level generated from project **rock crusher** equipment operations. **Description of Requirement:**

a. If a rock crusher is required on-site during construction, then it shall not be used within 250 feet of property boundaries of occupied residences.

b. If a rock crusher is to be located within 250 feet of a property line for any occupied residence, then a County approved noise consult shall submit a noise memo/letter to the satisfaction of the Director of PDS recommending temporary noise barriers (or other noise reducing measures) resulting in levels of 75 dBA and below at the property line of occupied residences. These recommendations must be implemented in order to operate rock crushers within 250 of an occupied property line.

Documentation: The applicant shall maintain the setbacks and limited breaker equipment operations. The applicant is responsible for implementing any further noise reducing measures to remain in compliance with this condition and comply with the requirements of the County Noise Ordinance, Section 36.409 & 36.410. **Timing:** The breaker equipment setbacks and/or limited operations shall occur throughout the duration of the grading operations and/or breaker activities. **Monitoring:** The [PDS, CODES] is responsible for enforcement of this condition.

88. NOISE-GP4. BLASTING PLAN AND CONSTRUCTION NOISE ORDINANCE COMPLIANCE: [PDS, PCC] [PDS]. INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410, the following noise attenuation measures shall be implemented to reduce the sound level generated from construction equipment operations associated with blasting. **DESCRIPTION OF REQUIREMENT:** The project applicant shall conform to the blast plan which would be comprised of the following (but not limited to):

a. Prior to and during construction activities, the applicant shall be required to prepare and implement a blast plan to reduce impacts associated with air blast over-pressure generated by project-related construction activities and to incorporate any required noise reducing measures to comply with County Noise Ordinance regulations.

b. No blasting shall occur at a distance of less than 600 feet from any off-site structure without specific analysis by the blasting contractor showing less than significant vibration impacts to the structure.

c. The number of blasts would be limited to three blasting events per week.

d. If boulders must be reduced in size with blasting within 200 feet of the closest residence, the use of chemical expansion via a chemical cracking agent shall be performed instead.

c. All blast planning shall be done by a San Diego County Sheriff approved blaster, with the appropriate San Diego County Sheriff blasting permits, and all other applicable local, state, and federal permits, licenses, and bonding. The blasting contractor or owner shall conduct all notifications, inspections, and monitoring, major or minor blasting requirements planning, with seismograph reports as necessary.

d. Construction equipment associated with blasting (i.e. drilling, pre and post blasting work) shall comply with the County Noise Ordinance, Section 36.408, 36.409, and 36.410. The blast plan shall include any necessary noise measures such as (but not limited to) temporary noise barriers and blankets, increased setbacks, limiting construction equipment operations, and any other methods specified within the blasting plan must be implemented to comply with County Noise Ordinance requirements.

e. If new information is provided to prove and certify that the operations associated with blasting being used is different prior to grading plan approval, 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 modification of measures may be approved if the blasting activities comply with County noise standards at any the occupied property line.

DOCUMENTATION: The applicant shall maintain and incorporate the construction noise measures as indicated above and within the plan until all blasting activities (including pre and post) have been completed. The applicant is responsible for implementing any further noise reducing measures to remain in compliance with this condition and comply with the requirements of the County Noise Ordinance, Section 36.409 & 36.410. **TIMING:** This condition shall occur prior to and/or throughout the duration of all associated blasting activities. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this condition.

(Air Quality)

89. CONSTRUCTION DUST

INTENT: In order to mitigate for fugitive dust emissions (particulate matter smaller than 10 microns in diameter [PM_{10}] and particulate matter smaller than 2.5 microns in diameter [$PM_{2.5}$]) **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

a. Two applications of water will be applied during grading between dozer/scraper passes, as necessary. Additional watering or acceptable non-toxic San Diego Air Pollution Control District (SDAPCD) dust control agents will be applied during dry weather or windy days until dust emissions are not visible.

b. Dirt storage piles will be enclosed, covered, watered three times daily, if necessary, or stabilized by chemical binders, tarps, fencing or other non-toxic erosion control according to manufacturers' specification.

c. A 15-mile per hour (mph) speed limit will be enforced on unpaved surfaces.

d. On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.

e. Haul trucks hauling dirt, sand, soil, or other loose materials will be covered or two feet of freeboard will be maintained.

f. When active construction ceases on the site, disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County of San Diego (County) and/or SDAPCD to reduce dust generation.

g. After completion of grading, internal roadways will be paved, chip sealed, or chemically stabilized.

h. Sweepers or water trucks will be used to remove “track-out” at any point of public street access.

i. Grading will be suspended if winds exceed 25 mph or if visible dust plumes emanate from a site; disturbed areas will be stabilized if construction is delayed.

j. Any blasting areas will be wetted down prior to initiating the blast.

k. In accordance with the SDAPCD Rule 55 - Fugitive Dust Control, no dust and/or dirt will leave the property line. The following measures would be implemented to ensure the requirements of this rule are met:

i. Airborne Dust Beyond the Property Line: No person will engage in construction or demolition activity subject to this rule in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.

ii. Track-out/Carry-out: Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out will be minimized by the use of any of the following erosion control measures:

1. Track-out grates or gravel beds at each egress point.

2. Wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks.

3. Secured tarps or cargo covering, watering, or treating of transported material.

4. If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule

1186 requirements will be used. The use of blowers for removal of track-out/carry-out will be prohibited under any circumstances.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the construction activities. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

90. CONSTRUCTION ARCHITECTURAL COATINGS

INTENT: In order to reduce emissions of volatile organic compounds (VOC) **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

a. Use of low-VOC coatings in accordance with, or exceeding, SDAPCD Rule 67.

b. Residential interior coatings shall be less than or equal to 50 grams of VOC per liter (g/L).

c. Residential exterior coatings are to be less than or equal to 100 g/L.

d. Non-residential interior/exterior coatings are to be less than or equal to 100 g/L.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DPW, PDCI] shall make sure that the construction contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

(Biological Resources)

91. BIO#17–BIOLOGICAL MONITORING [PDS, FEE]

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2015-ER-15-08-006 and TM-5600, 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 biological open space or other sensitive biological resources. The report shall conform to the County of San Diego Report Format and Content

Requirement Guidelines: 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)

92. CULT#GR-3 ARCHAEOLOGICAL MONITORING – ROUGH GRADING [PDS, FEE]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural 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 earth-disturbing activities that require monitoring:

a. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Luiseno and Native American monitor must be included in the Negative Monitoring Report.

b. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to *[PPD]* for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center, the Pechanga Band of Temecula Luiseno Indians, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** *[PPD]*

shall review the report or field monitoring memo for compliance with the project MMRP, and 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).*

93. BIO#18–OPEN SPACE SIGNAGE & FENCING [PDS, FEE]

INTENT: In order to protect the open space easement dedicated under Condition BIO#1–BIOLOGICAL EASEMENT and BIO#4–OFFSITE MITIGATION (option #2), pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for PDS2015-ER-15-08-006 and TM-5600, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences and open space signs shall be placed along the biological open space boundary as shown on these plans, as shown on the approved Vesting Tentative Map and as depicted on Figure 1-9 and Figure 2.3-5, and the approved Conceptual Grading and Development Plan for PDS2015-ER-15-08-006.

a. Evidence shall be site photos and a statement from a California Registered Engineer or licensed surveyor that the permanent 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: (PDS2015-ER-15-08-006)

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 PDS2015-GPA-15-002; PDS2015-SP-15-002; PDS2015-TM-5600; PDS2015-REZ-15-003; PDS2015-MUP-15-008; PDS2015-ER-15-08-006, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed. **MONITORING:** The [*PDS, PCC*] shall review the photos and statement for compliance with this condition.

94. BIO#19–EASEMENT AVOIDANCE [PDS, FEE]

INTENT: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources (eg. Diegan coastal sage scrub, coastal California gnatcatcher, least Bell's vireo, and other sensitive habitats, plants, and wildlife species) and prohibits all of the following on any

portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition is:

a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the 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. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS. Activities for the creation, restoration, and/or enhancement of native habitat, including stream courses and wetlands. Such activities shall not conflict with the preservation of the natural condition of the open space and shall be performed in compliance with applicable laws, regulations, and permitting requirements. For purposes of preventing erosion and reestablishing native vegetation, the grantor of the easement shall have the right to revegetate areas that may be damaged by permitted activities, naturally occurring events or by the acts of persons wrongfully damaging the natural condition of the open space.

c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.

d. Construction, use and maintenance of multi-use, non-motorized trails as shown on the Vesting Tentative Map and approved by PDS.

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)

95. CULT#GR-4 ARCHAEOLOGICAL MONITORING – FINAL GRADING [PDS, FEE]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural 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 earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials have been curated and/or repatriated as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American 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 the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been

completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the Pechanga Band of Temecula Luiseno Indians, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

.....

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 Vesting Tentative Map all of which are herein incorporated by reference:

1. With the adoption of the General Plan Amendment, Specific Plan, and Zone Reclassification, the Vesting Tentative Map will be consistent with all elements of the San Diego County General Plan and with the Village Residential (VR 10.9) and Neighborhood Commercial (C-3) Land Use Designations of the San Dieguito Community Plan because it proposes a residential use type at a density of 8.4 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. With the adoption of the Zone Reclassification, the Vesting Tentative Map will be consistent with the Zoning Ordinance because it proposes a mixed-use development, comprised of residential and commercial/civic development, which is governed by the Harmony Grove Village South Specific Plan that identifies appropriate lot area, setbacks and design guidelines and is consistent with the provisions of the Specific Planning Area (S88) 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 San Dieguito Community Plan with the approval of the General Plan Amendment and Specific Plan, 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 residential use type of development because the residential lots have been clustered into three neighborhoods 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 imported water will be provided by Rincon del Diablo Municipal Water District and sewer treatment and disposal will be provided by either the San Diego County Sanitation District or the Rincon del Diablo Municipal Water District (in the event that the activation of the MWD'S latent power for wastewater services is approved);

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;

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 May 2018;

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 Vesting 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 wastewater treatment and water reclamation facility 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.

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.

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

33-35, 43, 51-63, 67, 74, 78-95

MAP PROCESSING REQUIREMENTS: The final map shall comply with the following processing requirements pursuant to the Sections 81.501 through 81.517 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 Board of Supervisors, the subdivider shall provide Planning & Development Services 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.
- ☐ Certification by the Department of Environmental Health with respect to sewage disposal shall be shown on the Final Map.
- ☐ A portion of this map is a condominium project as defined in Section 1350 of the State of California Civil Code, the maximum number of dwelling units is 53. The amount of units shall be indicated on the final map.

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:

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.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the

onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permitee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permitee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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 Ordinance No. 10410 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 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. Projects that involve areas 1 acre or greater require that during construction the property owner keeps 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: 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 in May 2013. *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:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below: http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of Grading Ordinance.

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 PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County 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 to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (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 [*PDS, LD Counter*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance.

NOTICE: This subject property contains Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently 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.

NOTICE: Fish and Wildlife Fees have been paid in the amount of $3,168.00 for the review of the EIR, Receipt number _____, dated _____.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on _____.

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 submittal for conditions satisfaction and is based on the number of PDS conditions that need to be satisfied. 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.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
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	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ON Motion of Supervisor _____, seconded by Supervisor _____, this Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this _____ day of _____, in Board of Supervisors North Chamber Room 310, 1600 Pacific Highway, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

Attachment F – Form of Decision for Site Plan PDS2018-STP-18-011

FORM OF DECISION
SITE PLAN PDS2018-STP-18-011

Date

PROJECT NAME:	HARMONY GROVE VILLAGE SOUTH
SITE PLAN NO.:	PDS2018-STP-18-011
E.R. NUMBER:	PDS2015-ER-15-08-006
PROJECT ADDRESS:	SOUTH OF HARMONY GROVE ROAD AND EAST OF COUNTRY CLUB DRIVE
APN(S):	235-011-06, 238-021-08, 238-021-09 & 238-021-10

FORM OF DECISION

Pursuant to Section 81.1206 of the San Diego County Subdivision Ordinance (SDCSO), a Vesting Site Plan (PDS2018-STP-18-011) for the Harmony Grove Village South Specific Plan is hereby adopted. This Vesting Site Plan illustrates those plans and designs, which are vested for this development. Pursuant to Section 81.1203 of the SDCSO, this permit authorizes the vesting of the following: lot dimensions, boundaries, and square footage for each lot.

Approval of this site plan also approves the Preliminary Grading and Improvement Plan dated April 2, 2018 consisting of 5 sheets. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final 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.)

SITE PLAN EXPIRATION:
This Site Plan shall expire concurrently with Tentative Map, PDS2018-TM-5626 except where construction and/or use of the property in reliance on this permit has commenced. Recordation of a Final Map pursuant to Tentative Map, PDS2018-TM-5626 and completion of (or entry into agreements to construct where permitted) all required improvements shall be deemed to establish such construction and/or use in reliance; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7168.

.....

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. 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 permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2. RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. GEN#3. RECORDATION OF FINAL MAP AND COMPLETION OF ALL REQUIRED IMPROVEMENTS

INTENT: In order to comply with Section 81.1205 of the County of San Diego Subdivision Ordinance, a subdivider shall file with a vesting tentative map a complete site plan application showing all proposed land uses intended to be vested on the lots to be created with the filing of a final map or a parcel map. **DESCRIPTION OF REQUIREMENT:** Prior to the acquiring the vested rights of this Site Plan, the applicant shall complete all required conditions and improvements of this Site Plan and Tentative Map 5626 prior to recordation of the final map. **DOCUMENTATION:** The applicant shall provide evidence that all conditions related to this Site Plan and Tentative Map 5626 have been completed. **TIMING:** Prior to the recordation of the Final Map of Tentative Map 5626. **MONITORING:** PDS shall verify that all the conditions of this Site Plan and the Tentative Map have been completed.

IMPLEMENTING SITE PLAN*: (Prior to the approval of any Implementing Site Plan).*

4. ENERGY EFFICIENT DESIGN

INTENT: In order to implement a sustainable project design that would minimize energy consumption, greenhouse gas (GHG) emissions **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

a. The project shall be designed to meet 2016 Title 24 energy efficiency standards.

b. Renewable energy would supply 100 percent of the Project's electricity needs through the required installation of rooftop solar PV panels (a photovoltaic system) on all residential units, the Center House and the onsite wastewater treatment and water reclamation facility (WTWRF) located within the Project site.

c. Installation of electrical outlets on the exterior walls of residences and within the common areas of multi-family uses to promote the use of electric landscape maintenance equipment.

d. Notices will be provided to homebuyers of incentive and rebate programs available through SDG&E or other providers that encourage the purchase of electric landscape maintenance equipment.

e. Installation of a 2 dual-port Level 2 electric vehicle re-charging station in the parking area for the Center House and plumbing for an EV charging station in each residence.

f. Energy-efficient three-coat stucco exteriors, high efficient (Title 24 compliant or above) window glazing, Energy Start rated appliances and efficient lighting (e.g., light emitting diodes), programmable thermostats, whole house fans.

DOCUMENTATION: The applicant shall comply with the energy efficiency requirements of this condition. These energy features would undergo independent third-party inspection and diagnostics as part of the California Green Builder (CGB) verification and commissioning process. The energy features would also be verified in the Title 24 Compliance Report submitted during the building permit process. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

5. WATER CONSERVATION

INTENT: In order to implement a sustainable project design that would minimize water consumption **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

a. The project shall incorporate water conservation strategies to reduce water usage by a minimum of 20 percent compared to Statewide averages. These may include, but not limited to, the following:

i. Use of sustainably designed plumbing systems and low-flow water fixtures.

ii. Incorporation of smart, weather-based, irrigation control systems.

iii. High-efficiency drip irrigation system, drought-tolerant landscaping, use of reclaimed water for outdoor irrigation.

DOCUMENTATION: The applicant shall comply with the energy efficiency requirements of this condition. These energy features would undergo independent third-party inspection and diagnostics as part of the CGB verification and commissioning process. The energy features would also be verified in the Title 24 Compliance Report submitted during the building permit process. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

6. SOLID WASTE REDUCTION

INTENT: In order to implement a sustainable project design that would minimize waste generation **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

a. A Construction and Demolition Debris Management Plan will be prepared and submitted along with a fully refundable Performance Guarantee to the County.

b. Project construction shall divert at least 50 percent of on-site construction waste from landfills through reuse and recycling. In accordance with County Ordinance Sections 68.508 through 68.518, 90 percent of inerts and 70 percent of all other materials from the Project will be recycled.

c. The project design shall provide areas for storage and collection of recyclables and yard waste.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any construction or building plan or the issuance of any grading permit or of any building permit, the following design measures shall be implemented on the building plans. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures are implemented on all building plans for the project.

7. NATURAL GAS FIREPLACES

INTENT: In order to reduce area-wide emissions **DESCRIPTION OF REQUIREMENT**: The following design features shall be implemented on all Building Plans for the project:

a. Only natural gas fireplaces shall be installed in the proposed residences.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be implemented on the building plans. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures are implemented on all building plans for the project.

8. LNDSCP#X–LANDSCAPE DOCUMENTATION PACKAGE (TM)

INTENT: In order to provide adequate Landscaping that complies with the Harmony Grove Village South Specific Plan, the Visual Impact Analysis, the Draft EIR, and the Fire Protection Plan, the County of San Diego's Water Efficient Landscape Design Manual, and the County's Water Conservation in Landscaping Ordinance 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 and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.

b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. 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.

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 all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. Noise barrier walls shall be shown on the landscape plans as discussed in Section 7.1.5 of the Draft EIR, dated February, 2017, or the most currently approved version. Construction details shall be provided for all fencing and walls. A minimum of 4' deep vegetated screening shall be provided along the street facing side, or as directed by the Specific Plan. Fencing and walls shall also be compliant with Section 2.2.5 of the Visual Impact Analysis, including Figures 12a-f. 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 and Section 7.2.2 (2) of the Draft EIR mentioned above.

g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.

h. Additionally, the following items shall be addressed as part of the Landscape Plan: compliance with Section's IV.E (Landscape Design), Table 7 (Public and Private Parks) and Figures IV.3, 13, 15-17, and 27-30 of the Harmony Grove Village South Specific Plan, dated February 2017, or the most currently approved version.

i. Compliance with Section's 2.2.8 (Landscape) and 6.1(1) and (3) (Mitigation Measures – Rock Staining) and 6.2 (Design Considerations) of the Harmony Grove Village South Visual Impact Analysis, dated February 2017, or the most currently approved version. This includes compliance with Figure's 11, 12a/b, d-f, 15b-d, and Table 1. Compliance shall also be verified with Section 7.2.1 (1) (3), and M-AE-1 of the Draft EIR, dated February 2017, or the most currently approved version.

j. Landscape plans shall be provided to be consistent with Construction Phasing identified in Section 2.2.12 of the Visual Impact Analysis. Slope planting north of the granaries shall include the use of 36" boxed Coast Live Oaks.

k. Compliance with Section 5.4, Table 7, and Appendices I (Suggested Plan List for Defensible Space) and J (Prohibited Plant List) of the Fire Protection Plan, dated July 2016, or the most currently approved version. Fuel Modification Zones shall be shown graphically and dimensioned on the plans with all applicable notes and maintenance criteria. Compliance with Section 7.2.14 (3) (8) (12) (13) of the Draft EIR, dated February 2017, or the most currently approved version shall be required.

l. All parking areas shall be in compliance with Land Use Goal 1.7.1 of the San Dieguito Community Plan within Section 2.5.2 of the Visual Impact Analysis and the County's Parking Design Manual.

m. Planting shall be compliant with Section's 7.2.5 (4) and 7.2.12 (1) of the Draft EIR, dated February 2017, or the most currently approved version. Slope plantings shall be compliant with Section 7.2.11 (3) of the Draft EIR as mentioned.

n. Show location of the 200' biological buffer, label all biological open space lots, show fencing and signage, and dimension the LBZ per Section 7.2.6 of the Draft EIR, dated February 2017, or the most currently approved version.

o. Irrigation plans shall be submitted to the Department of Environmental Health for review, approval, and issuance of a Landscape Recycled Water Service (LRWS) permit no. for all areas proposing the use of recycled water. The Landscape Documentation Package plans shall include the LRWS # on the upper right-hand corner of the title sheet.

p. Provide a Landscape Maintenance Exhibit that addresses Section V (D) of the Specific Plan and provides appropriate notes for on-going maintenance requirements. Include information and criteria per Section's 7.2.13 (2), 7.2.14 (10 (11) (13), and 7.2.16 (BMP Monitoring and Maintenance) (1) (2) of the Draft EIR, dated February 2017, or the most currently approved version.

q. Indicate a minimum of 2,045 new trees on the landscaping plans in order to address carbon sequestration.

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 grading 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.

9. CARBON OFFSET – OPERATIONS-RELATED GHG

INENT: In order to ensure operations-related GHG emissions are offset to zero. **DESCRIPTION OF REQUIRMENT:** As to operational GHG emissions, prior to the County's issuance of building permits, the project applicant shall purchase and retire carbon offsets, for a 30-year period, the operational GHG emissions to net zero, consistent with the performance standards and requirements set forth below.

a. Prior to the County's issuance of building permits for each implementing Site Plan ("D" Designator), the project applicant or designee shall provide PDS (consisting of documentation from the issuing registry or a County-approved third party verifier) that the Project applicant or designee has purchased and retired carbon offsets for the incremental portion of the project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below. The amount of carbon offsets required for each implementing Site Plan shall be based on the GHG emissions for each land use within the implementing Site Plan, as identified in Table 2 of the *Global Climate Change Supplemental Letter – Harmony Grove Village South Residential Development (PDS2015-GPA-15-002) County of San Diego, CA (2017)*. The project's operational emissions would be 5,222 MT CO_2e at the time of full buildout. Therefore, the project shall be required to reduce the annual missions by 5,222 MT CO_2e per year for a 30-year period (project life) or a total of 156,660 MT CO_2e. The "project life" is 30 years, which is consistent with the methodology by the SCAQMD's 2008 GHG Guidance. The Project applicant shall include in each implementing Site Plan a tabulation that identifies the overall carbon offsets required to mitigate the entire project's GHG emissions, the amount of carbon offsets purchased to date, and the remaining carbon offsets required to reduce the project's emissions to net zero.

b. The carbon offsets that are purchased to reduce GHG emissions as described in the measure shall achieve real, permanent, quantifiable, verifiable, and

enforceable reductions as set forth in Cal. Health. & Saf. Code Section 38562(d)(1).

c. Carbon offsets shall be purchased through a CARB-approved registry, such as the Climate Action Reserve, American Carbon Registry, CAPCOA GHG R_x, or Verified Carbon Standard. If no CARB-approved registry is in existence, then the applicant or its designee shall purchase carbon offset credits from any other reputable registry or entity, to the satisfaction of the Directory of PDS.

d. The purchase of carbon offsets are to be purchased in geographic priority, as described in the following order: (1) within the unincorporated areas of the County of San Diego, (2) within the County of San Diego, (3) within the State of California, (4) within the United States, and (5) internationally.

DOCUMENTATION: The project applicant shall comply with the GHG requirement of this condition. **TIMING:** Prior to issuance of the first Building Permit. **MONITORING**: The [*DPW, PDCI*] shall make sure that the project applicant complies with the GHG requirements of this condition. The [*DPW, PDCI*] shall contact the [*DPLU, PCCs*] if the project applicant fails to comply with this condition.

10. CARBON OFFSET TABULATION

INTENT: In order to ensure operations-related GHG em1ss1ons are offset to zero. **DESCRIPTION OF REQUIREMENT:** A tabulation that identifies the overall carbon offsets required to mitigate the entire Project's GHG emissions, the amount of carbon offsets purchased to date, and the remaining carbon offsets required to reduce the Project's emissions to net zero shall be provided on the Implementing Site Plan. **DOCUMENTATION:** The applicant shall provide the carbon offset tabulation on the Implementing Site Plan to the satisfaction of the Director of PDS. **TIMING:** Prior to approval of any Implementing Site Plan. **MONITORING:** The *[PDS, PPDJ* shall make sure that the carbon offset tabulation is provided on any Implementing Site Plan.

11. CONSTRUCTION ARCHITECTURAL COATINGS

INTENT: In order to reduce emissions of volatile organic compounds (VOC) **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

a. Use of low-VOC coatings in accordance with, or exceeding, SDAPCD Rule 67.

b. Residential interior coatings shall be less than or equal to 50 grams of VOC per liter (g/L).

c. Residential exterior coatings are to be less than or equal to 100 g/L.

d. Non-residential interior/exterior coatings are to be less than or equal to 100 g/L.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DPW, PDCI] shall make sure that the construction contractor complies with the Air

Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

.....

SITE PLAN FINDINGS

a. With the adoption of the Zone Reclassification, the Project meets the intent and specific standards and criteria prescribed in Sections 7150 et. al. of the Zoning Ordinance. The Project is a residential and commercial/civic development and is compatible with adjacent land uses. The Project includes three plan areas and could be developed in phases dependent on economic factors. A total of 453 single-family and multi-family residential units on lots ranging in size from 0.03 acres to 0.98 acres would be developed. The height requirement of 35 feet would be amended in the Village Residential area to allow the multi-family residential area both a maximum height of 45 feet and a maximum of four stories.

Estate, rural and semi-rural residential development with some equestrian and agricultural uses are located within the vicinity of the Project site. Surrounding residences range from custom-built homes to tract developments. In 2007, the County designated an approximately 500-acre area of land in the center of Harmony Grove Valley to become a new village called Harmony Grove Village. Harmony Grove Village is a dense community that will include over 700 homes, commercial uses, and additional recreational uses. Other dense housing and subdivisions also exist within approximately 0.5 to 0.75 miles to the east of the project site. Lot sizes in this area are much smaller; generally there are approximately eight units per acre. Mobile home parks and apartments are also present to the east, and continue along Hale Avenue to 9th Avenue and Valley Parkway.

Industrial and commercial development and mobile home communities are located north of the Project, extending to SR-78 and I-15 and beyond. Large parking lots and concrete buildings are typical of these industrial areas. In addition, the Palomar Hospital medical facilities are located northeast of the Project.

Based on the factors above, the Project would be compatible with the surrounding community.

b. With the approval of the General Plan Amendment, the Project will be compatible with the San Dieguito Community Plan and will become part of Harmony Grove Village. The Project is a residential and commercial/civic development and is compatible with adjacent land uses, specifically the Harmony Grove Village located directly north of the Project. The Project includes three plan areas and will be developed in phases dependent on economic factors. The Project will construct 453 residential units on 111 acres of land and 5,000 square feet of commercial/civic uses. Residential lots will be grouped to limit the impact footprint and provide approximately 35 areas of biological open space. In total, approximately 34.8 acres of the project site will be placed in biological open space, 8.86 acres will be utilized for public and private parks, and 36 acres will be utilized for common area open space, manufactured slopes and landscaping.

The Project would be developed in accordance with the Harmony Grove Village South Specific Plan, which provides the framework for the development of the Project site. The

site design and layout of the Project would not substantially contrast with the existing character and quality of the Project area, and the Project would not introduce a new land use that does not currently exist in the immediate area. In addition, the proposed residences within the Project site would be grouped to allow more areas to be retained within open space. Grading would consist of approximately 850,000 cubic yards of cut and fill that would be balanced onsite.

Police and fire protection service demands would likely increase with implementation of the Project. It is anticipated, however, that expanded police and fire protection services would be funded, as necessary, from increased property taxes and other revenues to the County resulting from implementation of the Project. As a result, the Project would not generate a significant impact to police protection. With regard to fire protection, substantial fire protection facilities are available in the Project vicinity with the construction of the proposed Harmony Grove Fire Station. The Project would contribute its fair share to construction and operation of the station. The Project would include the undergrounding of proposed utility lines on site. Residential units within the Project would include water conservation features that would reduce water use. In addition, the Project's landscape concept plan includes native and drought-tolerant species to reduce the amount of required irrigation and reclaimed water would be used in common areas.

An Environmental Impact Report (EIR) and associated technical studies were prepared that analyzed the environmental impacts of the Project. Appropriate mitigation measures were identified and are imposed on the Project. Significant, unmitigable impacts were identified for portions of aesthetics (short-term), air quality, and traffic (City of Escondido). Overriding considerations were prepared that explain how the Project's unavoidable potential significant environmental impacts are outweighed by the Project's benefits.

Based on the factors above, the Project would be compatible with the San Dieguito Community Plan.

c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. There have been no standards or criteria waived for the Harmony Grove Village South Vesting Site Plan.

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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.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project: Condition 3

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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:

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.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner

chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permitee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permitee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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 Ordinance No. 10410 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 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. Projects that involve areas 1 acre or greater require that during construction the property owner keeps 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: 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 in May 2013. *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:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below: http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of Grading Ordinance.

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 PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County 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 to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (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 [*PDS, LD Counter*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance.

NOTICE: This subject property contains Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently 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.

NOTICE: Fish and Wildlife Fees have been paid in the amount of $3,168.00 for the review of the EIR, Receipt number 37-03072018-041, dated March 7, 2018.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on _____.

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 submittal for conditions satisfaction and is based on the number of PDS conditions that need to be satisfied. 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.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
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	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ON Motion of Supervisor _____, seconded by Supervisor _____, this Site Plan Permit Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this _____ day of _____, in Board of Supervisors North Chamber Room 310, 1600 Pacific Highway, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

Attachment G – Form of Decision for Major Use Permit PDS2015-MUP-15-008

FORM OF DECISION
MAJOR USE PERMIT PDS2015-MUP-15-008

DATE:

PERMITTEE:	HARMONY GROVE VILLAGE SOUTH WASTEWATER TREATMENT AND WATER RECLAMATION PLANT MAJOR USE PERMIT
MAJOR USE PERMIT:	PDS2015-MUP-15-008
E.R. NUMBER:	PDS2015-ER-15-08-006
PROPERTY:	SOUTH OF HARMONY GROVE ROAD AND EAST OF COUNTRY CLUB DRIVE
APN:	235-011-06

DECISION OF THE BOARD OF SUPERVISORS

This Major Use Permit is for a wastewater treatment and water reclamation plant, in association with a Vesting Tentative Map, PDS2018-TM-5626, consisting of five sheets including a plot plan and conceptual landscape plan. The project consists of two options for a wastewater treatment facility:

Option 1: Construction of a stand-alone Aeromod Wastewater Treatment Plant (180,000-gallon per day) that consists of the following: (1) 1,000 square feet Equalization Basin, (2) 2,500 square foot Secondary Treatment Area, (3) 1,000 square feet filter area, (4) 750 square feet chlorine contact basins, (5) 900 square foot equipment building (25 ft. height maximum), (6) non-compliant effluent storage tank(s), and (7) residual solids processing equipment.

Option 2: Construction of an “Ovivo” design plant that consists of the following: (1) 480 square foot compact plant, (2) 20,000 gallon liquid sludge storage tank, (3) 750 square foot off-quality effluent storage tank (97,480 gallon capacity), (4) a 500 square foot building (18 ft. height maximum) to house an emergency generator, electrical control system, and miscellaneous equipment.

Regardless of which treatment plant option would be implemented, the following is proposed for both options: 1) A 8,127,000 gallon underground wet weather storage tank sited beneath the recreational areas of the project site, including community gardens, (2) a 6-foot perimeter wall, (3) landscaping, (4) a small parking lot and (4) transportation of biosolids to another wastewater treatment plant for dewatering, pursuant to Sections 1350, 2888.b., 5750, 7150 and 7350 of the Zoning Ordinance.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire concurrently with Vesting Tentative Map, PDS2018-TM-5626, except where construction and/or use of the property in reliance on this permit has commenced. Recordation of a Final Map pursuant to Vesting Tentative Map, PDS2018-TM-5626, and completion of (or entry into agreements to construct where permitted) all required improvements shall be deemed to establish such construction and/or use in reliance; provided however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7376 and provided further, that construction complies with zoning regulations in effect at the time of construction.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. 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 permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2. RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. GEN#3. RECORDATION OF FINAL MAP AND COMPLETION OF ALL REQUIRED IMPROVEMENTS

INTENT: In order to comply with Section 81.1205 of the County of San Diego Subdivision Ordinance, a subdivider shall file with a vesting tentative map a complete site plan application showing all proposed land uses intended to be vested on the lots to be created with the filing of a final map or a parcel map. **DESCRIPTION OF REQUIREMENT:** Prior to the acquiring the vested rights of this Site Plan, the applicant shall complete all required conditions and improvements of this Site Plan and Tentative Map 5626 prior to recordation of the final map. **DOCUMENTATION:** The applicant shall provide evidence that all conditions related to this Site Plan and Tentative Map 5626 have been completed. **TIMING:** Prior to the recordation of the Final Map of Tentative Map 5626. **MONITORING:** PDS shall verify that all the conditions of this Site Plan and the Tentative Map have been completed.

4. ODOR CONTROL FOR WASTEWATER TREATMENT AND WATER RECLAMATION FACILITY

INTENT: In order to reduce odor emissions **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented at the onsite WTWRF for the project:

a. As relevant, all WTWRFs will be designed to minimize odors, including the addition of water misting, chemical additives or activated carbon, as required.

b. All water treatment facilities will be covered or housed to avoid uncontrolled odor release.

c. Active odor control units will be located to manage gases from the wet and solids stream treatment process.

d. A misting system with odor neutralizing liquids to break down the foul smelling chemical compounds in the biogases will be installed.

e. Bio filters would be utilized to capture odor causing compounds in a media bed where they are oxidized by naturally occurring micro-organisms.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any construction or building plan or the issuance of any building permit, the following design measures shall be implemented on the building plans. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures are implemented on all building plans for the project.

MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to:

1. Harmony in scale, bulk, coverage, and density

Bulk, Scale and Coverage

The MUP is for the operation of a wastewater treatment and water reclamation plant on a 0.37 acre lot. The Project includes two options: (1) a stand-alone Aeromod wastewater treatment plant or (2) an “Ovivo” plant. The approximate lot coverage of the wastewater treatment and water reclamation plant is compatible with other wastewater treatment plant in the surrounding area: 1) the Harmony Grove Wastewater Treatment Facility is approximately 40%, 2) Santa Fe Valley Reclamation Plant is approximately 35% (Distance: 4.9 miles), 3) Whispering Palms Reclamation Plant is approximately 42% (Distance: 8.08 miles), 4) Rancho Santa Fe Reclamation is approximately 26% (Distance: 7.14 miles), and 5)

Fairbanks Ranch Water Pollution Control Facility is approximately 21% (Distance: 7.46 miles). The project is similar in bulk, scale, and lot coverage to other wastewater treatment plants in area as its lot coverage has a maximum of 42 percent.

The elevation of any future structure constructed onsite will not exceed twenty-five feet in height. Therefore, the proportional bulk, scale, and lot coverage of the proposed project would be consistent and compatible with public/semi-public and agricultural land uses in the San Dieguito community.

Density

The proposed project is a wastewater treatment and reclamation plant. As such, the project is not subject to the density requirements.

2. *The availability of public facilities, services, and utilities*

All necessary public facilities and services are available as detailed in the service availability letters submitted for the project. Fire protection services would be provided by the Rancho Santa Fe Fire Protection District. Water service would be provided by the Rincon del Diablo Municipal Water District. As such, all necessary public facilities and services are available. The proposed wastewater treatment facility will require annexation to the County of San Diego or Rincon del Diablo Municipal Water District for sewer service (if the proposed annexation is approved).

3. *The harmful effect, if any, upon desirable neighborhood character*

The Project is a wastewater treatment and reclamation plant. With the adoption of the proposed Specific Plan, the Project would be allowed pursuant to the approval of a Major Use Permit. The Project is located within the San Dieguito Community Plan areas and is south of Harmony Grove Road and east of Country Club Drive.

An Environmental Impact Report (EIR) and associated technical studies were prepared that analyzed the environmental impacts of the Project, including the construction of a wastewater treatment and reclamation plant. Appropriate mitigation measures were identified and are imposed on the Project.

Visual and noise impacts are mitigated to a level below significant by designing the structures in an agrarian barn style that is compatible with the community character. The plant would be located adjacent to Country Club Drive, but would be separated from the road by a manufactured slope. The structures would be screened by landscaping, a six-foot perimeter wall, and limited lighting. All mechanical equipment would be housed within buildings or noise-attenuating covers. Design details include; varied building massing; gable roof profiles; horizontal siding; exposed, simple beams and columns; carriage style stable and man doors; cupolas and weather vanes. Air quality, specifically the issue of odors would be mitigated through the inclusion of the following: (1) facilities would be covered to avoid uncontrolled odor release, (2) appropriate siting of active control units to manage gases from the wet and solids stream treatment processes, (3) all

processes and equipment would be housed and ventilation controlled such that no objectionable odors will be discernible at the project site boundaries, (4) a misting system with odor neutralizing liquids to break down any noxious odors, (5) utilizing bio filters to capture odor causing compounds in a media bed where they are oxidized by naturally occurring micro-organisms, and (6) by having wastewater operators routinely check the digester pressure relief valves. The proposed project has been reviewed and approved for consistency with the Harmony Grove South Specific Plan and the San Dieguito Community Plan in terms of visual, landscaping, community character, and architectural design. Therefore, the project would not have a harmful effect upon the desirable neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets*

The operation of the wastewater treatment and reclamation plant would not generate significant traffic. 10 average daily trips have been calculated for the maintenance, management, and supervision of the site as identified in the Traffic Impact Analysis. Traffic generated by the wastewater treatment and reclamation plant is less than significant. The road improvements required as part of the overall project will accommodate the proposed facility and all required parking will be provided onsite.

5. *The suitability of the site for the type and intensity of use or development, which is proposed*

The Project is the construction and operation of a wastewater treatment and reclamation facility. The project design and site layout is similar to existing private and County facilities within the San Dieguito Community Plan area and conforms with both the San Dieguito Community Plan and the Harmony Grove Village South Specific Plan.. With the incorporation of site grading, landscaping, and fencing, the site would be suitable for the type and intensity of development proposed and would be compatible with the surrounding community.

6. *Any other relevant impact of the proposed use*

None identified.

(b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

With the adoption of the General Plan Amendment and Zoning Reclassification, the Project would be subject to the General Plan Land Use Designation Village Residential 10.9 (VR-10.9), Neighborhood Commercial (C-3) and Semi-Rural (SR-0.5) and Zoning Use Regulation - Specific Plan Area Use Regulations (S88). A wastewater treatment and reclamation plant is typically associated with residential uses. In addition, the Project is consistent with provisions of the Land Use Element of the General Plan pertaining to privately proposed treatment plants. The findings regarding the treatment plant that are required to be made prior to approval of the Specific Plan are set forth in the Resolution approving the Harmony Grove Village South Specific Plan (SP-15-002). Therefore, for

the reasons stated above, the project is consistent with the San Diego County General Plan.

(c) *That the requirements of the California Environmental Quality Act have been complied with:*

The project has been reviewed and found in compliance with CEQA because an EIR for the Harmony Grove Village South Specific Plan has been prepared and certified by the Board of Supervisors.

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.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permitee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permitee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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 Ordinance No. 10410 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 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. Projects that involve areas 1 acre or greater require that during construction the property owner keeps 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: 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 in May 2013. *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:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below: http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of Grading Ordinance.

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 PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County 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 to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (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 [*PDS, LD Counter*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance.

NOTICE: This subject property contains Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently 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.

NOTICE: Fish and Wildlife Fees have been paid in the amount of $3,168.00 for the review of the EIR, Receipt number _____.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on_____.

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 submittal for conditions satisfaction and is based on the number of PDS conditions that need to be satisfied. 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.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
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	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of General Service (DGS)			
Real Property Division	RP		

ON MOTION of Supervisor _____, seconded by Supervisor _____, this Major Use Permit Form of Decision is passed by the Board of Supervisors, at a regular meeting held on this day _____ of _____, in the County Administration Center Hearing Room, 1600 Pacific Highway, Room 310, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

Attachment H – Proposal Summary Table

Proposal Summary Table

		Existing General Plan	Project Proposal
Number of Allowable Units		174 units	453 units
Density		0.5 du/acre	Approximately 8 du/acre
Residential	**Total Housing Units**	174	453
	Building Type	Detached Single-Family	Single-Family and Multi-Family
Commercial	**Square Footage**	N/A	5,000 sq. ft.
	Use Type(s)	N/A	Retail
Industrial	**Square Footage**	N/A	N/A
	Use Type(s)	N/A	N/A
Facilities & Services	**Water**	Wells, Rincon del Diablo Water District	Rincon Del Diablo Municipal Water District
	Annexation?	N/A	No
	Extension of pipelines?	N/A	New 12-inch pipeline connecting to an existing 12-inch potable line in Harmony Grove Road, as well as a new 8-inch water line connecting to an existing 8-inch water line near the western terminus of Country Club Drive
	Wastewater	Septic	San Diego County Sanitation District or Rincon del Diablo Municipal Water District
	Annexation?	N/A	Yes
	Extension of pipelines?	Yes	New pipelines will be installed for the site and will connect to the new wastewater treatment facility in the northern portion of the site. If connecting to Harmony Grove Treatment Plant (or combined onsite and offsite facility), new

			pipeline will connect approximately 550 feet north of the site.
	School	N/A	Escondido High School District and Escondido Union School District
	Fire	Rancho Santa Fe Fire Protection District	Rancho Santa Fe Fire Protection District
	Maximum Travel Time	5 minutes	5 minutes
Parks and Open Spaces	**Parks**		
	Public	San Dieguito Park and San Dieguito River Valley Regional Open Space Park	Seven Public Parks ranging from 0.08 to 0.54 acres; 1.86 acres total
	Private	Generally privately owned recreational facilities	Six Private Parks ranging from 0.10 to 0.82 acres; 1.12 acres total
	Trails	Public and private multi-use trails through the San Dieguito CPA and the Elfin Forest-Harmony Grove Subarea plan	Approximately 2 miles (11,000 feet) of public multi-use trails and pathways
	Open Space	Abundant open space available through the San Dieguito CPA and the Elfin Forest-Harmony Grove Subarea plan	Approximately 71 acres
	Biological Resources	N/A	34.8 acres within a biological open space easement
	Other	N/A	20 acres of naturalized open space, and 16 acres of landscaped areas
Road Network/Traffic	**Total Daily Vehicle Trips**	N/A	4,500 ADT
	Proposed Road Improvement(s)	Non Specified	Road and/or Intersection improvements to off-site roads: Country Club Drive, bridge over

			Escondido Creek, Country Club Drive and Harmony Grove Road intersection, Harmony Grove Road and Harmony Grove Village Parkway intersection, Country Club Drive at the Country Club Drive and Eden Valley Lane intersection, Auto Park Way/Country Club Drive intersection; and new road construction for on-site internal circulation roads
	Parking	2 parking spaces per dwelling unit	2 parking spaces per dwelling unit (906 spaces) and 434 guest parking spaces

Attachment I – Zoning Ordinance Analysis

ATTACHMENT I
ZONING ORDINANCE ANALYSIS
FOR PURPOSES OF CONSIDERATION OF
PDS2015-SP-15-002, PDS2015-GPA-15-002, PDS2015-REZ-15-003, PDS2018-TM-5626, PDS2015-MUP-15-008, PDS2018-STP-18-011

CURRENT ZONING			
Development Regulations	Zoning Box 1	Zoning Box 2	Zoning Box 3
Use Regulations	A70	RR	A70
Animal Regulations	L	V	L
Density	-	-	-
Lot Size	0.5AC	0.5AC	8AC
Building Type	C	C	C
Max Floor Area	-	-	-
Floor Area Ratio	-	-	-
Height	G	G	G
Lot Coverage	-	-	-
Setback	C	B	C
Open Space	-	-	-
Special Area Regs.	-	-	-

PROPOSED ZONING					
Development Regulations	Commercial/ Civic	Semi-Rural Residential	Institutional	Village Residential	**CONSISTENT**
Use Regulations	S88	S88	S88	S88	**YES**
Animal Regulations	R	A	R	A	**YES**
Density	-	-	-	-	**YES**
Lot Size	-	-	-	-	**YES**
Building Type	T	K	W	K	**YES**
Max Floor Area	-	-	-	-	**YES**
Floor Area Ratio	-	-	-	-	**YES**
Height	G	H	G	-	**YES**
Lot Coverage	-	-	-	-	**YES**
Setback	V	V	V	V	**YES**
Open Space	-	-	-	A	**YES**
Special Area Regs.	D1	D1	D1	D1	**YES**

Attachment J – Impacts and Mitigation Table

Subject	Impact	Mitigation	Conclusion
Aesthetics	AE-1: Landform modification associated with blasting/rock breaking that would contrast with the adjoining natural hillsides	M-AE-1: Exposed newly cut rocks and horizontal drainage features shall be stained in earth tones (through spraying or dripping onto fresh rock face) to soften contrast	Less than Significant
	AE-2: Visual effects during construction activities until buildout occurs and all vegetation is installed and reaches visual maturity in approximately 10 years.	None available	Significant and Unavoidable
Air Quality	AQ-1a: Increase in housing units beyond what was included for the site in the RAQS AQ-1b: Operation of the Project would not conform to the RAQS	M-AQ-1: Provide revised Housing forecast to SANDAG to ensure that any revisions to the population and employment projections used in updating the RAQS and SIP accurately reflect anticipated growth due to the Project.	Significant and Unavoidable
Biological Resources	BI-1a: 10.4 acres of coastal sage scrub	M-BI-1a: Preserve 34.8 acres of on-site open space and prepare RMP	Less than Significant
	BI-1b: California gnatcatcher habitat	M-BI-1b: Mitigation ratio of 2:1 ratio for a total of 20.8 acres of occupied habitat through a combination of on-site preservation, on-site restoration, and off-site preservation	
	BI-1c: Least Bell's vireo habitat	M-BI-1c: Impacts to 0.01 acre of mule fat scrub and 0.71 acre of southern riparian forest shall occur at a 3:1 ratio	
	BI-2a: Summer holly and wart-stemmed ceanothus	M-BI-2a: Mitigation ratio of 3:1 for summer holly and 1:1 for wart-stemmed ceanothus through preservation of open space	
	BI-2b: Non-native grassland that serves as raptor foraging habitat	M-BI-2b: Mitigation ratio of 0.5:1 through a combination of on-site preservation, on-site restoration, and off-site preservation	
	BI-2c: Yellow- breasted chat habitat	M-BI-2c: 3:1 ratio through implementation of mitigation M-BI-1c	

Subject	Impact	Mitigation	Conclusion
Biological Resources	BI-3a: Barn owl and white-tailed kite habitat	M-BI-3a: 0.5:1 ratio through implementation of mitigation M-BI-2b	Less than Significant
	BI-3b: Yellow warbler habitat	M-BI-3b: Implementation of mitigation M-BI-1c	
	BI-3c: Red-tailed hawk habitat	M-BI-3a: 0.5:1 ratio through implementation of mitigation M-BI-2b	
	BI-4: Construction noise on sensitive species	M-BI-4: Breeding season surveys, avoidance, minimization measures	
	BI-5a: 0.01 acre of mule fat scrub and 0.71 acre of southern willow riparian forest	M-BI-5a: Implementation of mitigation M-BI-1c	
	BI-5b: 10.4 acres of Diegan coastal sage scrub	M-BI-5b: Implementation of mitigation M-BI-1a and 1b	
	BI-5c: 4.5 acres of coastal sage-chaparral transition	M-BI-5c: 2:1 mitigation ratio through a combination of on-site preservation, on-site restoration, and off-site preservation	
	BI-5d: 15.6 acres of southern mixed chaparral	M-BI-5d: 0.5:1 ratio through preservation	
	BI-5e: 44.2 acres of non-native grassland	M-BI-5e: Implementation of M-BI-2b	
	BI-5f: 0.2 acre of upland coast live oak woodland	M-BI-5f: 3:1 mitigation ratio through the preservation of open space	
	BI-6a: 0.31 acre of wetlands (U.S.)	M-BI-6a: 3:1 mitigation ratio through M-BI-1c	
	BI-6b: 0.78 acre of wetlands (State)	M-BI-6b: 3:1 mitigation ratio through M-BI-1a	
	BI-6c: 0.72 acre of wetlands (County RPO)	M-BI-6c: Mitigated at a 3:1 ratio with at least 1:1 creation	

Subject	Impact	Mitigation	Conclusion
Biological Resources	BI-7: Federally protected wetlands	M-BI-7: Mitigated through M-BI-1c, M-BI-5a and M-BI-6a	Less than Significant
	BI-8: County RPO-protected wetlands	M-BI-8: Mitigated through M-BI-1c, M-BI-5a and M-BI-6a	
	BI-9: Migratory bird take	M-BI-9: Pre-construction nest surveys, avoidance, minimization	
Cultural Resources	CR-1: Potential impacts to undiscovered buried archaeological resources	M-CR-1: Archaeological monitoring and data recovery program	Less than Significant
	CR-2: Discovery of unknown burials	Mitigated through M-CR-1	
GHG Emissions	GHG-1: Project construction emissions would not be fully offset by project design features identified for Project construction.	M-GHG-1: Prior to issuance of the first grading permit, the Applicant shall provide evidence to the County PDS that they have purchased and retired carbon credits, in the amount of 4,411 MT CO2e	Less than Significant
	GHG-2: Project operational emissions would not be completely offset by on-site project design features.	M-GHG-2: Prior to the County's issuance of building permits for each implementing Site Plan ("D" Designator), the Project Applicant or designee shall provide evidence to PDS (consisting of documentation from the issuing registry or a County-approved third party verifier) that the Project Applicant or designee has purchased and retired carbon offsets for the incremental portion of the Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with performance standards and requirements	

Subject	Impact	Mitigation	Conclusion
Noise	N-1: Exceed the 60 dBA CNEL maximum allowable noise level for two residences that face Country Club Drive	M-N-1: Installation of sound wall along the northern perimeter of the affected lot, with approximately 20-foot long return walls along the western perimeter of the western residence (R9) and the eastern perimeter of the eastern residence (R10)	Less than Significant
	N-2: Second stories of the two residential units identified for Impact N-1 may be exposed to noise in excess of 60 CNEL; given a typical exterior to interior attenuation of 15 CNEL	M-N-2: Additional exterior-to-interior noise analysis shall be conducted for the residential units identified as R9 and R10 (where exterior noise levels may exceed 60 CNEL within the second stories) to demonstrate that interior levels do not exceed 45 CNEL	
	N-3: WTWRF equipment would have the potential to create noise in excess of allowable limits to on- site NSLUs	M-N-3: WTWRF shall be enclosed by a solid 6-foot high wall	
	N-4: If a breaker operates within 125 feet of the nearest NSLU, the noise level would exceed the County's impulsive noise limit of 82 dBA LMAX.	M-N-4: Breaker shall not generate maximum noise levels that exceed 82 dBA LMAX when measured at the property line for 25 percent of a one-hour period, or be used within 125 feet of the property line for any occupied residence	
	N-5: If a rock crusher operates within 250 feet of the nearest NSLU, the noise level would exceed the County's 8-hour noise level limits of 75 dBA LEQ.	M-N-5: Shall not be used within 250 feet of the property line for any occupied residence until a temporary noise barrier or berm is constructed at the edge of the development footprint	
	N-6: Impacts to off-site residences and other land uses from blasting	M-N-6: Limit blasting to thrice per week; prepare blasting management plan; secure proper permits; chemical cracking agent for boulders if within 200 feet of residence	
Traffic	TR-1a: Direct impact to segment of Country Club Drive from Auto Park Way to Hill Valley Drive in the City of Escondido (LOS D)	M-TR-1a: Prior to occupancy of 80 Project units, Country Club Drive shall be widened to provide a paved width of 36 feet	Significant and Unavoidable
	TR-1b: Cumulative impact at the roadway segment of Country Club Drive from Auto Park Way to Hill Valley Drive in the City of Escondido	Implementation of M-TR-1a	

Subject	Impact	Mitigation	Conclusion
Traffic	TR-2a: Direct impact to one County signalized intersection, Country Club Drive/Harmony Grove Road	M-TR-2a: Widen the northbound approach of Country Club Drive to Harmony Grove Road to provide one left-turn, one through lane, and one dedicated right-turn lane with an overlap phase	Less than Significant
	TR-2b: Cumulative impact to one County signalized intersection, Country Club Drive/Harmony Grove Road	Implementation of M-TR-2a	
	TR-3: Cumulative impact on Country Club Drive from Hill Valley Drive to Kauana Loa Drive	M-TR-3: Widen Country Club Drive at the Country Club Drive/Eden Valley Lane intersection to provide a dedicated northbound left-turn lane onto Eden Valley Lane	
	TR-4: Cumulative impact on Harmony Grove Road from Country Club Drive to Harmony Grove Village Parkway	M-TR-4: Make a payment toward the County of San Diego TIF program	
	TR-5: Cumulative impact on Harmony Grove Road from Harmony Grove Village Parkway to Kauana Loa Drive	M-TR-5: Make a payment toward the County of San Diego TIF program	
	TR-6: Cumulative impact on Harmony Grove Road from Kauana Loa Drive to Enterprise	M-TR-6: Make a payment toward the County of San Diego TIF program	
	TR-7: Cumulative impact on Harmony Grove Village Parkway from Harmony Grove Road to Citracado Parkway	M-TR-7: Provide a northbound to eastbound right-turn overlap phase at the Harmony Grove Road/Harmony Grove Village Parkway signalized intersection	
	TR-8: Cumulative impact at the intersection of Auto Park Way and Country Club Drive in the City of Escondido	M-TR-8: Restripe the eastbound approach of the Auto Park Way/Country Club Drive intersection	Significant and Unavoidable
	TR-9: Cumulative impact at the intersection of Valley Parkway and Citracado Parkway in the City of Escondido	M-TR-9: Pay a fair share toward the approved Citracado Parkway Extension Project	
	TR-10: Cumulative impact on Harmony Grove Road/Kauana Loa Drive	M-TR-10: Make a payment toward the County of San Diego TIF program	Less than Significant

Attachment K – Public Documentation

(Comments received during the EIR public review periods are available at: https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/hgvs.html)

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

Minutes of Meeting

April 5th, 2018

1. CALL TO ORDER: 7:06 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, T. Parillo, S. Biszantz, M. Hoppenrath, J. Zagara, P. Fisch, N. Christenfeld, S. Williams, J. Arsivaud-Benjamin (arrived at 7:45 pm), D. Willis
Absent: S. Thomas, L. Lemarie

2. AGENDA REVIEW

3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]

4. OPEN FORUM: D. Dill reported that all SDPG members had turned in their required Form 700 financial disclosures on time.

5. GENERAL PLANNING ITEMS:

A. **Bank of America Minor Deviation Request** for branch located at 4S Ranch Towne Centre, 15011 Craftsman Way, San Diego, APN: 678-670-06-00. Re-facing three existing signs and 1 new direction sign on existing Bank of America branch office building. Applicant: Monigle Associates, Tim Seaman, 619-993-8846; PDS Planner: Mandy Noza, 858-495-5346; SDPG Member: Phil Fisch, 858-592-6758.

Motion: By P. Fisch, **second** by J. Arsivaud-Benjamin, to approve as presented.
Vote: ayes = 10 nos = 0 abstain = 0 absent/vacant = 3

6. MAJOR PROJECTS AND LAND USE ITEMS:

A. **Harmony Grove Village South includes a General Plan Amendment (PDS2015-GPA-15-002), a Specific Plan (PDS2015-SP-15-002), a Rezone (PDS2015-REZ-15-003), a Tentative Map (PDS2015-TM-5600), a Major Use Permit (PDS2015-MUP-15-008), and a draft Habitat Loss Permit (PDSXXXX-HLP-XXX).** The GPA proposes to re-designate a portion of the property from Semi-Rural Regional Category to Village Regional Category and to re-designate the land use designation from Semi-Rural Residential 0.5 to Village Residential 10.9 and Neighborhood Commercial. The proposed Rezone would change the zoning designation from A70 (Limited Agriculture) and RR (Rural Residential) to S88 (Specific Plan). In accordance with Section 86.104 of County of San Diego Ordinance No. 8365 (N.S.) and Section 4.2 g of the CSS NCCP Process Guidelines (CDFG, November 1993), a Habitat Loss Permit is required because the project would impact Diegan coastal sage scrub. Project Contact: Ashley Smith Ashley.Smith2@sdcounty.ca.gov 858-495-5375; SDPG member: Mid Hoppenrath 760-747-1145. DEIR link: http://www.sandiegocounty.gov/content/sdc/pds/cega_public_review.html. *Mark Slovick* of DPS explained the change from tentative map and tentative site to vesting tentative map and vesting tentative site that was recently requested by the applicant. This new application, while not introducing any changes, does, if the Project is approved, provide a vested right to develop and would insulate the Project from any future County regulations or voter initiatives. *Christopher Morrow* of Project Design Consultants presented a brief overview of the 453-DU Project on behalf of the applicant. He reviewed his credentials and noted that the HGVS development had won a building industry award for its design.

There were about 150 people in attendance. There were no proponents other than the applicant's representative; 81 people registered their opposition. *JP Theberge*, representing the Elfin Forest Harmony Grove Town Council, gave a presentation illustrating the Project's major adverse impacts. This high-density Project to be located in an exceptionally high-fire hazard zone has no second ingress/egress road (yet had received a waiver from fire safety

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regulations from the RSFFPD). Fire regulations require a secondary road when project is proposed on a dead-end road of more than 800 feet in length., The HGVS project is on a 4,000 ft length dead-end road. Because HGVS lacks a second way out, hundreds of Project residents, area residents, and commuter traffic must share the only safe evacuation route, Country Club Drive. He demonstrated a set of calculations that would enable County residents to evaluate this risk by matching a given Project density (number of DUs) with associated vehicles, to the road infrastructure that can safely support it. This method showed that if HGVS were built as presented, nearly 6 hours would be required to safely evacuate all area residents (previous HG fire conflagrations have been documented to have engulfed the HG community in less than 2 hours), and that up to 25% of the population could become entrapped. In addition, the Project is inconsistent with the Community Plan and does not follow the General Plan Community Development Model by adding multi-family housing to the rural buffer surrounding the original Harmony Grove Village. *M Hoppenrath* read the SDPG motion (full text shown in appendix) and then the discussion was opened to the public.

Kathy Macon had to evacuate twice and hopes the County will stick to the agreement to downgrade density around HGV that was made with the community in good faith. *Ken Dubs* noted that developer-funded analyses are often "MAI," made as instructed, and may not be valid. This idea was echoed by *Lisa Black*, who worked in urban planning for 15 years and felt that traffic, sewer, and other reports are more an art form than science. She said numbers can be manipulated. She felt high-density development is better placed in redevelopment areas. *Kamala Slight* moved to Harmony Grove to be in the "last little piece of heaven in San Diego," and she approved of the planning group motion. *Richard Murphy* felt the GHG studies were not done appropriately and that the analyses will not stand up in court, ultimately costing the taxpayer. *Shawn Wirth* commented that she lost value in her property because of the downzone in the GP update that accompanied the HGV CDM. She did this in good faith for the benefit of the community but feels that she is again being taken advantage of if these developments are allowed to ignore the GP CDM and increase density with no benefit to the individual home owner in the community. *Shelley Fontaine* believes the fire department was negligent in granting the waiver and that approving this GPA defies common sense. *Marla Sweet* lives in the HG Spiritualist Center and feels approval of HGVS would increase traffic and make local roads unsafe for residents and bicyclists. *Marilyn Johnson-Kozlow*, another resident of the HG Spiritualist Center, worries about elevated fire entrapment risks and noted that her home was one of the very few that did not burn down in the Cocos fire. She wondered whether it would be safer to just walk out in an evacuation.

Steve Barker, co-founder of TECC and recently retired firefighter, reminded the attendees that another resident, David Hammond, died trying to walk out during a wildfire. *Steve* recommended that the developer save their money and sell the property to a conservancy. He noted many would-be developments in the area failed and were now open space. He commented that although he had the greatest respect for the RSFFPD, they "got this one wrong," and never should have granted the waiver. *Vicki Hamilton* moved to this area to raise her children near nature and get away from dense developments, and she supports the motion. *Joseph Manrique* worked with Cal Fire and the Sheriff's Mounted Patrol and remarked on how fast fire can spread. He said that in the Cocos fire, it took only 2 and ½ minutes for the flames to move from the road to his hay barn. He was concerned that as development grows, supporting services won't grow as fast. *Ginger Lamp* said it was terrifying to try to escape the Cocos fire, with fire coming towards her down the hill and both sides of the road blocked; unfortunately no one was directing traffic.

Jim Cahill wants the County to honor prior agreements to limit density, and to consider wildlife when building out the valley, that is, to save more valley, not more homes. *Nancy Henderson* feels the citizens have made enough concessions, and that more development will bring more fire entrapment risk. Trying to evacuate the Cocos fire was very frightening for her, she saw 15 cars trapped on Mt Whitney Road because the fire was moving fast, and people panicked. She thinks the BoS should not ignore the fire safety issue and should not approve more high-density development in this fire-prone valley. *Nancy Reed* supported the motion and believes this valley is one of the most magical places in San Diego. She thinks the fires are getting worse and that granting a waiver for the lack of a second exit was unconscionable. *Barbara Isherwood* moved from the north of England and loved it here. She thinks the residents must feel cheated because they were not NIMBYs and did the right thing by negotiating for HGV with the County, but now face high-density development. She thinks HGVS must be stopped.

Brianna Girod just moved to HGV, which was advertised as "urban meets rural," and was very concerned about HGVS elevating fire danger and reducing the ability to evacuate. She mentioned it was difficult to get insurance.

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Bruce Schryven, an experienced investigator, noted that HGV was not shelter in place and that people had only minutes, not hours, to evacuate. He said that people often panic in those situations. *Rev Robert Anderson* lost his home in the Cider fire and Witch fire and then again in the Cocos fire. He watched 19 homes burn in 15 minutes and remarked that most of his neighbors had no insurance. He said people lost their livelihoods and many lost their dreams. *Jim Depolo* thought that HGVS had many problems and that to keep the area rural, the County should follow the General Plan. He thought the motion was very well worded. *John Gottlieb* thought the area was already too congested and believed that the County must consider the families that were moving into the area.

Chris Dye was concerned about safety for his family and neighbors and believed that BoS approval of HGVS would show that the County felt the residents' lives were not worth the cost of losing the development. *Patti Newton* lost her home in the Harmony fire and said of the experience that until you have lived it and felt it, you can't know it. She hoped the BoS would try to feel what people were saying. *Chris Dingman*, a new resident, wanted to help keep the community rural. He was surprised that the waiver was approved by RSFFPD and the County Fire Authority. *Daniel Kucharski* was a cyclist who felt the area roads used to be very safe but were already becoming more congested. He believed the narrow rural roads could not handle extra vehicles and that more high-density development would cause this valley to become dangerous for bicyclists. *Jonathan Dummer* thanked the developer for causing the neighbors to consider how important it was to become involved and unite to protect their homes. He said when he moved here many years ago the area next to his home was zoned for 8 homes, now with HGVS it would be 450. He warned the BoS that they would be responsible if people died in fires because of their decision. *Kay Greenwood* felt this was the last land in this area suitable for wildlife and horses. She teaches horseback riding, responsibility, and kindness to kids and believes that the area is too amazing to lose to more high-density development. *Nick* and *Gloria Euarn* have lived in Harmony Grove for 35 years and know that having only one exit will mean the homeowners can't get fire insurance. *Gloria* thought approval of HGVS would result in deaths in the next fire that would be the responsibility of the BoS.

A further 49 people submitted speaker slips in opposition but either felt their concerns had already been mentioned or did not wish to speak: *Dan Anderson, Darlene Stapp, Brenda Hand, Mike and Nancy Sampson, Tom Payne, Leslie Harris, Scott Sutherland, Gig Theberge, Bill Schiefler, Terry Heavens, Linda and James McKim, Eric Neubauer, Susanne and Rohar Desai, Mike Zaparyniuk, Sabrina Zaparyniuk Patterson, John Trainer, Alisha, Virginia Izquierdo, Jerry Patterson, resident on Trail Blazer Lane, Mark Shields, Frauntene McLarney, Eric Anderson, Patrick Walter, Karen Nielsen, Juan Lopez, Laura Mitchell, Bill and Merlyn Porter, Hazel Gray-Fornasdoro, Michael Fornasdoro, Ron and Jan Hall, Kevin Barnard, Mathew Nicolas, Karin Hathaway, Debbie O'Neill, Kevin Girod, Nona Barker, Danielle Lopez, Jesus Medrano, Reina Reeves, Kevin Siemens, Lori Vitale, Jim Moore*, and *Angelique Hartman*.

D. Dill opened the discussion to the SDPG members. *M. Hoppenrath* said that approval of HGVS would allow the developer to amend not only the GP, but also the Harmony Grove Community Plan. Proposed amendments significantly altered the community's vision and removed County protections such as the Village limit line and the need to maintain an urban/rural balance in homes. She felt the fact that the developer can freely edit a community plan to serve their own purposes in the face of strong community opposition meant that community plans throughout the County would be made essentially worthless as planning tools, adversely affecting all San Diegans. Members indicated support for the motion.

Motion: By M. Hoppenrath, **second** by N. Christenfeld, to deny Project as presented because Project does not meet the criteria for conformance with LU 1.4, nor those for a General Plan Amendment, and is inconsistent with General Plan Guiding Principles. Full text of motion is included in appendix.
Vote: ayes = 10 nos = 0 abstain = 0 absent/vacant = 3

B. **Hacienda Santa Fe Senior Facility**. Proposed project is in the City of San Diego on the southeastern corner of Via de la Valle at El Camino Real. The developer will present an overview of the project with Q&A in preparation for the release of a draft EIR sometime in the first quarter of 2018. Project Developer: Milan Capital Management - Bret Bernard, AICP, Director of Planning & Development, 714-687-0000, ext119; SDPG member: Don Willis (858) 481-6922. ***Continued to May 10th***

C. **PDS2018-AD-18-004 Fortuna Farms Administrative Permit**. Waiver for an additional 5,564 sq ft service

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building. Private residence and equestrian facility on an eight-acre parcel located at the corner of Via De Fortuna and El Camino Del Norte, Rancho Santa Fe; APN 265-160-2500. Property Owners: Caroline LaBarre and Tim Porthouse, 520-390-4470; Applicant's Contact: Allard Jansen Architects, 619-450-6550; PDS Planner: John Leavitt, 858-495-5448; SDPG Member: Laurel Lemarie, 858-756-2835. ***Continued to May 10th***

D. **PDS2017-TM-5589TE-PDS-PLN.** Time Extension of an existing approved PDS 2014 TM 5589 Tentative Map, located at 18531 Aliso Canyon Road in Rancho Santa Fe. A proposed 8-lot residential subdivision on 29.81 acres with minimum 2-acre parcel, with proposed private street for access and hook up to sewer. APN #265-270-84. Applicant: El Paso One, LLC (c/o Michael Whitney), 858-945-7757; PDS Planner: Marisa Smith 858-694-2621; SDPG Member: Laurel Lemarie 858-756-2835. Mr. Whitney explained that he was considering making this into an equestrian estates project and was developing appropriate CC&Rs to manage horse-related impacts.

Motion: By D. Dill, **second** by T. Parillo, to approve as presented.
Vote: ayes = 10 nos = 0 abstain = 0 absent/vacant = 3

7. ADMINISTRATIVE MATTERS:

A. Community Reports
B. Consideration and comments on circulation mail
C. Future agenda items and planning
D. Prospective & returning Planning Group members
E. Supply orders and reimbursement of expenses

Adjourned 9:35 pm

NOTE: The San Dieguito Planning Group currently has one vacancy. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates: 5/10/18 6/14/18 7/12/18 8/9/18 9/13/18 10/11/18

Doug Dill, Chair 760-736-4333 FAX 760-736-4333 e-mail: theddills@att.net
Tim Parillo, Vice-Chair 415-238-6961 e-mail: tparillo@gmail.com
Mid Hoppenrath, Secretary 760-747-1145 e-mail: midhop@gmail.com

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Appendix

San Dieguito Planning Group Meeting April, 5, 2018
Item 6A - Harmony Grove Village South includes a General Plan Amendment (PDS2015-GPA-15-002), a Specific Plan (PDS2015-SP-15-002), a Rezone (PDS2015-REZ-15-003), a Tentative Map (PDS2015-TM-5600), a Major Use Permit (PDS2015-MUP-15-008), and a draft Habitat Loss Permit (PDSXXXX-HLP-XXX).

Motion: RECOMMEND DENIAL as presented because Project does not meet the criteria for conformance with LU 1.4 (shown in *italics* below; please note ***all*** four criteria must be met) nor with those for a General Plan Amendment (GPA) and is inconsistent with General Plan Guiding Principles.

"Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding."

■ **NOT COMPATIBLE**. The Harmony Grove Village South (HGVS or Project) property lies within an area statutorily designated State Responsibility Area "Very High Fire Hazard Severity Zone," by CAL FIRE and recognized by the County of San Diego and RSFFPD (From the Dudek 2016 Fire Protection Plan for HGVS). The expansion area is constrained by a 3-sided topographic "bowl" formation surrounded by steep slopes in a floodplain traversed by Escondido Creek. Although this is a very high fire risk area there is only one possible ingress/egress road, necessitating a waiver in **Fire Safety Regulations** for an expansion. Country Club Drive, the only safe evacuation route, regularly floods, with two recorded deaths from storm water surges. A main arterial, Harmony Grove Road, is narrowly constrained by Escondido Creek tributaries, rocky slopes, and unmaintained fuels/vegetation, making it nearly impossible to widen. Thus, the expansion is inconsistent with **General Plan Goals** that include avoiding development in areas susceptible to geologic, wildfire, or flooding risks, and **Guiding Principle 5,** which states that "In high risk areas, development should be prohibited or reduced in type and/or density."

"Potential Village development would be accommodated by the General Plan road network."

■ **NO IMPROVEMENTS TO ROAD NETWORK**. The expansion will create significant and unmitigable impacts to area roadways and intersections. The existing road infrastructure consists of 2-lane rural roads without shoulders, subject to flooding, mud slides and closures during the winter months and surrounded by high fuel sources. The unclassified road, Country Club Drive, was originally a private quarry utility road and some segments do not have County easements. According to the Wildland Urban Interface Fire Emergency Plan recently commissioned by CAL FIRE, Country Club Drive is the only safe evacuation route without caveats for the entire area, and that would be reduced from a Level of Service A to a Level of Service F by a village expansion. The proposed mitigation for the lack of a secondary access and for the excessive dead-end road length in this expansion provides no off-site improvements that would facilitate evacuation for area residents, which will increase risk of fatal entrapment should the single safe evacuation route be obstructed. This is inconsistent with the **General Plan** that requires that a GPA must not be detrimental to public health, safety, and welfare.

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"Public facilities and services can support the expansion without a reduction of services to other County residents."

■ **INCREASED BURDEN ON EXISTING INFRASTRUCTURE WILL REDUCE QUALITY OF SERVICES.** Because this village expansion is not adequately served by the General Plan road network and there are no public transportation services, the resulting increase in traffic congestion to levels of service F will result in other County residents experiencing excessive wait times for public facilities or services. Because the Project's excessive greenhouse gas emissions will be mitigated by purchasing distant, off-site carbon credits, local air quality will be decreased and local environmental impacts will be increased, burdening other County residents. The expansion will strain the area's public school system (San Pascual HS is already over capacity) requiring area schoolchildren to use mobile classrooms. It will require the creation of growth-inducing sewage treatment facilities that will increase the risk of more high-density urban sprawl. The increased density will require a greater portion of the area's dwindling water reserves and will require more intense water restrictions in times of drought for other County residents, who are not allowed to use the project's recycled water.

"The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area."

■ **INCONSISTENT WITH COMMUNITY CHARACTER.** The project proposes amendments to the **Community Plan** that significantly alter the development objectives incorporated therein to manage growth. One amendment eliminates the reference to the unique consensus agreement that was reached between the community and the County that allowed the creation of Harmony Grove Village. This negotiated Village was designed to accept population growth while using the Community Development Model to establish rural buffers to prevent urban sprawl. However, the amendment removes the word "negotiated" from the following excerpt that specifically addresses the possibility of expansion: "*In addition, non-resident land speculators have purchased local undeveloped land in the hopes that General Plan Amendments allowing higher density will be adopted by the Board of Supervisors. Residents will continue to work to preserve this historic 100-year-old community by implementing the Village Development Pattern that was negotiated.*" The phrase "consistent with General Plan policies" was substituted. There is no justification for eliminating this unique compromise from the historical record in the Community Plan, especially when residents are hoping that the County will remember that the very scenario embodied in the HGVS project is exactly what the residents have most feared, and why they entered into this negotiation with the County. This negotiated development pattern resulted in the original **Community Plan Map** and is protected by County planning tools such as the Village Limit line, the restriction on expansion of the HGV sewage treatment plant, and **CP Policy LU-2.2.1** *Ensure that the number of urban residences does not greatly exceed that of the rural residences in the greater unincorporated communities of Harmony Grove and Eden Valley.* Because the Community Plan *specifically prohibits* this expansion, the Project's

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attempts to amend the Community Plan are simply an avoidance of its own inconsistencies. This is incompatible with **GP LU 2.4,** which requires projects to reflect the development objectives for a community plan area.

The scale of the expansion is inconsistent because it will eliminate the carefully constructed urban-rural balance documented in the Community Plan that was created to manage Village development. This is contradictory to **General Plan Guiding Principle 10**, which recognizes that unincorporated rural communities "contribute to a high quality of life distinct from the urbanized environment of coastal San Diego" and stipulates that "as growth continues, development must be managed to protect these assets."

Finally, the expansion does not create an orderly and contiguous growth of the Village area because it introduces multifamily units that are far denser than the single-family units of the Harmony Grove Village core area, and does so beyond the largest, horse-keeping lots that form the rural buffer area of the original village. Thus, the expansion is not in conformance with the gradually decreasing density required in the **General Plan Community Development Model**.

Requested Analyses

The County should not allow additional residential density beyond that allowed by right in the General Plan without first ensuring that the impact of the change would not impede the safe evacuation of existing and future residents in areas like this prone to major fire events. As such, we request additional analysis prior to staff formulating a recommendation on the project, to match a given recommended project density (number of DUs) to the road infrastructure that can safely support it. This additional analysis is necessary because a) information crucial to evaluating public safety risk is missing from the data presented so far, namely, project impact on evacuation scenarios, b) the extreme 2017 wildfires in California and their consequences have demonstrated the need for sound planning to avoid loss of life, and c) new data from the HGVS WUIFERP point to "a historic fire corridor with a history of loss of life & extensive structural loss", with the entire area evacuating on Country Club Drive in an emergency.

Specifically, we request staff/applicant to analyze the following:

a) Calculate the maximum current vehicle carrying capacity of Country Club Drive (CCD) in a mass evacuation scenario, taking into account the number of existing large animals to be evacuated using the same road infrastructure;

b) Conduct the same analysis adding a secondary Project egress through to Del Dios Highway, which would relieve congestion on CCD;

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c) From the vehicle capacity analysis in a) and b) above, derive the maximum number of evacuating dwelling units (DUs) that can safely travel on CCD and access roads. For example, if each du is assumed 2 evacuating cars, maximum number of homes that can safely evacuate would be half the capacity that the infrastructure can carry;

d) From the result of the analysis in c) (total number of DUs evacuating safely), calculate how many additional residential units can safely be added to the area by deducting the existing and currently approved DUs in Harmony Grove, Eden Valley, Del Dios, and Elfin Forest.

e) The remaining available density should be the maximum additional density from a planning perspective that can be approved outside the General Plan and not compromise safe evacuation.

In addition,

- The waivers from California Fire Code granted by the Rancho Santa Fe Fire District should be re-examined in light of new fire behavior data from the recent 2017 fires throughout California, and the Rahn Study and the MRO traffic analysis data that were not available when the FPP was published;
- Because critical cumulative impact to emergency evacuation was not considered in the original DEIR, consider recirculating the DEIR with the data requested so the public has the opportunity to review and comment on this vital analysis.

The following conditions of approval should be incorporated to preserve public safety for all area residents including HGVS's:

- Applicant should be required to perform a full analysis of evacuation risks and scenarios that include risks to the current Harmony Grove residents, which was not included in the 2016 FPP, prior to going to Planning Commission;
- Applicant should be required to provide a true secondary exit (not leading to Country Club Drive) such as through to Del Dios Highway.
- Any livestock showing distress from blasting activity at any distance should be removed at the applicant's expense to a remote location for the duration of blasting operations. Initial planning shall consider livestock within 300 feet of a minor blast or 600 feet of a major blast to be removed to these minimum distances for the appropriate blast size prior to the commencement of blasting.

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San Dieguito Planning Group Meeting
April, 5, 2018
Item 6A - Harmony Grove Village South includes a General Plan Amendment (PDS2015-GPA-15-002), a Specific Plan (PDS2015-SP-15-002), a Rezone (PDS2015-REZ-15-003), a Tentative Map (PDS2015-TM-5600), a Major Use Permit (PDS2015-MUP-15-008), and a draft Habitat Loss Permit (PDSXXXX-HLP-XXX).

Motion: RECOMMEND DENIAL as presented because Project does not meet the criteria for conformance with LU 1.4 (shown in *italics* below; please note ***all*** four criteria must be met) nor with those for a General Plan Amendment (GPA) and is inconsistent with General Plan Guiding Principles.

"Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding."

■ **NOT COMPATIBLE**. The Harmony Grove Village South (HGVS or Project) property lies within an area statutorily designated State Responsibility Area "Very High Fire Hazard Severity Zone," by CAL FIRE and recognized by the County of San Diego and RSFFPD (From the Dudek 2016 Fire Protection Plan for HGVS). The expansion area is constrained by a 3-sided topographic "bowl" formation surrounded by steep slopes in a floodplain traversed by Escondido Creek. Although this is a very high fire risk area there is only one possible ingress/egress road, necessitating a waiver in **Fire Safety Regulations** for an expansion. Country Club Drive, the only safe evacuation route, regularly floods, with two recorded deaths from storm water surges. A main arterial, Harmony Grove Road, is narrowly constrained by Escondido Creek tributaries, rocky slopes, and unmaintained fuels/vegetation, making it nearly impossible to widen. Thus, the expansion is inconsistent with **General Plan Goals** that include avoiding development in areas susceptible to geologic, wildfire, or flooding risks, and **Guiding Principle 5,** which states that "In high risk areas, development should be prohibited or reduced in type and/or density."

"Potential Village development would be accommodated by the General Plan road network."

■ **NO IMPROVEMENTS TO ROAD NETWORK**. The expansion will create significant and unmitigable impacts to area roadways and intersections. The existing road infrastructure consists of 2-lane rural roads without shoulders, subject to flooding, mud slides and closures during the winter months and surrounded by high fuel sources. The unclassified road, Country Club Drive, was originally a private quarry utility road and some segments do not have County easements. According to the Wildland Urban Interface Fire Emergency Plan recently commissioned by CAL FIRE, Country Club Drive is the only safe evacuation route without caveats for the entire area, and that would be reduced from a Level of Service A to a Level of Service F by a village expansion. The proposed mitigation for the lack of a secondary access and for the excessive dead-end road length in this expansion provides no off-site improvements that would facilitate evacuation for area residents, which will increase risk of fatal entrapment should the single safe evacuation route be obstructed. This is inconsistent with the **General Plan** that requires that a GPA must not be detrimental to public health, safety, and welfare.

"Public facilities and services can support the expansion without a reduction of services to other County residents."

■ **INCREASED BURDEN ON EXISTING INFRASTRUCTURE WILL REDUCE QUALITY OF SERVICES.** Because this village expansion is not adequately served by the General Plan road network and there are no public transportation services, the resulting increase in traffic congestion to levels of service F will result in other County residents experiencing excessive wait times for public facilities or services. Because the Project's excessive greenhouse gas emissions will be mitigated by purchasing distant, off-site carbon credits, local air quality will be decreased and local environmental impacts will be increased, burdening other County residents. The expansion will strain the area's public school system (San Pascual HS is already over capacity) requiring area schoolchildren to use mobile classrooms. It will require the creation of growth-inducing sewage treatment facilities that will increase the risk of more high-density urban sprawl. The increased density will require a greater portion of the area's dwindling water reserves and will require more intense water restrictions in times of drought for other County residents, who are not allowed to use the project's recycled water.

"The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area."

■ **INCONSISTENT WITH COMMUNITY CHARACTER.** The project proposes amendments to the **Community Plan** that significantly alter the development objectives incorporated therein to manage growth. One amendment eliminates the reference to the unique consensus agreement that was reached between the community and the County that allowed the creation of Harmony Grove Village. This negotiated Village was designed to accept population growth while using the Community Development Model to establish rural buffers to prevent urban sprawl. However, the amendment removes the word "negotiated" from the following excerpt that specifically addresses the possibility of expansion: "*In addition, non-resident land speculators have purchased local undeveloped land in the hopes that General Plan Amendments allowing higher density will be adopted by the Board of Supervisors. Residents will continue to work to preserve this historic 100-year-old community by implementing the Village Development Pattern that was negotiated*." The phrase "consistent with General Plan policies" was substituted. There is no justification for eliminating this unique compromise from the historical record in the Community Plan, especially when residents are hoping that the County will remember that the very scenario embodied in the HGVS project is exactly what the residents have most feared, and why they entered into this negotiation with the County. This negotiated development pattern resulted in the original **Community Plan Map** and is protected by County planning tools such as the Village Limit line, the restriction on expansion of the HGV sewage treatment plant, and **CP Policy LU-2.2.1** *Ensure that the number of urban residences does not greatly exceed that of the rural residences in the greater unincorporated communities of Harmony Grove and Eden Valley.* Because the Community Plan *specifically prohibits* this expansion, the Project's attempts to amend the Community Plan are simply an avoidance of its own inconsistencies. This is incompatible with **GP LU 2.4,** which requires projects to reflect the development objectives for a community plan area.

The scale of the expansion is inconsistent because it will eliminate the carefully constructed urban-rural balance documented in the Community Plan that was created to manage Village development. This is contradictory to **General Plan Guiding Principle 10**, which recognizes that unincorporated rural communities “contribute to a high quality of life distinct from the urbanized environment of coastal San Diego” and stipulates that “as growth continues, development must be managed to protect these assets.”

Finally, the expansion does not create an orderly and contiguous growth of the Village area because it introduces multifamily units that are far denser than the single-family units of the Harmony Grove Village core area, and does so beyond the largest, horse-keeping lots that form the rural buffer area of the original village. Thus, the expansion is not in conformance with the gradually decreasing density required in the **General Plan Community Development Model**.

Requested Analyses

The County should not allow additional residential density beyond that allowed by right in the General Plan without first ensuring that the impact of the change would not impede the safe evacuation of existing and future residents in areas like this prone to major fire events. As such, we request additional analysis prior to staff formulating a recommendation on the project, to match a given recommended project density (number of DUs) to the road infrastructure that can safely support it. This additional analysis is necessary because a) information crucial to evaluating public safety risk is missing from the data presented so far, namely, project impact on evacuation scenarios, b) the extreme 2017 wildfires in California and their consequences have demonstrated the need for sound planning to avoid loss of life, and c) new data from the HGVS WUIFERP point to "a historic fire corridor with a history of loss of life & extensive structural loss", with the entire area evacuating on Country Club Drive in an emergency.

Specifically, we request staff/applicant to analyze the following:

a) Calculate the maximum current vehicle carrying capacity of Country Club Drive (CCD) in a mass evacuation scenario, taking into account the number of existing large animals to be evacuated using the same road infrastructure;

b) Conduct the same analysis adding a secondary Project egress through to Del Dios Highway, which would relieve congestion on CCD;

c) From the vehicle capacity analysis in a) and b) above, derive the maximum number of evacuating dwelling units (DUs) that can safely travel on CCD and access roads. For example, if each du is assumed 2 evacuating cars, maximum number of homes that can safely evacuate would be half the capacity that the infrastructure can carry;

d) From the result of the analysis in c) (total number of DUs evacuating safely), calculate how many additional residential units can safely be added to the area by deducting the existing and currently approved DUs in Harmony Grove, Eden Valley, Del Dios, and Elfin Forest.

e) The remaining available density should be the maximum additional density from a planning perspective that can be approved outside the General Plan and not compromise safe evacuation.

In addition,

- The waivers from California Fire Code granted by the Rancho Santa Fe Fire District should be re-examined in light of new fire behavior data from the recent 2017 fires throughout California, and the Rahn Study and the MRO traffic analysis data that were not available when the FPP was published;
- Because critical cumulative impact to emergency evacuation was not considered in the original DEIR, consider recirculating the DEIR with the data requested so the public has the opportunity to review and comment on this vital analysis.

The following conditions of approval should be incorporated to preserve public safety for all area residents including HGVS's:

- Applicant should be required to perform a full analysis of evacuation risks and scenarios that include risks to the current Harmony Grove residents, which was not included in the 2016 FPP, prior to going to Planning Commission;
- Applicant should be required to provide a true secondary exit (not leading to Country Club Drive) such as through to Del Dios Highway.
- Any livestock showing distress from blasting activity at any distance should be removed at the applicant's expense to a remote location for the duration of blasting operations. Initial planning shall consider livestock within 300 feet of a minor blast or 600 feet of a major blast to be removed to these minimum distances for the appropriate blast size prior to the commencement of blasting.

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

Minutes of Meeting

May 11, 2017

1. CALL TO ORDER: 7:06 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, J. Zagara, L. Lemarie, D. Willis, M. Hoppenrath, T. Parillo, P. Fisch, J. Arsivaud-Benjamin, S. Biszantz, N. Christenfeld, Steve Thomas (non-voting)
Absent: none

2. AGENDA REVIEW and APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]

4. OPEN FORUM:

5. GENERAL PLANNING ITEMS:

A. **4998 El Arco Iris, Rancho Santa Fe** Request for consideration of adding a protective dirt berm along the property that borders Linea Del Cielo to stop cars from crashing onto their property - The owner is requesting referral to TAC. Owner: Claude Kordus; Planner, Don Willis 858-481-6922.
Motion: By D. Willis, **seconded** by J. Zagara, to refer letter to TAC.
Vote: ayes = 10 nos = 0 abstain = 0 absent/vacant = 3

B. **PLDO Active Recreation Definition Update and Quimby Act Amendment Discussion**. Update Parks and Recreation Department's process to change 'Active Recreation' definitions as it pertains to PLDO usage. Discuss Valley Center Planning Group's to support Quimby Act Amendment (allow 20% of PLDO funds to be earmarked to park maintenance). SDPG Member: Doug Dill, 760.736.4333. ***Continued to June 8th***

C. **Proposed All-Way Stop/Trail Crossing at Loma Santa Fe Drive (Linea Del Cielo) at Sun Valley Road.** The County of San Diego Parks and Recreation made a recommendation for a realignment of an existing Trail. The proposed crossing will be at the intersection of Linea Del Cielo and Sun Valley Road. To provide a protected/controlled crossing for the trail users at the intersection, it is also requested that it become all-way stop controlled. DPW Representative: TBD; Sun Valley HOA: Ralph McKinnie, 619- 954-5637; SDPG Member: Don Willis, 858-481-6922. ***Continued to June 8th***

D. **County Local Coastal Program (LCP) Land Use Plan (LUP)** Discussion and vote on previously sent (to meet May 5th deadline) comment email to Coastal Commission. The Coastal Commission (CC) revised policies related to trail use and the construction of future trails. The CC staff is recommending that all future trails within the Coastal Zone area within or adjacent to environmentally sensitive habitat areas be limited to pedestrians only. Taking into consideration that planning area trails are identified for hiking, equestrian, and bicycle use, the San Dieguito CPG chair submitted a letter (email) to the CC expressing opposition to the CC staff recommended changes restricting use of future trails. *L. Lemarie* felt that bicycles can cause more trail damage than horses. *Joseph Irwin* representing the Sun Valley Homeowners Association, felt horses should be allowed on the trails and agreed with the SDPG letter.
Motion: By M. Hoppenrath, **seconded** by P. Fisch, to approve comment letter.
Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4 (S. Biszantz not present)

6. MAJOR PROJECTS AND LAND USE ITEMS:

A. **PDS2016-TPM-21243, APN 265-260-20-00**. Tentative parcel map proposal to split existing 9.32 acre lot into 2 lots. Existing property contains ~13,000 sf main house and ~2,100 sf guest house. Application would provide a 2.86 acre lot with grading and utilities to create buildable pad near existing guest house. 18181 Via Roswitha, Rancho Santa Fe. Owner: Thomas Powell; Applicant's representative: Matt De Vincenzo, 858-597-2001; PDS Planner: Don Kraft, 858-694-3856; SDPG member: Tim Parillo, 415-238-6961. ***Continued to June 8th***

B. **PDS2017-TM-5456TE Cielo De Lusardi Tentative Map Time Extension.** Proposed 19 lot subdivision on 270 acres, Lots 1-18 are single family residential and Lot 19 is a condominium lot for 19 air space units, located within the Rancho Cielo Estates, at end of Avenida Barranca, south of Cerro Del Sol and east of Via Dora, APNs 265-300-02, 265-300-03, 265-300-05. Owner: Cielo 182 LLC & Lavender Hill Ranch LLC, 760-744-3133; Project Representative: Michael Levin, Excel Engineering, 760-745-8118; PDS Planner: Heather Steven, 858-495-5802; SDPG Member: Doug Dill, 760-736-4333. *D. Dill* will continue this item until the County can investigate the failure of the affected homes and provide more information to the group. ***Continued to June 8th***

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C. **PDS2016-STP-16-023 Peterson Residence**. D2 special regulation designator, 4.42 acre lot located on Artesian Road, APN 269-100-53-00. 4,417 sq. ft. single story residence, 960 Sq. ft. garage and storage, 1,171 sq. ft. patio; 10,542 sq. ft. total development envelope. Owner: Mike and Gisela Peterson, 301-909-6939; Applicant Representative: Drew Hubbell, 619-231-0446; PDS Planner: Emmet Aquino, 858-694-8845; SDPG Member: Phil Fisch, 858-592-6758.

Motion: By P. Fisch, **seconded** by L. Lemarie, to approve as presented.

Vote: ayes = 10 nos = 0 abstain = 0 absent/vacant = 3

D. **Harmony Grove Village South DEIR includes a General Plan Amendment (PDS2015-GPA-15-002), a Specific Plan (PDS2015-SP-15-002), a Rezone (PDS2015-REZ-15-003), a Tentative Map (PDS2015-TM-5600), a Major Use Permit (PDS2015-MUP-15-008), and a draft Habitat Loss Permit (PDSXXXX-HLP-XXX).** The GPA proposes to re-designate a portion of the property from Semi-Rural Regional Category to Village Regional Category and to re-designate the land use designation from Semi-Rural Residential 0.5 to Village Residential 10.9 and Neighborhood Commercial. The proposed Rezone would change the zoning designation from A70 (Limited Agriculture) and RR (Rural Residential) to S88 (Specific Plan). In accordance with Section 86.104 of County of San Diego Ordinance No. 8365 (N.S.) and Section 4.2 g of the CSS NCCP Process Guidelines (CDFG, November 1993), a Habitat Loss Permit is required because the project would impact Diegan coastal sage scrub. Project Contact: Ashley Smith Ashley.Smith2@sdcounty.ca.gov 858-495-5375 Environmental Coordinator: Michelle Irace Michelle.Irace@sdcounty.ca.gov 858-505-6857; SDPG member: Mid Hoppenrath 760-747-1145. DEIR link: http://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html. Public review period ends June 13th, 2017. County staff, *Ashley Smith*, *Michelle Irace*, and *Darin Neufeld* attended and *M. Slovick* gave a brief overview of the Harmony Grove Village South (HGVS) project. The public review period has been extended to June 13th. *M. Hoppenrath* read the SDPG comment letter including the addendum on Fire Safety. There were 43 attendees: 21, including a representative of the Del Dios Town council, did not speak but submitted opposition slips citing traffic congestion, possible entrapment during fire evacuations, and loss of rural community as reasons for opposition. In addition, 2 people submitted emails in opposition but could not attend. *Susan Williams* lives in Harmony Grove Village (HGV) and told of how she bought a home there precisely because there was a plan to limit density, and feels that the rural surroundings added to her quality of life. She felt the idea of expanding the village given the resulting increase in fire danger was ridiculous. She said local traffic is congested on a daily basis, and that she felt if the County listened to the residents "we can do better." *Andy Laderman* of Eden Valley was disappointed that the applicant was not present to hear the residents' remarks. *Jon Dummer* began with a quote from applicant David Kovach taken from a Newport Beach hearing, stating that he (Kovach) only wanted development near his home that was "reasoned, balanced, and appropriate for the setting." *Mr. Dummer*, a long-time Harmony Grove (HG) resident, agreed and wished Kovach would feel the same way for developments that he built. *Mr. Dummer* complained of the single fire exit and incompatibility of HGVS with the existing neighborhood, and felt that approval of the Project would not be consistent with the bargain made by the County with the residents, as described in the Community Plan (CP). *Kevin Barnard* owns property abutting the Project and noted that the applicants did not ask for easement rights across his land yet the DEIR shows his private road as emergency access. He feels this amounts to illegal eminent domain. He noted that the Project is adjacent to protected lands (Del Dios Highlands County Park and Elfin Forest Recreational Reserve) and can create adverse edge effects that degrade the biodiversity and habitat value. He has 30 years' experience as a law enforcement officer and felt the County was too understaffed to supply all the officers needed to control the six evacuation intersections during an emergency as called for in the DEIR. *Nancy Goodrich*, who was a captain of the Traffic Division, agreed that San Marcos could not supply enough staff to control traffic and there likely will be gridlock during a fire evacuation. She noted that in the Cocos fire, many evacuees from San Elijo Hills and Elfin Forest (EF) had to drive through the HG area as other routes were blocked. *Wendy Said* evacuated during the Cocos fire and reported that her neighbor's HG house burned completely in only 8 minutes. She noted that 3 homes burned on her street, Country Club Dr, which is the main evacuation route. She said all the calculations about fire response are useless if no fire fighters are there when the homes are burning, as was the case in the Cocos fire. She said many firefighters from distant counties are unfamiliar with the locations of fire hydrants and could not refill their water tanks. And she said traffic estimates will be undervalued because many people return to the fire area for more animals or to help neighbors. She felt allowing this expansion of HGV given the danger to existing residents would be "immoral." *Angelique Hartman* lives near the Project and lost part of her house in the Cocos fire. She said firefighters tried to fill their water tanks at her home storage tank, but the drought had dried up all the water. They lost 20 homes south of the Project when the winds changed she said they didn't have a chance. She said anyone approving high density in this area would have "blood on their hands." *Chris Dye* of HG evacuates large animals and stressed how fast and unpredictable fires can be. He felt traffic conditions were already congested, and with only one way out, it was just not safe to allow more high density development. *Andy Laderman* said Valiano cumulative traffic studies showed Country Club Drive at an LOS of F during a regular day, and that it would be impassable during an evacuation. *Sandra Bartsch*, and EF resident, said she has realized that her family with young children may be trapped during the next fire if this project is approved, and she finds that terrifying. She agreed that anyone who approves this project will have "blood on their hands" if residents are trapped. *Phyllis Strickland* asked the County staff is they had ever evacuated. *M. Slovick* said that was irrelevant to this project. But *Phyllis* believed that the experience can change one's perspective as you smell smoke and feel the fear that comes as the wind shifts, and you watch the flames approach. Relevant? *Phyllis* says

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"Yes!" *Farron Kolb* is an EF resident and contractor who is opposed to for-profit development that ruins the existing community and changes plans for the future. He felt the County must represent the public's interests. *Jason Spurgeon* is a firefighter and helicopter pilot who lives adjacent to the Project and watched the flames travel across the Project site and cross Escondido Creek in only 15 minutes. He feels the idea of high density development in the rural valley seems like a joke. *Dan Perkins* lives near Project and wonders whether the County is trying to scare the residents with this truly horrible plan. He says the Escondido sewer system does not work and why would anyone want to put three sewer plants very near to each other? *Kamden Bains* just moved to HG near the Project and is worried the exit road will be blocked in an emergency. He also has school-age children and wondered why the Project was using Escondido HS when it is already overcrowded. He thought the addition of this project would seriously reduce the resources for education in the area. *Eric Newbauer* of HG was concerned about fire safety. He was one of the last to leave with the strike force and watched the oldest church in North County burn down. *William Hough* lives near the Project and evacuated late. He watched the winds change and had to leave very quickly. He is worried about storm water runoff causing excessive erosion and reduction of biodiversity. *JP Theberge*, vice chair of the EFHG Town Council, talked about the agreement with the County to uphold and reinforce the "village development model" (now called the CDM). He said nothing has changed to trigger the need for a GPA. He spoke of a public trust with the County to uphold the development concept they introduced to the community in three County-sponsored "visioning workshops." *Betty Anderson* lost her home in the Cocos fire and does not want to see high density development in HG. *Richard Murphy*, *Jim McKim*, *Kelly Schott*, and *Eric Anderson* all agreed in their opposition to this Project. *L. Lemarie* wanted to add a sentence about the edge effects of the project being close to protected lands to the SDPG comment letter.

Motion: By D. Dlll, **seconded** by J. Arsivaud-Benjamin, to approve revised SDPG comment letter.

Vote: ayes = 10 nos = 0 abstain = 0 absent/vacant = 3

E. **PDS2013-LDGRMJ-00015.** The SDPG will take community comments concerning public review and disclosure for the Private Horse keeping and Grape Planting Grading Plan environmental document (15183 CEQA Exemption Findings) and Draft Habitat Loss Permit Findings. The 42.8 acre project is located at 657 Country Club Drive, (APNs 228-400-16, 228-400-22 and 232-032-15). Applicant: Hedy Levine representing Brendan Thiessen/Harmony Grove Partners LP, 619-232-9200 x125; PDS Planner, Bronwyn Brown, 858-495-5516; SDPG Member, Shannon Biszantz, 619-417-4655. The DEIR link: http://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html. Because the issue preventing on-site mitigation seemed to involve inadequate connectivity, *S. Biszantz* asked County to define this term. Response was connectivity with adjoining open space was important to ensure species could move freely throughout a habitat and was better for long-term survival. . Staff also stated that project site is not designated as a Pre-Approved Mitigation Area (PAMA) in the Draft North County Multiple Species Conservation Program (MSCP) and therefore conservation is not focused in the project area and is better suited at an offsite location with long term viability. Property outside of draft PAMA is appropriate to be impacted with mitigation and large blocks of conserved habitat rather than small fragmented blocks are preferred. Staff confirmed that we were able to make the necessary findings to support the issuance of a Habitat Loss Permit for the entirety of the coastal sage scrub onsite. *J. Arsivaud-Benjamin* asked about qualification for pre-approved mitigation area (PAMA), and was told that the Eden Valley site was not in a PAMA. *J. Arsivaud-Benjamin* reported that one biologist, Camille Perkins, thought the proposed mitigation land in the Copper Creek area had degraded in habitat value. *P. Fisch* asked why distant mitigation was more valuable than on-site mitigation. Response was larger habitat is better. Several group members noted that because the particular sensitive species was a bird, why wasn't nearby open space as good as adjacent open space for connectivity, given the mitigation area was too far away to sustain the local population? *D. Dill* noted that past concerns from residents involved possibility of false pretense of horse property uses only to gain approval of rural neighbors with a real intent for eventual industrial use. Past proposed plans for this site to be commercial/dense residential had failed because adequate mitigation could not be purchased within Escondido to allow annexation and development. Gaining a HLP in the County would allow removal of sensitive species and make denser development easier and less expensive. Response was County does not require applicant to actually build what they plan. *Andy Laderman*, an Eden Valley resident, believed that the horses and vineyards were likely a ruse to clear the land and noted that the owner is a commercial property developer. He supported the SDPG comment letter.

Motion: By D. Dill, **seconded** by M. Hoppenrath, to approve comment letter.

Vote: ayes = 9 nos = 1 abstain = 0 absent/vacant = 3

P. Fisch

F. **PDS2014 STP 14-006. D1 Designator located at 8080 Hightime Ridge, The Crosby Estate.** APN 267-201-03-00 Applicant: Philip Quatrino representing Jonathon & Melody Mohseni 858-527-0818; PDS Planner: Nicholas Koutoufidis 858-495-5329; SDPG Member: Mid Hoppenrath 760-747-1145. ***Continued to June 8th***

7. ADMINISTRATIVE MATTERS:

A. Community Reports. *S. Biszantz* reported that the Whispering Palms community was preparing a letter for TAC over resident's concerns about parking along the entrance/exit on Via de las Palmas. They wish to have the curbs

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painted red to prohibit parking in that area. *D. Dill* said the group would add this issue to the next agenda.

B. Consideration and comments on circulation mail
C. Future agenda items and planning
D. Prospective & returning Planning Group Members
E. Supply orders and reimbursement of expenses

Adjourned: 10:25 pm.

Future Meeting Dates: 6/8/17 7/13/17 8/10/17 9/14/17 10/12/17 11/9/17

Doug Dill, Chair 760-736-4333 FAX 760-736-4333 e-mail: theddills@att.net
Tim Parillo, Vice-Chair 415-238-6961 e-mail: tparillo@gmail.com
Mid Hoppenrath, Secretary 760-747-1145 e-mail: midhop@gmail.com

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Attachment L – Planning Documentation

Harmony Grove Village South
PDS2015-SP-15-002
Vicinity Map

San Dieguito
Community Plan Area

1:3,500,000

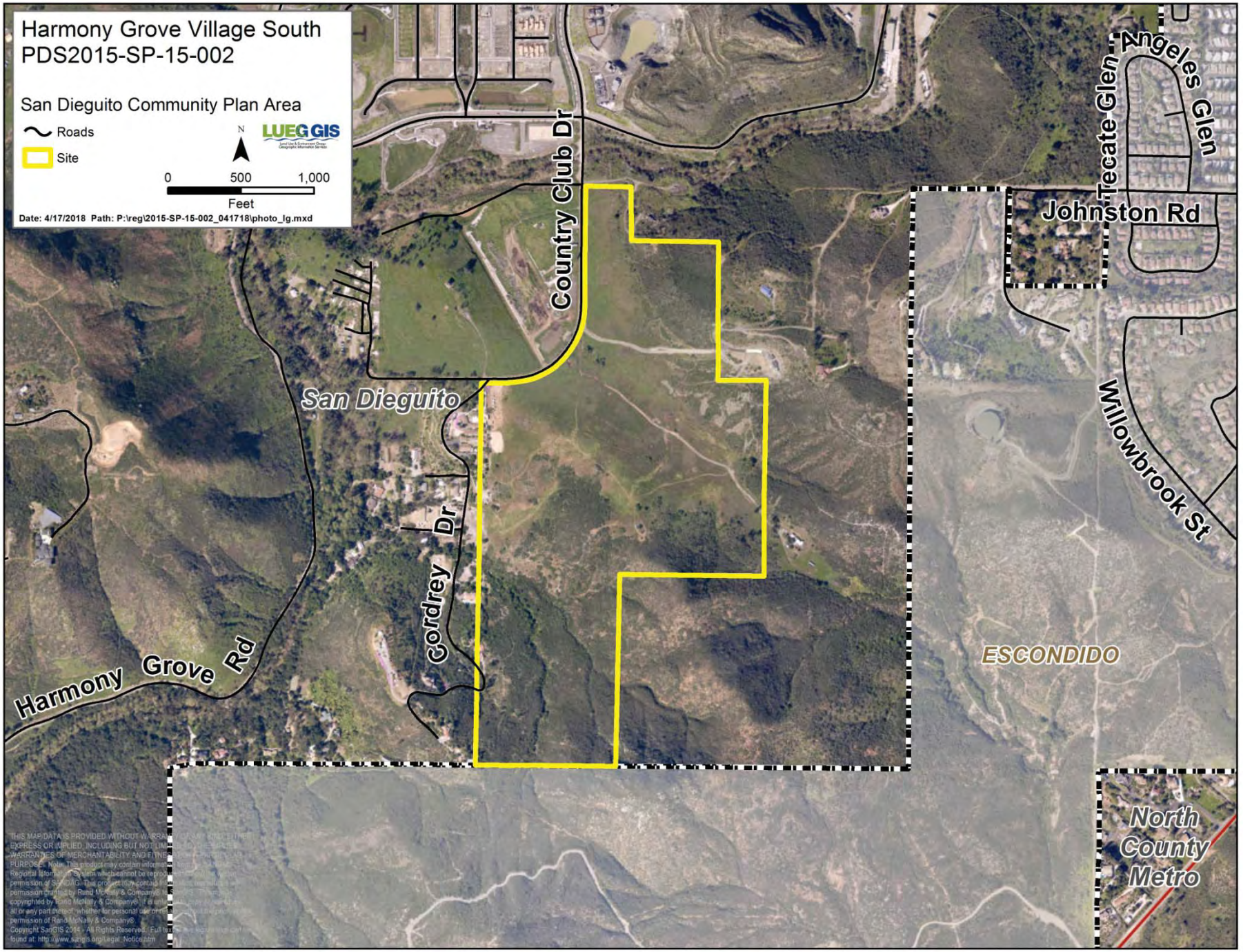
Site
Parcels

N

0 0.5 1
Miles

LUEG GIS
Land Use & Environment Group
Geographic Information Services

Date: 4/17/2018
Path: P:\reg\2015-SP-15-002_041718\vicinity.mxd


Harmony Grove Village South
PDS2015-SP-15-002
San Dieguito Community Plan Area
Roads
Site
N
LUEG GIS
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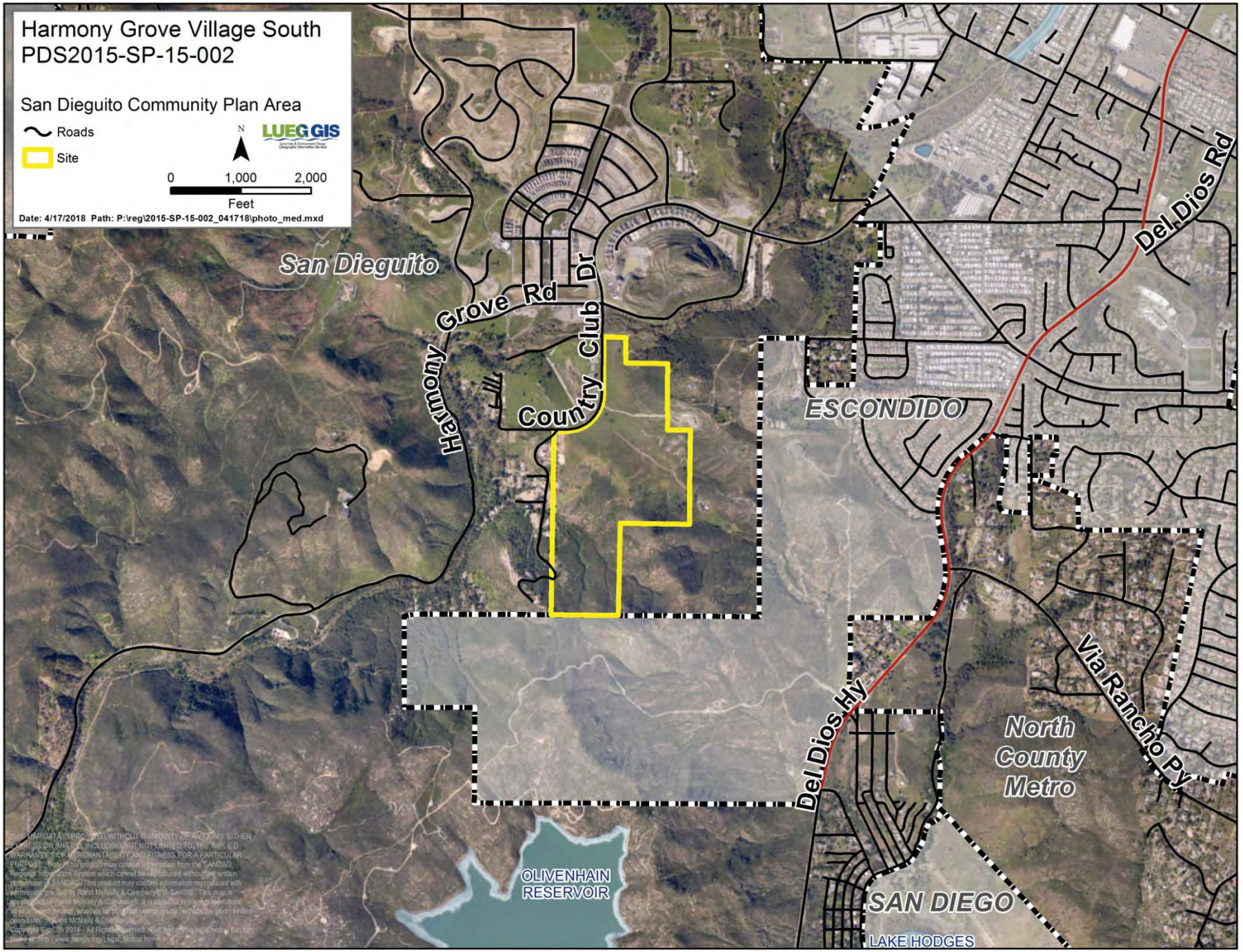
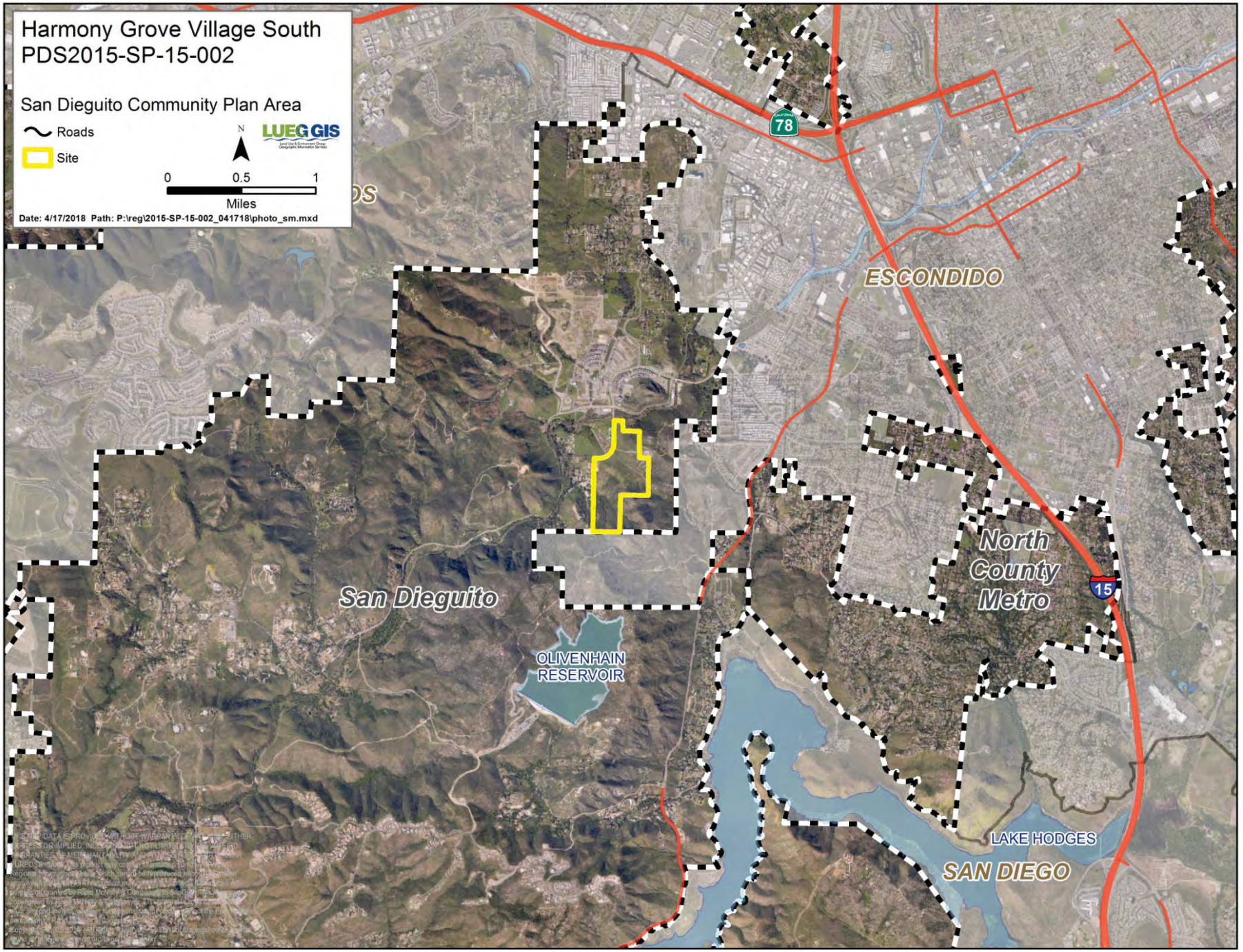
Date: 4/17/2018 Path: P:\reg\2015-SP-15-002_041718\photo_lg.mxd
Country Club Dr
Angeles Glen
Trecate Glen
Johnston Rd
Willowbrook St
San Dieguito
Cordrey Dr
Harmony Grove Rd
ESCONDIDO
North County Metro


Harmony Grove Village South
PDS2015-SP-15-002
San Dieguito Community Plan Area
Roads
Site
N
LUEG GIS
0
1,000
2,000
Feet
Date: 4/17/2018 Path: P:\reg\2015-SP-15-002_041718\photo_med.mxd
San Dieguito
Harmony Grove Rd
Country Club Dr
Del Dios Rd
ESCONDIDO
Del Dios Hy
Via Rancho Py
North County Metro
OLIVENHAIN RESERVOIR
SAN DIEGO
LAKE HODGES


Harmony Grove Village South
PDS2015-SP-15-002
San Dieguito Community Plan Area
Roads
Site
N
LUEG GIS
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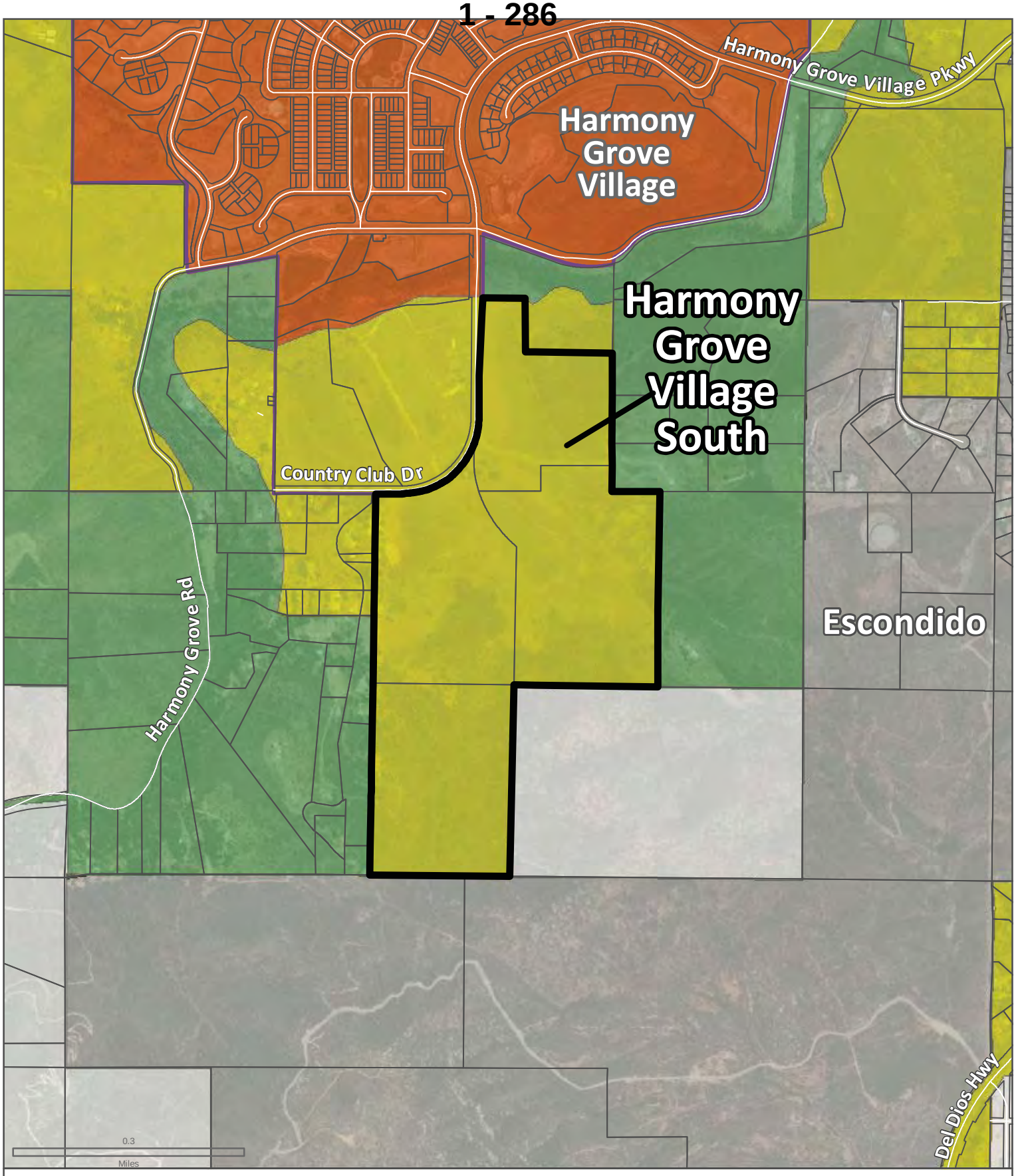
0.5
1
Miles
Date: 4/17/2018 Path: P:\reg\2015-SP-15-002_041718\photo_sm.mxd
78
ESCONDIDO
San Dieguito
North
County
Metro
15
OLIVENHAIN
RESERVOIR
LAKE HODGES
SAN DIEGO



LEGEND

Proposed Harmony Grove Village South

Existing Regional Category

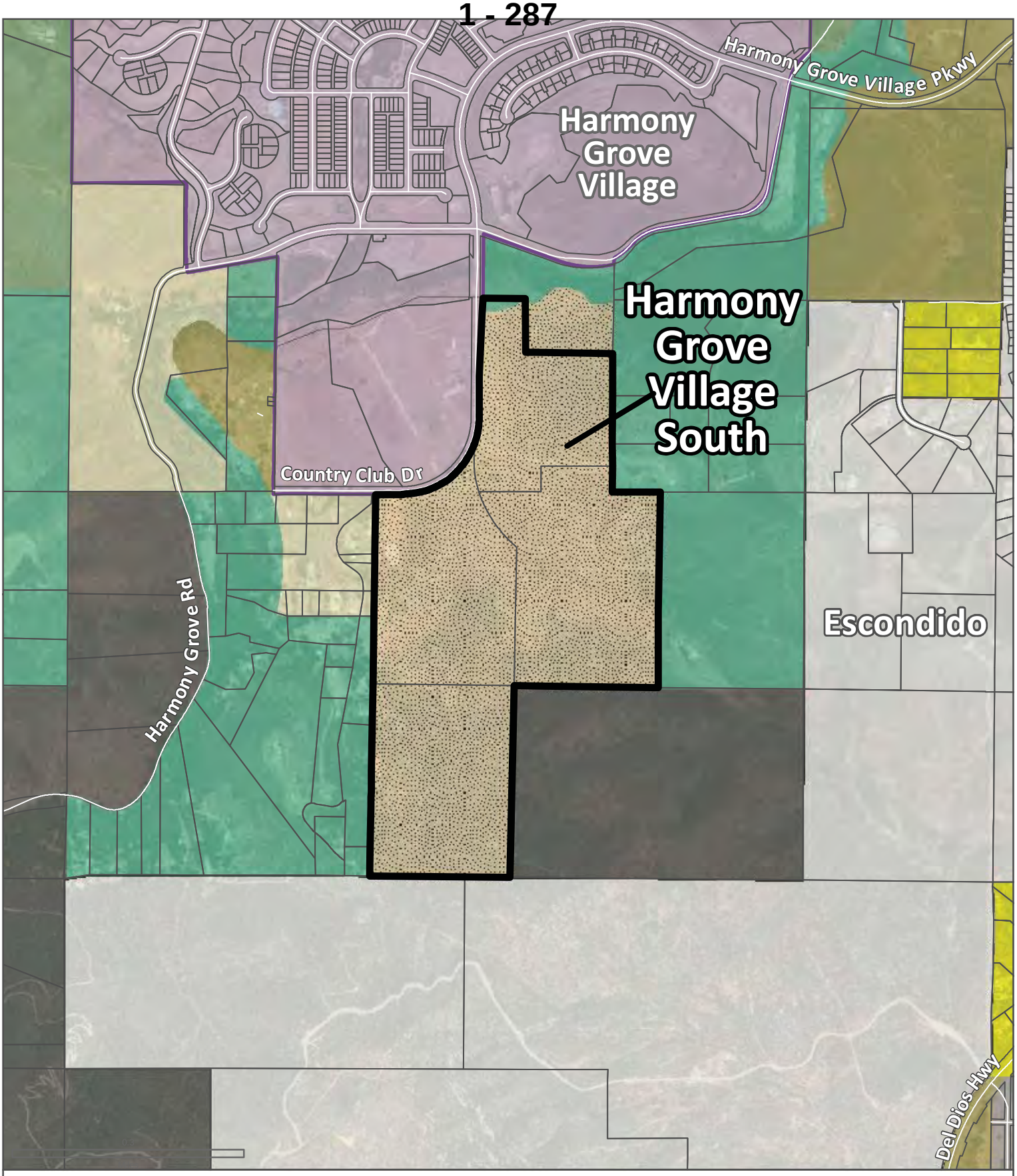
Village

Semi-Rural

Rural

No Jurisdiction

1 inch = 875 feet



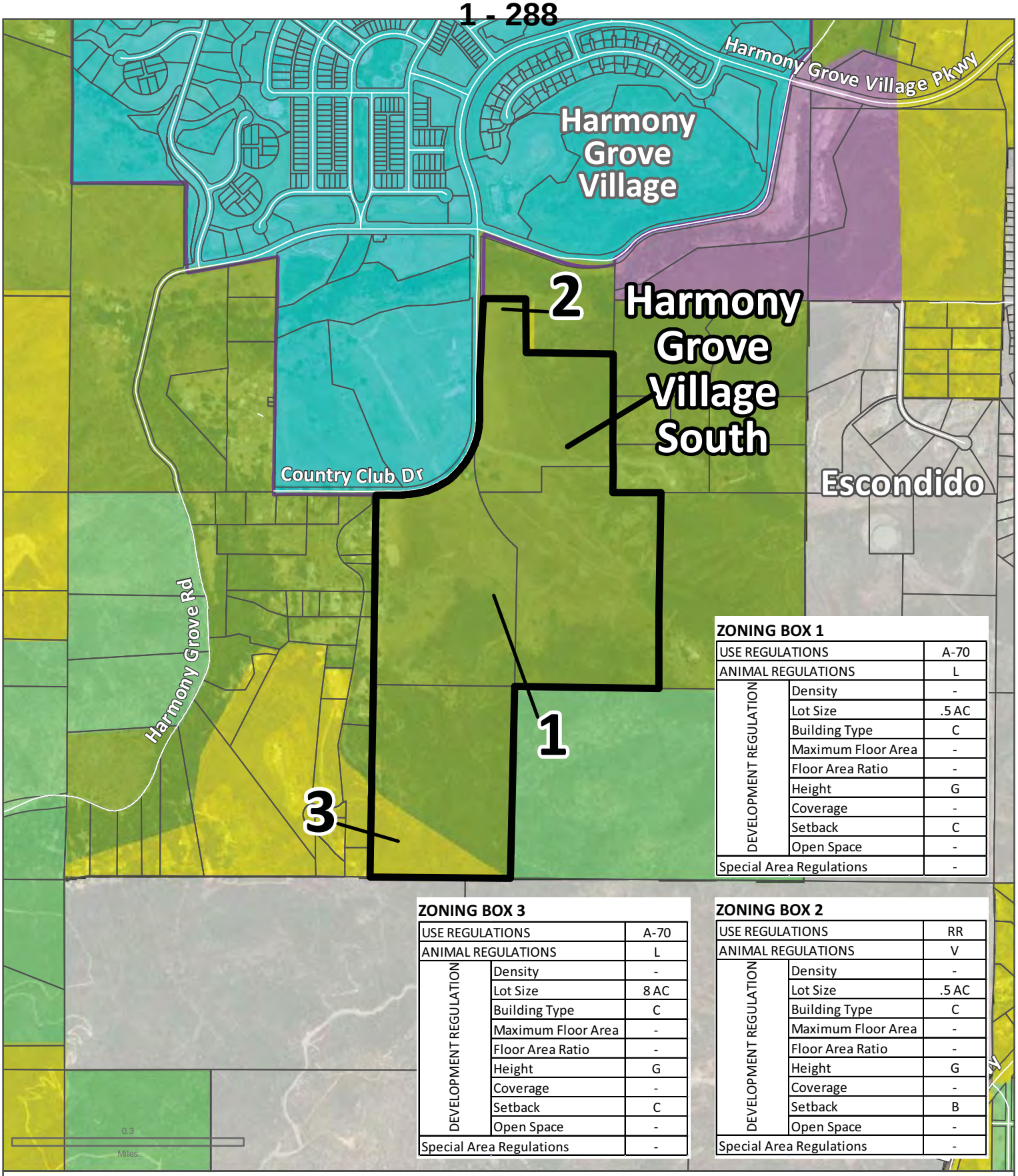
LEGEND

Proposed Harmony Grove Village South

Existing General Plan Designations

- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Specific Plan Area
- Public Agency Lands
- Open Space (Conservation)

1 inch = 875 feet



ZONING BOX 1

USE REGULATIONS		A-70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATION	Density	-
	Lot Size	.5 AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Coverage	-
	Setback	C
	Open Space	-
Special Area Regulations		-

ZONING BOX 3

USE REGULATIONS		A-70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATION	Density	-
	Lot Size	8 AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Coverage	-
	Setback	C
	Open Space	-
Special Area Regulations		-

ZONING BOX 2

USE REGULATIONS		RR
ANIMAL REGULATIONS		V
DEVELOPMENT REGULATION	Density	-
	Lot Size	.5 AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Coverage	-
	Setback	B
	Open Space	-
Special Area Regulations		-

LEGEND

Proposed Harmony Grove Village South

Existing Zoning Regulations

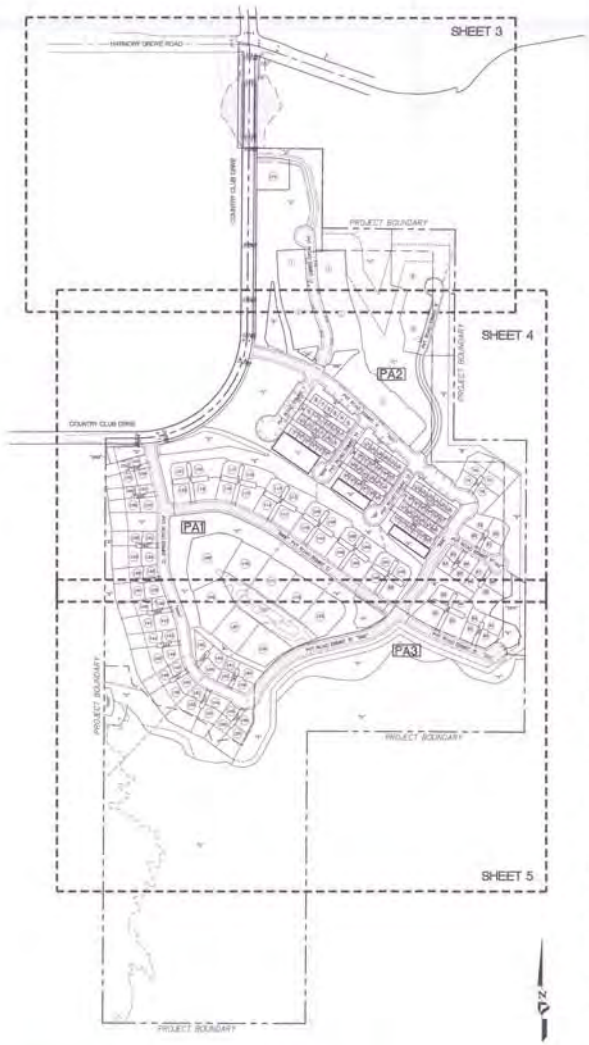
- Agriculture
- Rural Residential
- Open Space
- Extractive Use
- Specific Plan

1 inch = 875 feet

COUNTY OF SAN DIEGO TRACT PDS2015- ; PDS2015-SP-15-002; PDS2015-GPA-15-002

VESTING TENTATIVE MAP

HARMONY GROVE VILLAGE SOUTH



VICINITY MAP
NOT TO SCALE

PROJECT ADDRESS:
SOUTH OF HARMONY GROVE ROAD
AND EAST OF COUNTRY CLUB DRIVE

SHEET INDEX:

SHEET 1	TITLE SHEET
SHEET 2	ENCUMBRANCE EASEMENTS PLAT
SHEET 3	TM PLAN
SHEET 4	TM PLAN
SHEET 5	TM PLAN

GENERAL NOTES:

1. TENTATIVE MAP PREPARED BY: PROJECT DESIGN CONSULTANTS
701 B STREET SUITE 800
SAN DIEGO, CA 92101
PH. 619 235-6471
FAX 619 234-0349

2. TOTAL GROSS AREA: 711.08 ACRES; NET AREA: 327.18 ACRES

3. TOTAL NUMBER OF LOTS: 543

4. TOTAL NUMBER OF DWELLING UNITS: 453

5. ALL PROPOSED UTILITIES TO BE UNDERGROUND.

6. EXISTING TOPOGRAPHY WAS COMPILED FROM PROJECT DESIGN CONSULTANTS AERIAL TOPO DATED DECEMBER 20, 2014.

7. LAMBERT COORDINATES: 338-1105

8. ANY PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES DESIGNATED TO THE COUNTY FLOOD CONTROL DISTRICT.

9. EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED UNLESS OTHERWISE NOTED.

10. RIGHT TO USE WILL BE PROVIDED IN ACCORDANCE WITH SAN DIEGO COUNTY CC #19

11. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OF APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE THROUGH THE DEDICATION OF PARK LAND WITHIN THE SUBDIVISION AUTHORIZED BY THE ORDINANCE AND/OR PAYMENT OF FEE TO MEET THE REQUIREMENTS.

CONDOMINIUM MAP STATEMENT

LOTS 1, 2, 80, 98, 122 AND 183 THRU 193 OF THIS TENTATIVE MAP ARE A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS 453.

SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR FORMATION TO ATTACH PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND SATISFACTORY OPERATION.

LEGEND:

PROJECT BOUNDARY
PLANNING AREA PA1
LOT LINE
PROPOSED CENTERLINE
PROPOSED RIGHT OF WAY
PROPOSED CURB & GUTTER
EXISTING EASEMENT (x,x,x,x)
PROPOSED LOT NUMBER
BRUSH MANAGEMENT
BRUSH MANAGEMENT ZONE 3
LIMITED BUILDING ZONE (100' FROM OPEN SPACE)
6'-0" RURAL TRAIL
5' PATHWAY
4' DG PRIVATE PEDESTRIAN TRAIL
PUBLIC EASEMENT OVER PRIVATE ROADS
PUBLIC PEDESTRIAN TRAIL

ASSESSOR'S PARCEL NO.'S:
228-011-09-00 228-021-09-00 228-021-06-00 228-021-10-00 228-021-13-00

LEGAL DESCRIPTION:
PARCELS 1, 2, 3, AND 4 OF PARCEL MAP NO. 13945, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 27, 1978

TOGETHER WITH THAT PORTION OF THE WESTERLY 25.00 FEET OF SAID PARCEL MAP, LYING EASTERLY OF THE NORTHERLY PROLONGATION OF THE WEST MOSTERLY LINE OF SAID PARCEL 1.

NOTE:
USE OF THE PUBLIC AND PRIVATE PARKS WILL BE RESTRICTED FOR PARKS AND RECREATION PURPOSES, BY AN OPEN SPACE OR RECREATIONAL EASEMENT OR OTHER INSTRUMENT.

IMPROVEMENT STATEMENT
APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

KEY MAP
1,200 SCALE

PUBLIC UTILITIES/DISTRICTS:

SEWER	SAN DIEGO COUNTY SANITATION DISTRICT
WATER	RINCON DEL DIABLO MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	AT&T
GAS AND ELECTRIC	SDG&E
CABLE TV	COX COMMUNICATIONS
POLICE	COUNTY SHERIFF
FIRE	RANCHO SANTA FE FIRE PROTECTION DISTRICT
SCHOOLS	ESCONDIDO UNIFIED SCHOOL DISTRICT ESCONDIDO UNIFIED HIGH SCHOOL DISTRICT

GENERAL PLAN REGIONAL CATEGORY
EXISTING: SEMI-RURAL
PROPOSED: VILLAGE AND SEMI-RURAL

GENERAL PLAN LAND USE DESIGNATIONS
EXISTING: (25-0.2)
PROPOSED: VR-10.9, NEIGHBORHOOD COMMERCIAL, (RC-0.2)

HOA

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)	DESCRIPTION
C	193,371	4.44	193,371	4.44	SLOPE
D	1,493,122	34.28	1,493,122	34.28	BIOLOGICAL OPEN SPACE
E	144,326	3.31	144,326	3.31	SLOPE
F	6,781	0.16	6,781	0.16	SLOPE
G	7,965	0.18	7,965	0.18	SLOPE
H	9,356	0.21	9,356	0.21	SLOPE
I	1,978	0.05	1,978	0.05	SLOPE
J	1,978	0.05	1,978	0.05	SLOPE
K	1,978	0.05	1,978	0.05	SLOPE
L	101,836	2.34	101,836	2.34	SLOPE
M	18,458	0.42	18,458	0.42	SLOPE
N	157,609	3.62	157,609	3.62	SLOPE
O	107,849	2.48	107,849	2.48	SLOPE
P	14,592	0.34	14,592	0.34	SLOPE
Q	119,862	2.75	119,862	2.75	SLOPE
CC	5,736	0.13	5,736	0.13	DRIVEWAY
DD	5,736	0.13	5,736	0.13	DRIVEWAY
EE	5,736	0.13	5,736	0.13	DRIVEWAY
FF	5,736	0.13	5,736	0.13	DRIVEWAY
GG	5,736	0.13	5,736	0.13	DRIVEWAY
HH	5,736	0.13	5,736	0.13	DRIVEWAY
II	1,667	0.04	1,667	0.04	DRIVEWAY
JJ	1,713	0.04	1,713	0.04	DRIVEWAY
KK	1,806	0.04	1,806	0.04	DRIVEWAY
LL	1,731	0.04	1,731	0.04	DRIVEWAY
MM	7,663	0.18	7,663	0.18	DRIVEWAY
NN	2,108	0.05	2,108	0.05	DRIVEWAY
OO	6,868	0.16	6,868	0.16	DRIVEWAY
PP	6,899	0.16	6,899	0.16	DRIVEWAY
QQ	6,848	0.16	6,848	0.16	DRIVEWAY
RR	6,954	0.16	6,954	0.16	DRIVEWAY
SS	6,994	0.16	6,994	0.16	DRIVEWAY
TT	6,877	0.16	6,877	0.16	DRIVEWAY
UU	48,605	1.12	48,605	1.12	DRIVEWAY
VV	1,619	0.04	1,619	0.04	DRIVEWAY
WW	1,761	0.04	1,761	0.04	DRIVEWAY
XX	1,764	0.04	1,764	0.04	DRIVEWAY
YY	1,683	0.04	1,683	0.04	DRIVEWAY
ZZ	1,748	0.04	1,748	0.04	DRIVEWAY
AAA	1,975	0.05	1,975	0.05	DRIVEWAY
BBB	2,103	0.05	2,103	0.05	DRIVEWAY
CCC	1,939	0.04	1,939	0.04	DRIVEWAY
DDD	1,868	0.04	1,868	0.04	DRIVEWAY
EEE	1,904	0.04	1,904	0.04	DRIVEWAY
FFF	1,733	0.04	1,733	0.04	DRIVEWAY
GGG	84,631	1.93	84,631	1.93	STREET
HHH	18,903	0.43	18,903	0.43	STREET
III	18,231	0.42	18,231	0.42	STREET
JJJ	15,593	0.36	15,593	0.36	STREET
KKK	86,724	1.99	86,724	1.99	STREET
LLL	27,255	0.63	27,255	0.63	STREET
MMM	63,385	1.45	63,385	1.45	STREET
NNN	77,656	1.78	77,656	1.78	STREET
OOO	4,819	0.11	4,819	0.11	BIOLOGICAL OPEN SPACE
PPP	27,296	0.63	27,296	0.63	SLOPE
QQQ	1,067	0.02	1,067	0.02	SLOPE

PUBLIC PARK

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
B	16,103	0.37	16,103	0.37
J	24,502	0.56	24,502	0.56
S	8,313	0.19	8,313	0.19
V	12,577	0.29	11,494	0.26
Y	9,017	0.21	9,017	0.21
AA	5,170	0.08	3,376	0.08
BB	8,973	0.21	8,973	0.21

PRIVATE PARK

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
A	159,579	3.66	27,878	3.64
I	157,693	3.47	151,715	3.82
L	275,464	6.56	18,890	0.25
N	17,395	3.46	6,296	0.14
P	19,530	3.45	9,356	0.22
T	17,866	0.41	18,197	0.42

COTTAGE

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
5	2,207	0.05	2,207	0.05
6	1,548	0.04	1,548	0.04
5	1,548	0.04	1,548	0.04
6	1,462	0.03	1,462	0.03
7	1,462	0.03	1,462	0.03
8	1,596	0.04	1,596	0.04
9	1,763	0.04	1,763	0.04
10	1,548	0.04	1,548	0.04
11	1,548	0.04	1,548	0.04
12	1,462	0.03	1,462	0.03
13	1,462	0.03	1,462	0.03
14	1,835	0.04	1,835	0.04
15	2,207	0.05	2,207	0.05
16	1,548	0.04	1,548	0.04
17	1,548	0.04	1,548	0.04
19	1,490	0.03	1,490	0.03
19	1,462	0.03	1,462	0.03
20	1,596	0.04	1,596	0.04
21	1,763	0.04	1,763	0.04
22	1,548	0.04	1,548	0.04
23	1,548	0.04	1,548	0.04
24	1,462	0.03	1,462	0.03
25	1,462	0.03	1,462	0.03
26	1,835	0.04	1,835	0.04
27	1,951	0.04	1,951	0.04
28	1,462	0.03	1,462	0.03
29	1,462	0.03	1,462	0.03
30	1,548	0.04	1,548	0.04
31	1,548	0.04	1,548	0.04
32	2,207	0.05	2,207	0.05
33	1,835	0.04	1,835	0.04
34	1,462	0.03	1,462	0.03
35	1,462	0.03	1,462	0.03
36	1,548	0.04	1,548	0.04
37	1,548	0.04	1,548	0.04
38	1,763	0.04	1,763	0.04
39	1,596	0.04	1,596	0.04
40	1,462	0.03	1,462	0.03
41	1,462	0.03	1,462	0.03
42	1,548	0.04	1,548	0.04
43	1,548	0.04	1,548	0.04
44	2,207	0.05	2,207	0.05
45	1,835	0.04	1,835	0.04
46	1,462	0.03	1,462	0.03
47	1,462	0.03	1,462	0.03
48	1,548	0.04	1,548	0.04
49	1,548	0.04	1,548	0.04
50	1,763	0.04	1,763	0.04
51	1,951	0.04	1,951	0.04
52	1,462	0.03	1,462	0.03
53	1,462	0.03	1,462	0.03
54	1,548	0.04	1,548	0.04
55	1,548	0.04	1,548	0.04
56	2,207	0.05	2,207	0.05
57	1,835	0.04	1,835	0.04
58	1,462	0.03	1,462	0.03
59	1,462	0.03	1,462	0.03
60	1,548	0.04	1,548	0.04
61	1,548	0.04	1,548	0.04
62	1,763	0.04	1,763	0.04
63	1,596	0.04	1,596	0.04
64	1,462	0.03	1,462	0.03
65	1,462	0.03	1,462	0.03
66	1,548	0.04	1,548	0.04
67	1,548	0.04	1,548	0.04
68	2,207	0.05	2,207	0.05
69	1,835	0.04	1,835	0.04
70	1,462	0.03	1,462	0.03
71	1,462	0.03	1,462	0.03
72	1,548	0.04	1,548	0.04
73	1,548	0.04	1,548	0.04
74	1,763	0.04	1,763	0.04

WASTEWATER TREATMENT FACILITY

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
D14	26,009	0.60	26,009	0.60

HARMONY COURT

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
2	147,794	3.39	147,794	3.39
75	5,441	0.12	5,441	0.12
76	10,292	0.24	10,292	0.24
77	15,329	0.35	14,329	0.33
78	8,675	0.20	8,675	0.20
79	7,189	0.16	7,189	0.16
80	8,215	0.19	8,215	0.19
81	4,586	0.10	4,586	0.10
82	6,238	0.14	6,238	0.14
83	3,309	0.08	3,309	0.08
84	3,319	0.09	3,319	0.09
85	4,259	0.10	4,259	0.10
86	4,784	0.11	4,784	0.11
87	4,634	0.09	4,634	0.09
88	3,919	0.09	3,919	0.09
89	16,333	0.04	16,333	0.04
90	12,648	0.29	12,648	0.29
91	6,181	0.14	6,181	0.14
92	5,450	0.13	5,450	0.13
93	4,903	0.11	4,903	0.11
94	4,333	0.10	4,333	0.10
131	3,630	0.08	3,630	0.08
132	8,916	0.20	8,916	0.20
133	12,243	0.28	12,165	0.28
134	5,656	0.13	5,656	0.13
135	3,565	0.08	3,565	0.08
136	8,944	0.21	8,944	0.21
137	11,731	0.27	11,731	0.27
138	6,252	0.14	6,252	0.14
139	3,908	0.09	3,908	0.09
140	9,906	0.23	9,906	0.23
141	11,605	0.27	11,605	0.27
142	7,218	0.17	7,218	0.17
143	3,502	0.08	3,502	0.08
144	9,899	0.23	9,899	0.23
145	17,586	0.40	17,586	0.40
146	5,471	0.13	5,471	0.13
147	3,502	0.08	3,502	0.08
148	8,944	0.21	8,944	0.21
149	14,232	0.32	14,232	0.32
150	4,938	0.11	4,938	0.11
151	3,897	0.09	3,897	0.09
152	16,236	0.37	16,236	0.37
153	11,403	0.26	11,403	0.26
154	5,966	0.14	5,966	0.14
155	3,526	0.08	3,526	0.08
156	9,944	0.23	9,944	0.23
157	11,544	0.27	11,544	0.27
158	5,346	0.12	5,346	0.12
159	4,495	0.10	4,495	0.10
160	6,350	0.15	6,350	0.15
161	3,553	0.08	3,553	0.08
162	3,577	0.08	3,577	0.08
163	5,731	0.13	5,731	0.13
164	5,966	0.13	5,966	0.13
165	6,241	0.14	6,241	0.14

FARM HOUSE

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
95	6,265	0.14	6,265	0.14
96	8,729	0.20	8,729	0.20
97	10,570	0.24	10,570	0.24
98	5,953	0.14	5,953	0.14
99	7,189	0.16	7,189	0.16
100	5,765	0.13	5,765	0.13
101	5,420	0.12	5,420	0.12
102	6,432	0.15	6,432	0.15
103	9,680	0.22	9,680	0.22
104	7,772	0.18	7,772	0.18
105	5,383	0.12	5,383	0.12
106	6,884	0.16	6,884	0.16
107	9,305	0.21	9,305	0.21
108	6,447	0.15	6,447	0.15
109	5,605	0.13	5,605	0.13
110	6,690	0.15	6,690	0.15
111	9,306	0.21	9,306	0.21
112	9,835	0.23	9,835	0.23
113	5,410	0.12	5,410	0.12
114	6,458	0.15	6,458	0.15
115	10,037	0.23	10,037	0.23
116	10,014	0.23	10,014	0.23
117	5,412	0.12	5,412	0.12
118	6,579	0.15	6,579	0.15
119	9,660	0.23	9,660	0.23
120	11,647	0.27	11,647	0.27
121	5,450	0.13	5,450	0.13
122	6,403	0.15	6,403	0.15

BUNGALOW

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	211,287	4.85	211,287	4.85
123	2,964	0.07	2,964	0.07
124	5,202	0.12	5,202	0.12
125	8,821	0.20	8,821	0.20
126	4,830	0.11	4,830	0.11
127	3,069	0.07	3,069	0.07
128	6,531	0.15	6,531	0.15
129	8,583	0.20	8,583	0.20
130	5,269	0.12	5,269	0.12

GRANARY

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
166	25,209	0.63	25,209	0.63
167	24,198	0.56	24,198	0.56
168	29,550	0.68	29,550	0.68
169	42,641	0.98	42,641	0.98
170	23,257	0.53	23,257	0.53
171	22,951	0.53	22,951	0.53
172	24,736	0.57	24,736	0.57
173	25,447	0.58	25,447	0.58

LOT AREA TABLE

EXISTING ZONING

ZONING BOX 1	
USE REGULATIONS	A-70
ANIMAL REGULATIONS	L
DENSITY	—
LOT SIZE	0.5 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	C
OPEN SPACE	—
SPECIAL AREA REGULATIONS	—

ZONING BOX 2	
USE REGULATIONS	RR
ANIMAL REGULATIONS	K
DENSITY	—
LOT SIZE	0.5 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	G
OPEN SPACE	—
SPECIAL AREA REGULATIONS	—

ZONING BOX 3	
USE REGULATIONS	A-70
ANIMAL REGULATIONS	L
DENSITY	—
LOT SIZE	8.0 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	C
OPEN SPACE	—
SPECIAL AREA REGULATIONS	—

PROPOSED ZONING

COMMERCIAL/CIVIC ZONING BOX

ZONE	
USE REGULATIONS	28B
ANIMAL REGULATIONS	K
DENSITY	—
LOT SIZE	—
BUILDING TYPE	T
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	V
OPEN SPACE	—
SPECIAL AREA REGULATIONS	27

INSTITUTIONAL ZONING BOX

ZONE	
USE REGULATIONS	50B
ANIMAL REGULATIONS	K
DENSITY	—
LOT SIZE	—
BUILDING TYPE	W
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	V
OPEN SPACE	—
SPECIAL AREA REGULATIONS	27

SEMI-RURAL RESIDENTIAL ZONING BOX

ZONE	
USE REGULATIONS	58B
ANIMAL REGULATIONS	K
DENSITY	—
LOT SIZE	—
BUILDING TYPE	K
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	V
OPEN SPACE	—
SPECIAL AREA REGULATIONS	27

VILLAGE RESIDENTIAL ZONING BOX

ZONE	
USE REGULATIONS	58B
ANIMAL REGULATIONS	K
DENSITY	—
LOT SIZE	—
BUILDING TYPE	K
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	—
LOT COVERAGE	—
SETBACK	G
OPEN SPACE	K
SPECIAL AREA REGULATIONS	27

OWNER'S CERTIFICATE:
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY INTEREST OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE FORM AND LAND DEDICATION ORDINANCE.

HCV — HARMONY FARMERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Jonathan Copper, MANAGER — March 8, 2018 — DATE

BY: Marcel Rosenault

ENGINEER OF WORK
PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
TEL 619-235-6471

SUBDIVIDER:
RCV — HARMONY FARMERS, LLC, A COLORADO LIMITED LIABILITY COMPANY
C/O DAVID ADAMICK ADAMICK GROUP OF COMPANIES
2305 HISTORIC DECATUR ROAD, SUITE 100
SAN DIEGO, CA 92106
PHONE: (619) 850-3450

BY: Jonathan Copper, MANAGER — March 8, 2018 — DATE

BY: Marcel Rosenault

NO.	REVISIONS	DATE	BY
1	FIRST SUBMITTAL	03-23-2015	RSC
2	SECOND SUBMITTAL	07-27-2016	RSC
3	THIRD SUBMITTAL	02-15-2017	RSC

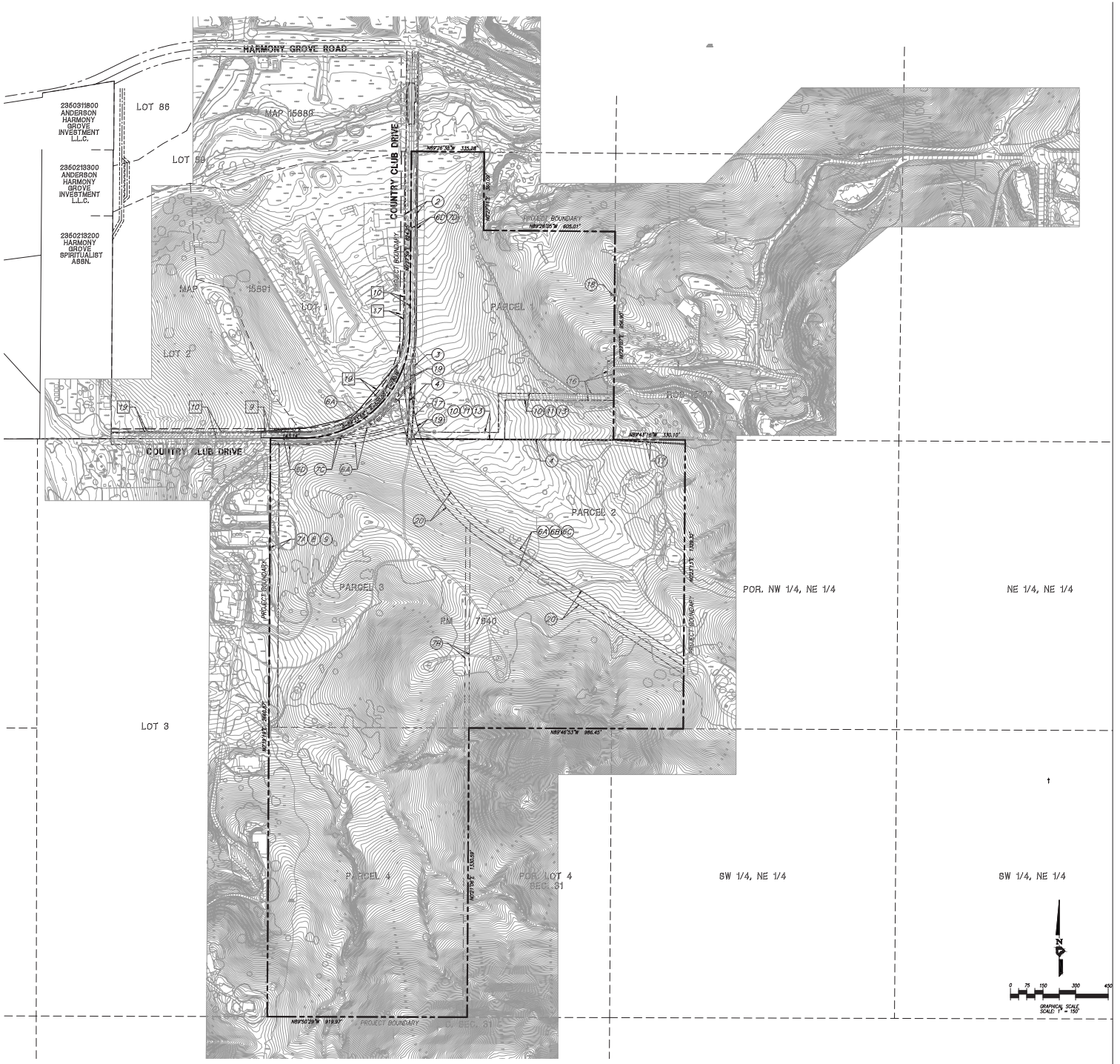
TRACT PDS2015- | PDS2015-SP-15-002; PDS2015-GPA-15-002
VESTING TENTATIVE MAP
HARMONY GROVE VILLAGE SOUTH
TITLE SHEET

PROJECT DESIGN CONSULTANTS

SDC PDS RCVD 04-02-18
STP18-011

SHEET: 1 OF 5

1 - 289



ENCUMBRANCE EASEMENT NOTES:

THE FOLLOWING ITEMS ARE PER PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 996-23042522-EH1, DATED FEBRUARY 10, 2014.

(2) 50' EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PER BOOK 1147, PAGE 211, OFFICIAL RECORD RECORDED FEBRUARY 26, 1941. TO REMAIN.

(3) EASEMENT TO S.D.G.&E. PER BOOK 1401, PAGE 191, OFFICIAL RECORD RECORDED SEPTEMBER 08, 1942 FOR PUBLIC UTILITIES. NO WIDTH GIVEN. ASSUMED 12' WIDE. ROTATED TO FIT EXISTING POLES. TO BE QUITCLAIMED.

(4) 4' EASEMENT TO S.D.G.&E. PER DOCUMENT NO. 144072, RECORDED JULY 02, 1971 OFFICIAL RECORD. PORTIONS TO BE QUITCLAIMED.

(6A) 100 TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PER PARCELS "A" THROUGH "C" OF DOCUMENT NO. 78-316206, RECORDED JULY 27, 1978. TO BE VACATED.

(6B) PARCEL "C" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.

(6C) PROPOSED 60' PRIVATE ROAD PER PARCEL MAP 7640. TO BE VACATED.

(6D) 30' 100 TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PER PARCEL "A" OF DOC. NO. 78-316206, RECORDED JULY 27, 1978. TO BE VACATED.

(7A) PARCEL "A" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.

(7B) PARCEL "B" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.

(7C) PARCEL "D" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.

(7D) PARCEL E OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOC. NO. 78-330769, RECORDED AUGUST 14, 1978. TO BE QUITCLAIMED.

(8) PROPOSED PRIVATE ROAD PER PARCEL MAP 7640. TO BE VACATED.

(9) 40' EASEMENT TO S.D.G.&E. PER DOCUMENT NO. 79-409083, RECORDED OCTOBER 01, 1979. TO BE QUITCLAIMED.

(10) 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO MAURICE AND JOHANNA NESS PER DOCUMENT NO. 80-192756, RECORDED JUNE 17, 1980. PORTIONS TO BE QUITCLAIMED.

(11) 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO CHARLES AND SUSAN HOOVER PER DOCUMENT NO. 80-318641, RECORDED SEPTEMBER 09, 1980. PORTIONS TO BE QUITCLAIMED.

(13) 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO MAURICE AND JOHANNA NESS PER DOCUMENT NO. 80-318643, RECORDED SEPTEMBER 30, 1980. PORTIONS TO BE QUITCLAIMED.

(16) 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO CHARLES AND SUSAN HOOVER PER DOCUMENT NO. 81-291761, RECORDED SEPTEMBER 11, 1981. PORTIONS TO BE QUITCLAIMED.

(17) 4' EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT NO. 82-116035, RECORDED APRIL 23, 1982 OFFICIAL RECORD. PORTIONS TO BE QUITCLAIMED.

(18) EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 87-328057, OFFICIAL RECORD RECORDED JUNE 12, 1987. TO REMAIN.

(19) A 30' EASEMENT RESERVED TO YEW TREE SPRING WATER CORPORATION FOR ROAD AND UTILITY PURPOSES PER DOCUMENT NO. 2001-0236671, RECORDED APRIL 17, 2001. TO BE QUITCLAIMED.

(20) 60' EASEMENT GRANTED TO KENCO CORPORATION PER DOCUMENT NO. 2001-0236671, RECORDED APRIL 17, 2001. TO BE QUITCLAIMED.

THE FOLLOWING ITEMS ARE PER PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 996-23042535-EH1, DATED FEBRUARY 04, 2014.

(9) 20' WATER UTILITY EASEMENT GRANTED PER DOCUMENT NO. 2010-0142878, OFFICIAL RECORD RECORDED MARCH 23, 2010. TO REMAIN.

(10) 30' RIGHT OF WAY DEDICATED PER MAP 15891. TO REMAIN.

(17) 16' EASEMENT FOR PEDESTRIAN AND EQUESTRIAN TRAIL PURPOSES DEDICATED PER MAP 15891. TO REMAIN.

(19) CLEAR SPACE EASEMENT DEDICATED PER MAP NO. 15891. TO REMAIN.

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VESTING TENTATIVE MAP
TRACT PDS2015- / PDS2015-SP-15-002; PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
ENCUMBRANCE EASEMENTS PLAT

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 TEL
619.234.0349 Fax

SHEET: 2 OF 5

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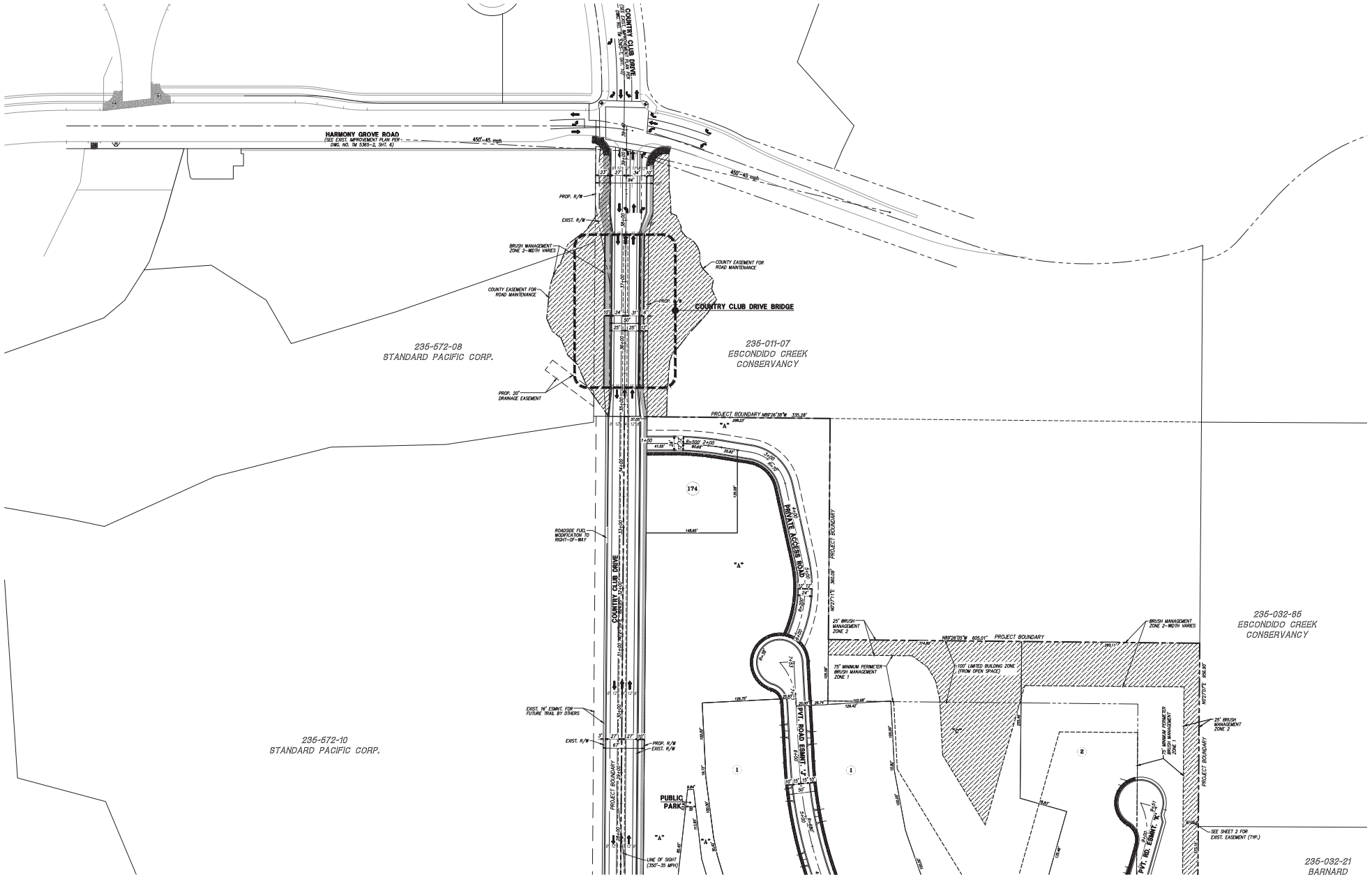

1 - 291

GRAPHICAL SCALE
SCALE: 1" = 50'

VESTING TENTATIVE MAP
TRACT PDS2015- / PDS2015-SP-15-002; PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
TM PLAN

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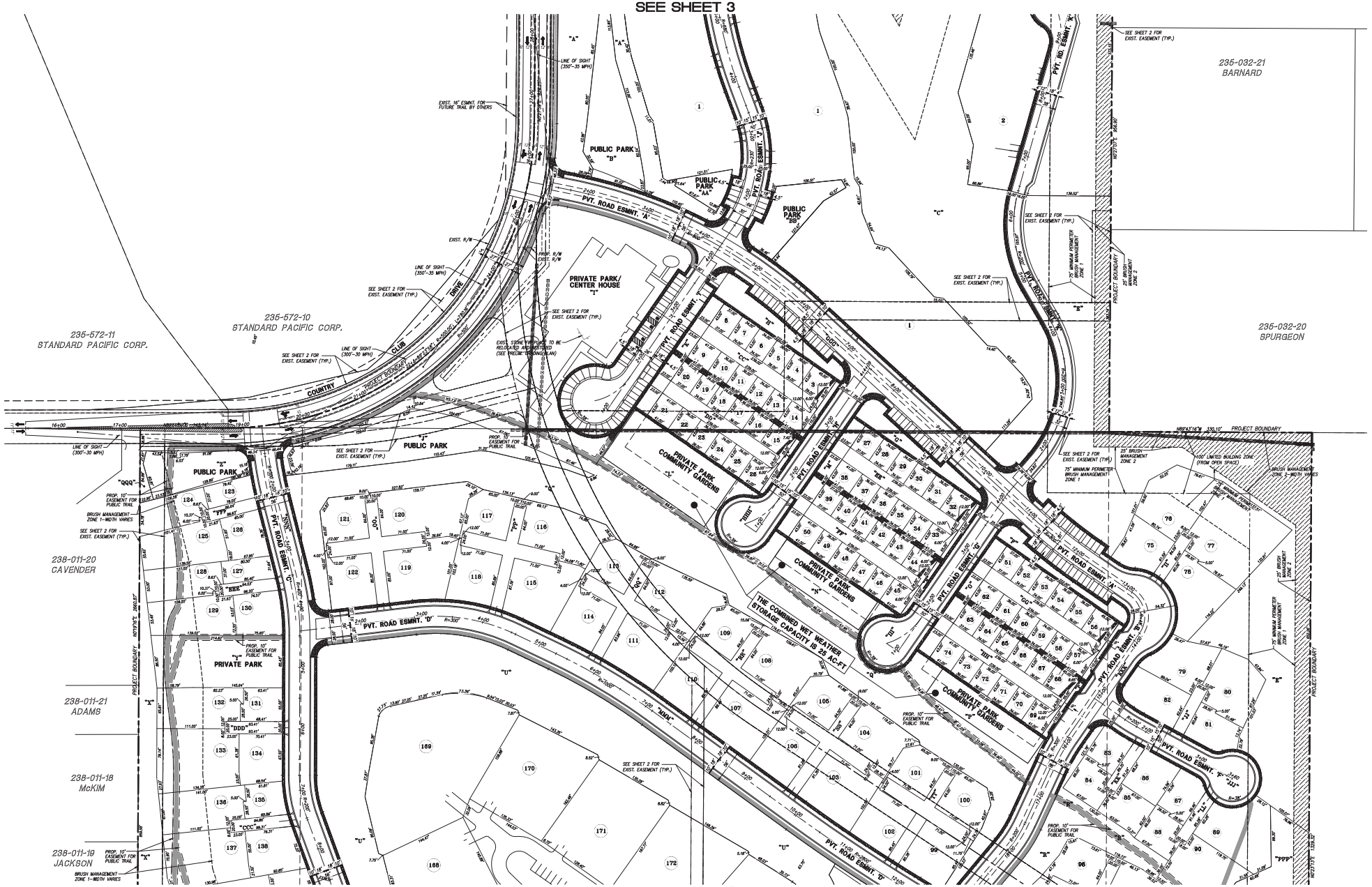

VESTING TENTATIVE MAP
TRACT PDS2015- ; PDS2015-SP-15-002; PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
TM PLAN

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 TEL
619.234.0349 Fax

SHEET: 4 OF 5

1 - 292

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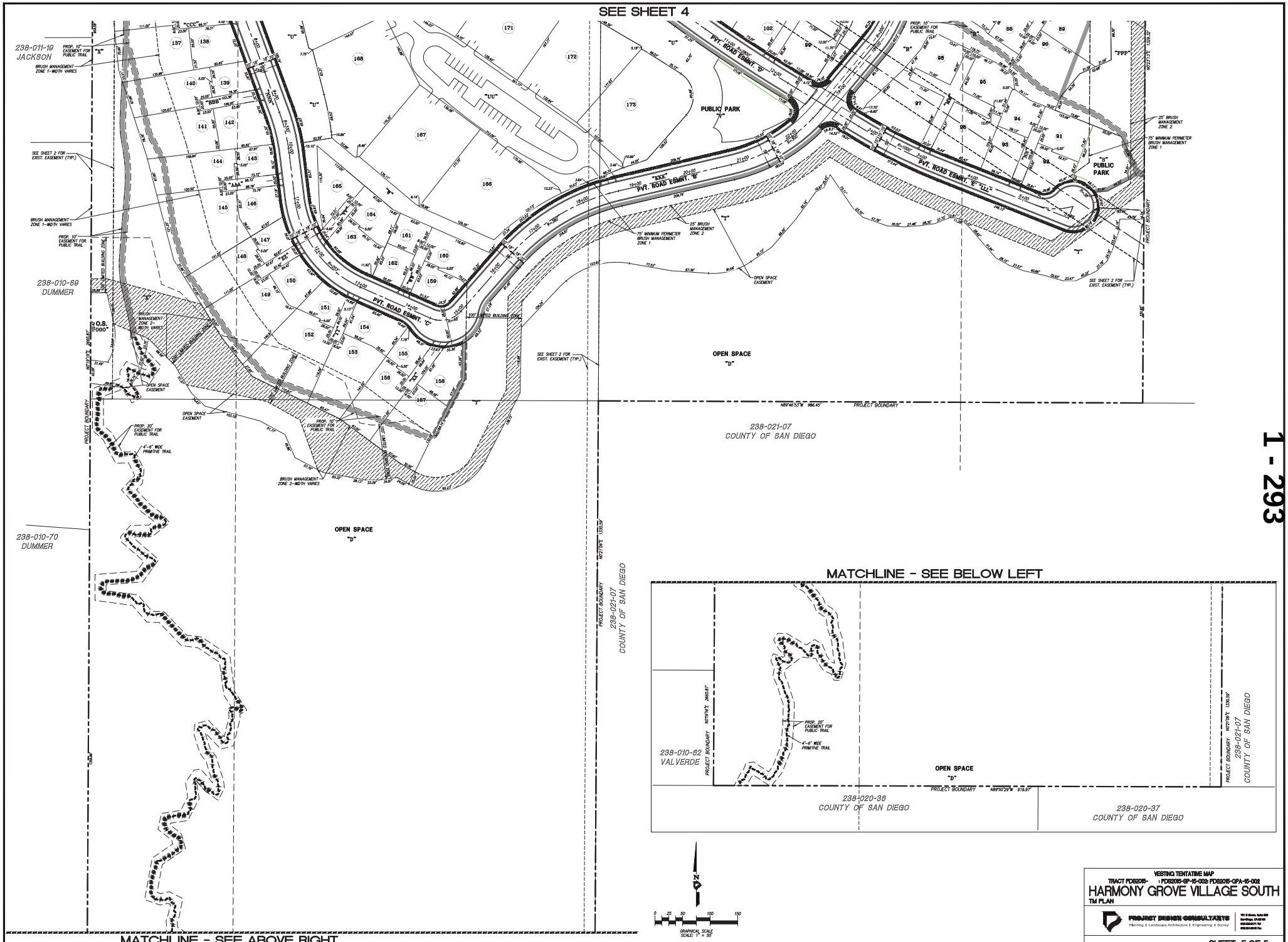

1 - 293

VESTING TENTATIVE MAP
TRACT PDS2015- / PDS2015-SP-15-002; PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
TM PLAN

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

SHEET: 5 OF 5

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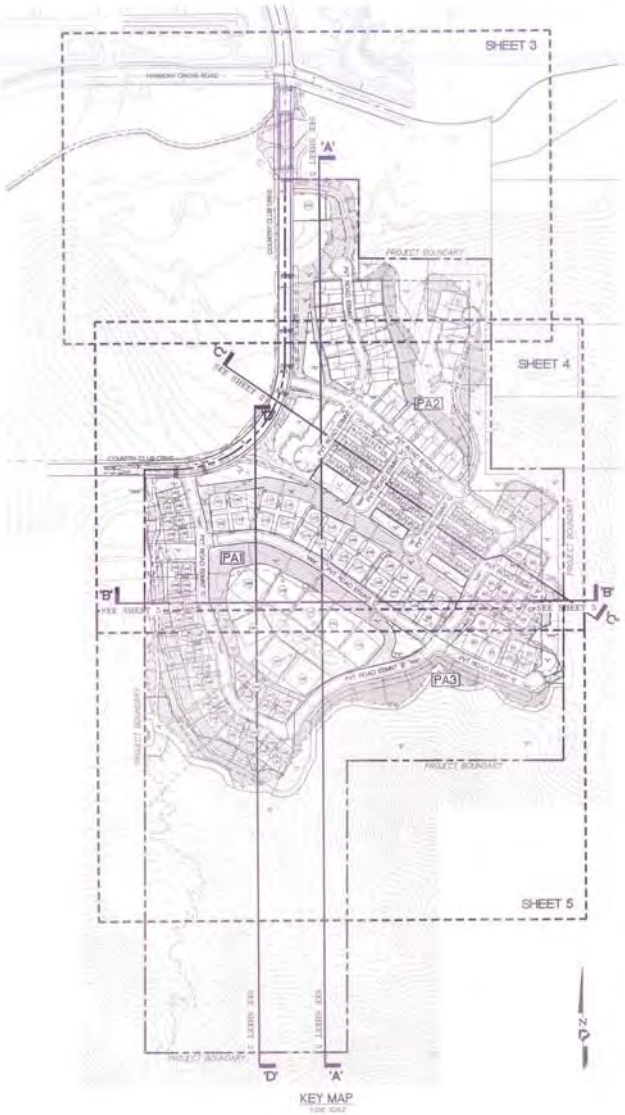
COUNTY OF SAN DIEGO TRACT PDS2015-VTM- ; PDS2015-SP-15-002; PDS2015-GPA-15-002

PRELIMINARY GRADING

HARMONY GROVE VILLAGE SOUTH



KEY MAP

VICINITY MAP

PROJECT ADDRESS:

SHEET INDEX:

PUBLIC UTILITIES/DISTRICTS:

ASSESSOR'S PARCEL NO.'S:

LEGAL DESCRIPTION:

GENERAL PLAN REGIONAL CATEGORY

GENERAL NOTES

GRADING QUANTITIES:

OWNER'S CERTIFICATE:

Marcel Arsenault March 8, 2018

SUBDIVIDER:

Marcel Arsenault March 8, 2018

ENGINEER OF WORK:

LEGEND:

1 - 294

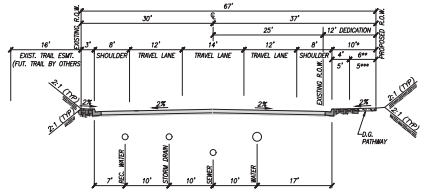
NO.	REVISIONS	DATE	BY
1	FIRST SUBMITTAL	03-25-2015	PDC
2	SECOND SUBMITTAL	01-27-2016	PDC
3	THIRD SUBMITTAL	09-12-2017	PDC

PRELIMINARY GRADING PLANS
TRACT PDS2015-VTM- ; PDS2015-SP-15-003; PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
TITLE SHEET

PROJECT DESIGN CONSULTANTS

SDC PDS RCVD 04-02-18
STP18-011

SHEET: 1 OF 5

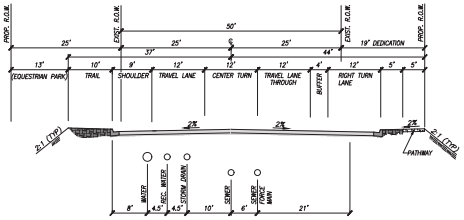


DESIGN SPEED VARIANCE NOTE:
DESIGN SPEED=27.5 MPH
FROM STA. 15+85 TO STA. 19+85.00
WITH 400' VERTICAL CURVE LENGTH

COUNTRY CLUB DRIVE

(STA. 18+66.01 TO STA. 34+77.00)
MINIMUM DESIGN SPEED=30 MPH
NOT TO SCALE

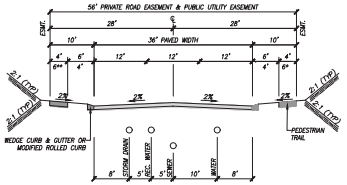
* 10' D.G. TRAIL – FROM STA. 17+69.90 TO STA. 18+87.67
** 6'-8" D.G. PATHWAY – FROM STA. 19+73.97 TO STA. 25+17.83
*** 5' PATHWAY – FROM STA. 26+04.11 TO STA. 34+77.00



COUNTRY CLUB DRIVE

(STA. 34+77.00 TO STA. 39+53.64
MINIMUM DESIGN SPEED=30 MPH
NOT TO SCALE

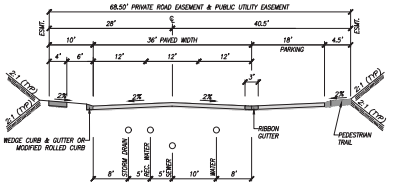
CURB TO CURB WIDTH TRANSITIONS:
TRANSITION – FROM STA. 34+77.00 TO STA. 35+27.15
BRIDGE – FROM STA. 35+27.12 TO STA. 37+76.40
TRANSITION – FROM STA. 37+76.40 TO STA. 38+12.32



PRIVATE ROAD – 'A', 'B', AND 'C'

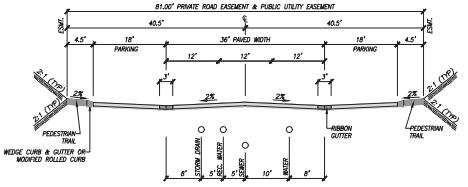
(NO PARKING)
DESIGN SPEED=25 MPH
NOT TO SCALE

* 6' D.G. TRAIL – FROM STA. 1+54.93 TO STA. 3+81.51 – PRIVATE DRIVE 'A'
– FROM STA. 14+80.11 TO STA. 22+46.21 – PRIVATE DRIVE 'B'
** 6' D.G. TRAIL – FROM STA. 16+85.79 TO STA. 18+89.43 – PRIVATE DRIVE 'A'



PRIVATE ROAD – 'A'

(HEAD–IN PARKING ONE SIDE)
DESIGN SPEED=25 MPH
NOT TO SCALE



PRIVATE ROAD – 'A'

(HEAD–IN PARKING BOTH SIDES)
DESIGN SPEED=25 MPH
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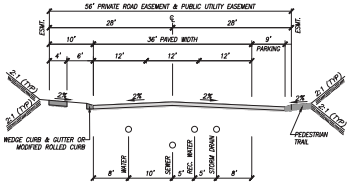
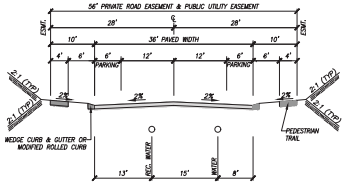


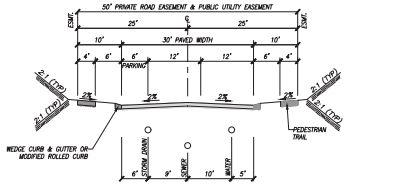
PRIVATE ROAD – 'B'

(PARKING ONE SIDE)
DESIGN SPEED=25 MPH
NOT TO SCALE



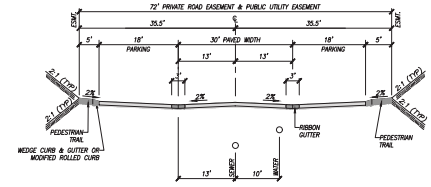
PRIVATE ROAD – 'B', 'C', AND 'D'

(PARKING BOTH SIDES)
DESIGN SPEED=25 MPH
NOT TO SCALE



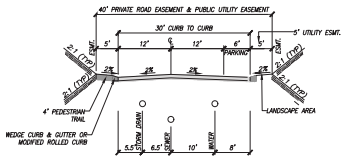
PRIVATE ROAD FOR CUL-DE-SAC 'E', 'F', 'G', 'H', AND 'J'

(PARKING ONE SIDE)
DESIGN SPEED=25 MPH
NOT TO SCALE



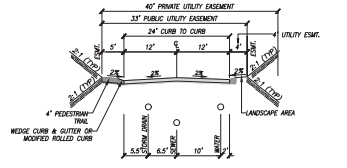
PRIVATE ROAD FOR CUL-DE-SAC 'I'

(HEAD–IN PARKING BOTH SIDES)
DESIGN SPEED=25 MPH
NOT TO SCALE



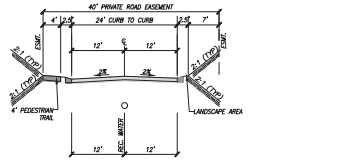
PRIVATE ROAD – 'K'

(PARKING ONE SIDE)
DESIGN SPEED=25 MPH
NOT TO SCALE



PRIVATE ROAD – 'K'

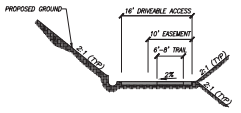
(NO PARKING)
DESIGN SPEED=25 MPH
NOT TO SCALE



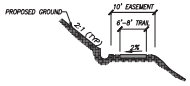
PRIVATE ACCESS ROAD

DESIGN SPEED=20 MPH
NOT TO SCALE

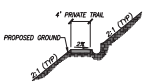
NOTE: ALL TRAILS TO BE CONSTRUCTED TO COMMUNITY TRAILS MASTER PLAN STANDARDS



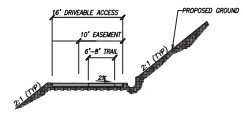
SECTION A-A PUBLIC RURAL TRAIL
NTS



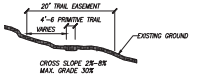
SECTION B-B PUBLIC RURAL TRAIL
NTS



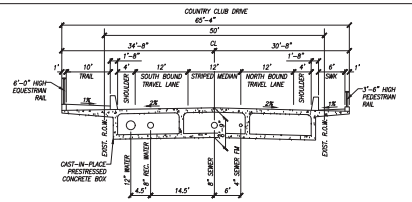
SECTION C-C PRIVATE TRAIL
NTS



SECTION D-D PUBLIC RURAL TRAIL
NTS

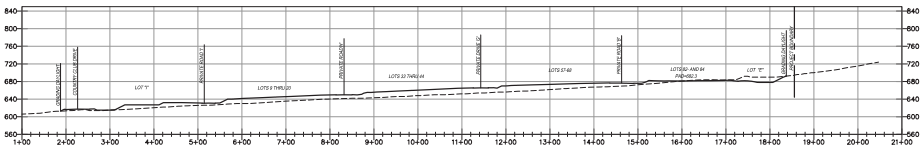


SECTION E-E PUBLIC PRIMITIVE TRAIL IN OPEN SPACE
NTS



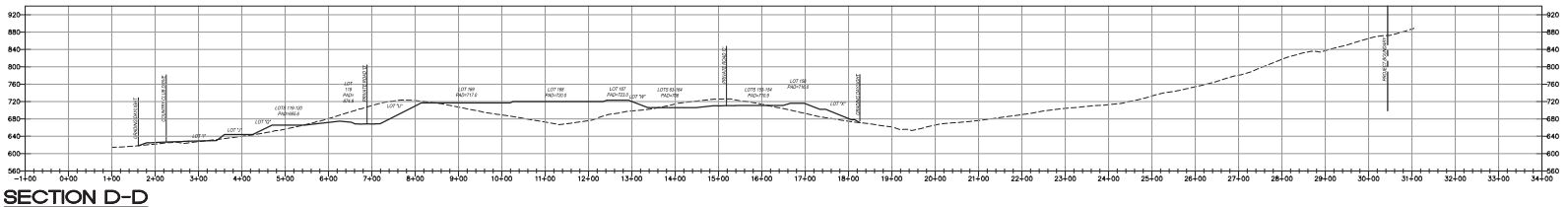
BRIDGE SECTION

(LOOKING NORTH–FROM STA. 35+27.12 TO STA. 37+76.40)
NOT TO SCALE



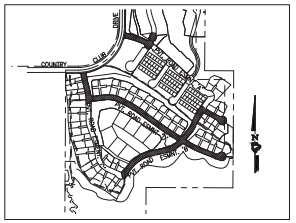
SECTION C-C

NOT TO SCALE
NOTE: FOR PROJECT CROSS SECTIONS A-A AND B-B, SEE SHEET 5.



SECTION D-D

NOT TO SCALE



KEY MAP FOR PUBLIC ACCESS EASEMENT OVER PRIVATE ROADS

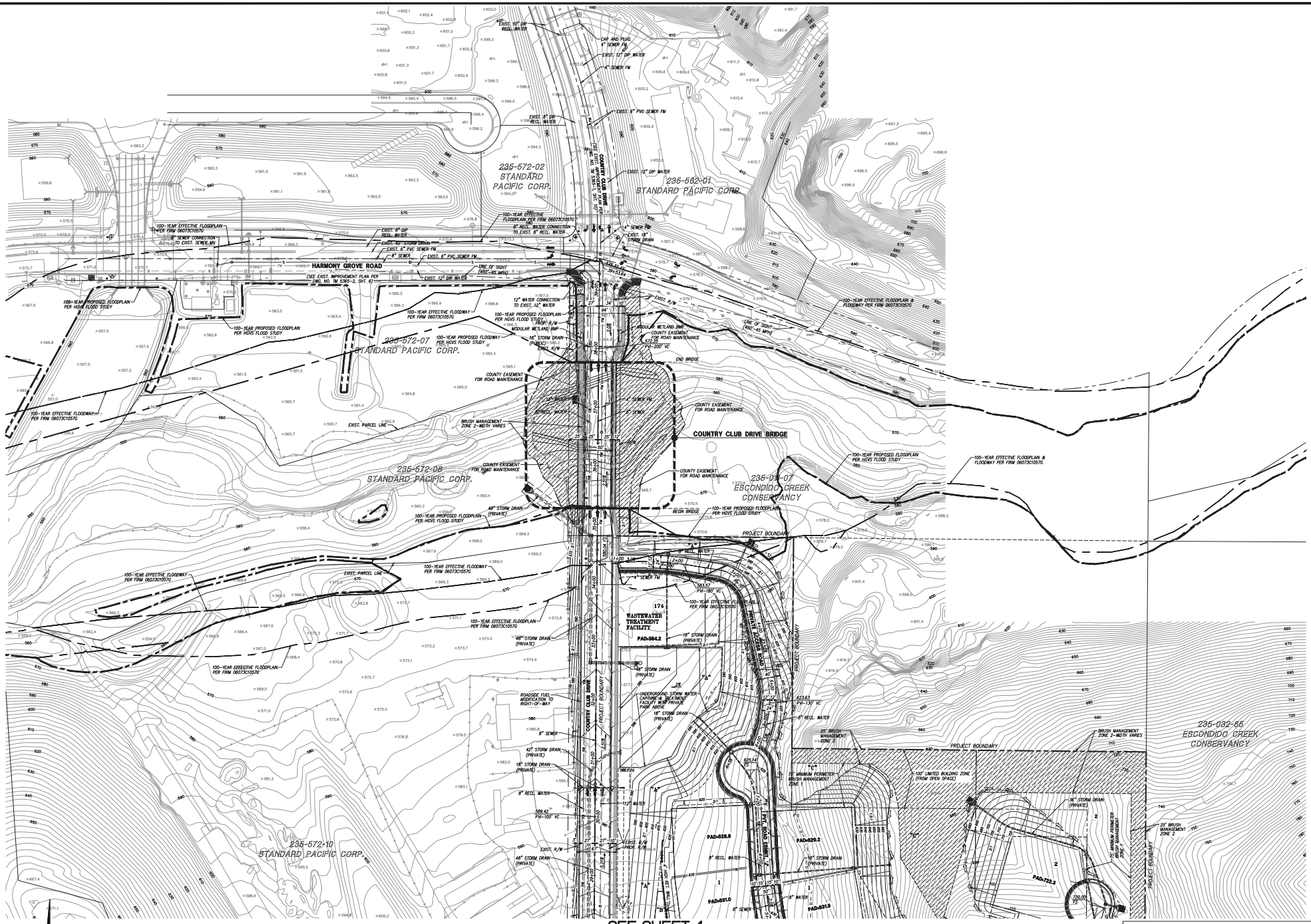
NOT TO SCALE

PRELIMINARY GRADING PLANS
TRACT PDS2015-VTM- ; PDS2015-SP-15-002; PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
STREET SECTIONS

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SHEET: 2 OF 5

1 - 295



1 - 296

PRELIMINARY GRADING PLANS

TRACT PDS2015-VTM- ; PDS2015-SP-15-002; PDS2015-GPA-15-002

HARMONY GROVE VILLAGE SOUTH

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

SHEET: 3 OF 5

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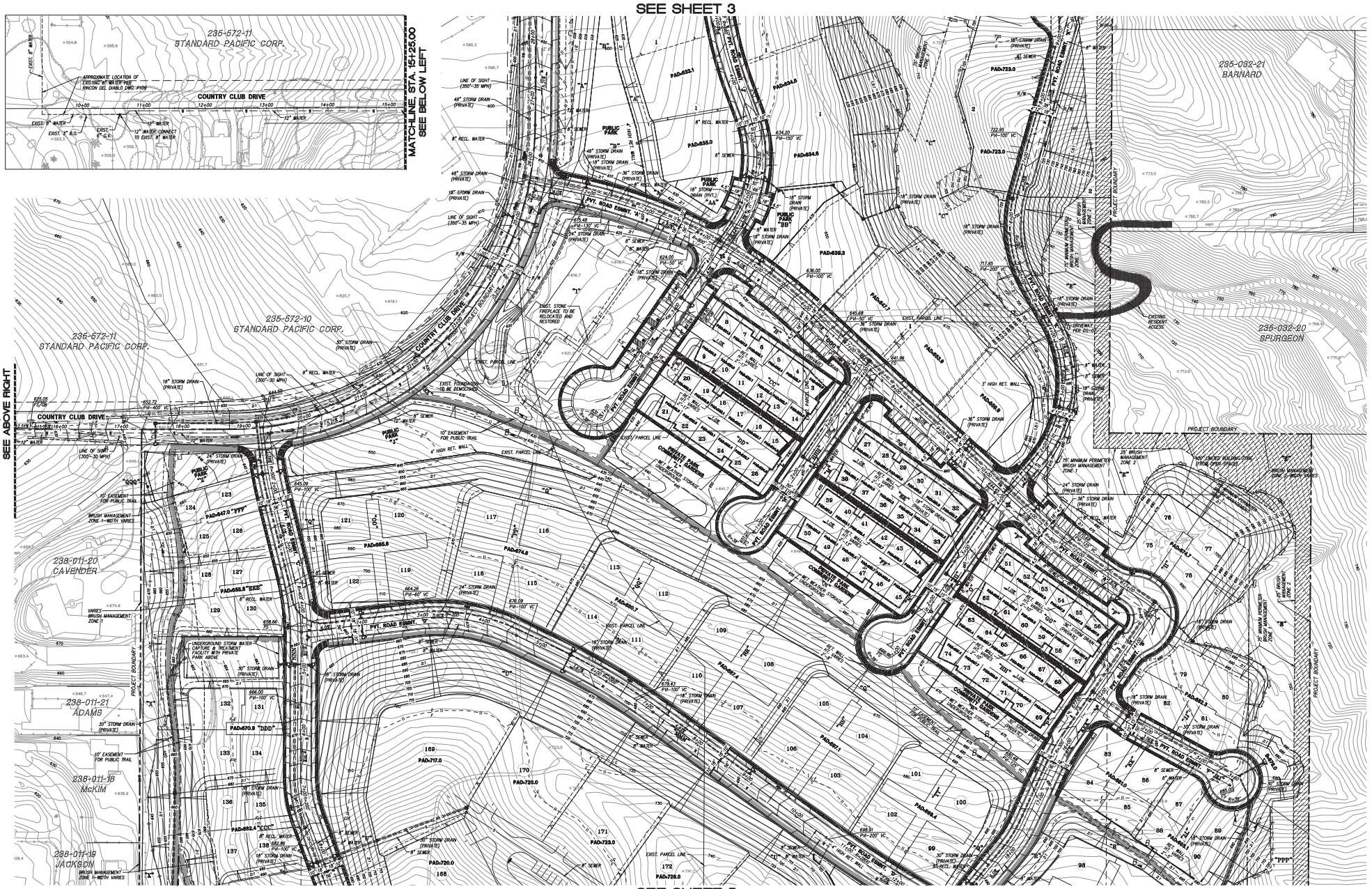

PRELIMINARY GRADING PLANS

TRACT PDS2015-VTM- ; PDS2015-SP-15-002; PDS2015-GPA-15-002

HARMONY GROVE VILLAGE SOUTH

PROJECT DESIGN CONSULTANTS

Planning | Landscape Architecture | Engineering | Survey

SHEET: 4 OF 5

GRAPHICAL SCALE
SCALE: 1" = 50'

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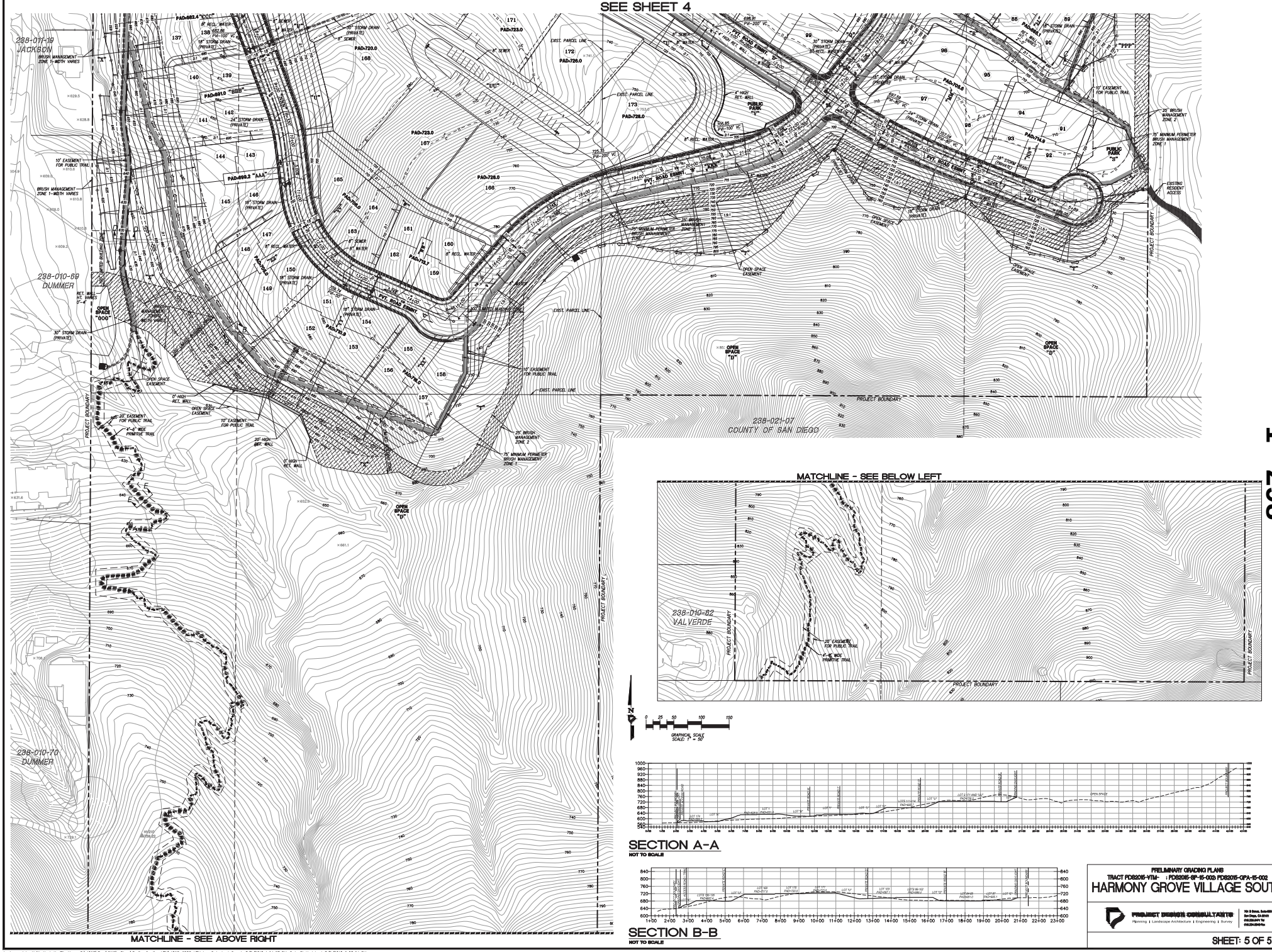

SECTION A-A

NOT TO SCALE

SECTION B-B

NOT TO SCALE

PRELIMINARY GRADING PLANS

TRACT PDS2015-VTM- ; PDS2015-SP-15-002; PDS2015-GPA-15-002

HARMONY GROVE VILLAGE SOUTH

PROJECT DESIGN CONSULTANTS

Planning | Landscape Architecture | Engineering | Survey

SHEET: 5 OF 5

1 - 298

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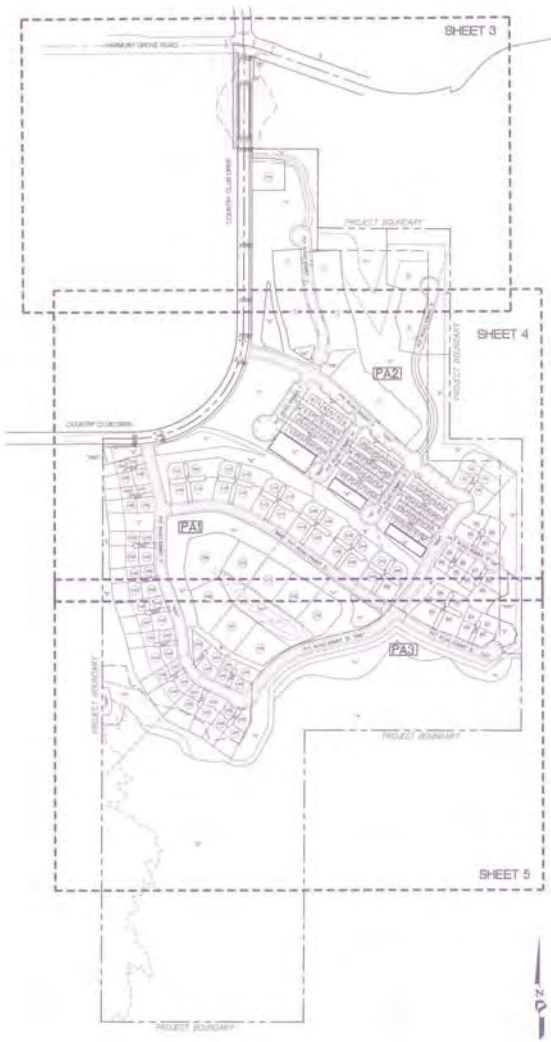
COUNTY OF SAN DIEGO TRACT PDS2015- ; PDS2015-SP-15-002; PDS2015-GPA-15-002

VESTING SITE PLAN

HARMONY GROVE VILLAGE SOUTH



VICINITY MAP

PROJECT ADDRESS:

SOUTH OF HARMONY GROVE ROAD AND EAST OF COUNTRY CLUB DRIVE

SHEET INDEX:

SHEET 1 TITLE SHEET
SHEET 2 ENCUMBRANCE/ EASEMENT PLAN
SHEET 3 TM PLAN
SHEET 4 TM PLAN
SHEET 5 TM PLAN

GENERAL NOTES:

1. TENTATIVE MAP PREPARED BY: PROJECT DESIGN CONSULTANTS 525 B STREET, SUITE 1500 SAN DIEGO, CA 92101 PH: 619.235.6471 FAX: 619.234.1334
2. TOTAL GROSS AREA: 111.06 ACRES NET AREA: 61.06 ACRES
3. TOTAL NUMBER OF LOTS: 242
4. TOTAL NUMBER OF DWELLING UNITS: 402
5. ALL PROPOSED UTILITIES TO BE UNDERGROUND
6. EXISTING TOPOGRAPHY WAS COMPILED FROM PROJECT DESIGN CONSULTANTS AERIAL ZONE DATED SEPTEMBER 08, 2014
7. DATUM: COORDINATES: EDH 1155
8. ANY PUBLIC STORM DRAIN SHOWN ON THAT IS NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT
9. EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED UNLESS OTHERWISE NOTED
10. ROAD GRADE WILL BE DESIGNED IN ACCORDANCE WITH SAN DIEGO COUNTY OF 21.1
11. THIS PLAN IS PROPOSED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND ASPECTS SO NOTED MAY UNDERGO PERMISSIONS BEYOND COMMENTORS (EXIT ACTION)

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER'S INTENDS TO COMPLY WITH THE PARK LAND ACQUISITION ORDINANCE THROUGH THE INCLUSION OF PARK LAND WITHIN THE SUBDIVISION AUTHORIZED BY THE ORDINANCE AND/OR PAYMENT OF FEE, IS MEET THE REQUIREMENTS.

CONDOMINIUM MAP STATEMENT

LOTS 1, 2, 3, 20, 22RC, 23C AND 24R, SHALL CONSIST OF TWO STORY/ONE MAY BE A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF CONDOMINIUM DWELLING UNITS IS XXX.

SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR FORMATION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

STREET LIGHT STATEMENT

THE ROADWAY LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

LEGEND:

PROJECT BOUNDARY
PLANNING AREA [PA1]
LOT LINE
PROPOSED CONTOURS
PROPOSED RIGHT OF WAY
PROPOSED CURB & GUTTER
EXISTING EASEMENT CALLOUT
PROPOSED LOT NUMBER
BRUSH MANAGEMENT
BRUSH MANAGEMENT ZONE 2
LIMITED BUILDING ZONE (150' FROM OPEN SPACE)
51-0" RURAL FIRE
5' INTERIOR
4' OR PRIVATE PEDESTRIAN WALL
PUBLIC ENGINEER WAY PRIVATE ROAD
PUBLIC STREETS TBD

KEY MAP

NOT TO SCALE

PUBLIC UTILITIES/DISTRICTS:

SEWER	SAN DIEGO COUNTY SANITATION DISTRICT
WATER	PADRE DAM MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	AT&T
GAS AND ELECTRIC	SDG&E
CABLE T.V.	COX COMMUNICATIONS
POLICE	COUNTY SHERIFF
FIRE	RINCON SAN YE FIRE PROTECTION DISTRICT
SCHOOL	ESCONDIDO UNIFIED ELEMENTARY SCHOOL DISTRICT ESCONDIDO UNIFIED HIGH SCHOOL DISTRICT

GENERAL PLAN REGIONAL CATEGORY

EXISTING: SEMI-RURAL
PROPOSED: VILLAGE AND SEMI-RURAL

GENERAL PLAN LAND USE DESIGNATIONS

EXISTING: SR-10
PROPOSED: VR-15.8 NEIGHBORHOOD COMMERCIAL, VR-10.9

ASSESSOR'S PARCEL NO.'S:

LEGAL DESCRIPTION

NOTE:

IMPROVEMENT STATEMENT

APPLICANT WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE INSTALLATION OF IMPROVEMENTS.

HOA

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)	DESCRIPTION
C	193,231	4.44	193,231	4.44	SLOPE
B	1,982,182	54.81	1,982,182	54.81	ECOLOGICAL OPEN SPACE
E	144,206	3.31	144,206	3.31	SLOPE
F	6,780	0.16	6,780	0.16	SLOPE
G	7,963	0.18	7,963	0.18	SLOPE
H	9,306	0.21	9,306	0.21	SLOPE
I	1,978	0.05	1,978	0.05	SLOPE
H	1,978	0.05	1,978	0.05	SLOPE
U	1,978	0.05	1,978	0.05	SLOPE
R	101,836	2.34	101,836	2.34	SLOPE
R	19,458	0.45	19,458	0.45	SLOPE
T	257,578	5.91	257,578	5.91	SLOPE
U	202,849	4.66	202,849	4.66	SLOPE
W	14,697	0.34	14,697	0.34	SLOPE
X	19,042	0.73	112,960	0.73	SLOPE
CC	5,736	0.13	5,736	0.13	DRIVEWAY
DD	5,736	0.13	5,736	0.13	DRIVEWAY
EE	5,736	0.13	5,736	0.13	DRIVEWAY
FF	5,736	0.13	5,736	0.13	DRIVEWAY
GG	5,736	0.13	5,736	0.13	DRIVEWAY
HH	5,736	0.13	5,736	0.13	DRIVEWAY
II	1,847	0.04	1,847	0.04	DRIVEWAY
JJ	7,713	0.04	7,713	0.04	DRIVEWAY
KK	1,876	0.04	1,876	0.04	DRIVEWAY
LL	5,731	0.13	5,731	0.13	DRIVEWAY
MM	7,963	0.18	7,963	0.18	DRIVEWAY
NN	5,736	0.13	5,736	0.13	DRIVEWAY
OO	6,869	0.16	6,869	0.16	DRIVEWAY
PP	6,899	0.16	6,899	0.16	DRIVEWAY
QQ	6,869	0.16	6,869	0.16	DRIVEWAY
RR	6,954	0.16	6,954	0.16	DRIVEWAY
SS	6,954	0.16	6,954	0.16	DRIVEWAY
TT	6,827	0.16	6,827	0.16	DRIVEWAY
UU	48,630	1.12	48,630	1.12	DRIVEWAY
VV	1,879	0.04	1,879	0.04	DRIVEWAY
WW	1,761	0.04	1,761	0.04	DRIVEWAY
XX	1,964	0.05	1,964	0.05	DRIVEWAY
YY	7,683	0.04	1,683	0.04	DRIVEWAY
ZZ	1,749	0.04	1,749	0.04	DRIVEWAY
AAA	1,975	0.05	1,975	0.05	DRIVEWAY
BBB	2,228	0.05	2,228	0.05	DRIVEWAY
CCC	1,939	0.04	1,939	0.04	DRIVEWAY
DDD	1,868	0.04	1,868	0.04	DRIVEWAY
EEE	1,904	0.04	1,904	0.04	DRIVEWAY
FFF	1,733	0.04	1,733	0.04	DRIVEWAY
GGG	64,878	1.49	64,331	1.48	STREET
HHH	28,902	0.63	18,963	0.43	STREET
III	18,831	0.43	18,831	0.43	STREET
JJJ	15,993	0.28	15,993	0.36	STREET
KKK	86,734	1.98	86,734	1.99	STREET
LLL	27,002	0.62	27,002	0.62	STREET
MMM	61,281	1.41	61,281	1.41	STREET
NNN	77,638	1.78	77,638	1.78	STREET
OOO	6,819	0.11	6,819	0.11	ECOLOGICAL OPEN SPACE
PPP	27,696	0.63	27,696	0.63	SLOPE
QQQ	1,617	0.02	1,617	0.02	SLOPE

COTTAGE

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	6,001	0.05	6,001	0.05
4	1,548	0.04	1,548	0.04
5	1,548	0.04	1,548	0.04
6	1,462	0.03	1,462	0.03
7	1,462	0.03	1,462	0.03
8	1,391	0.04	1,391	0.04
9	1,763	0.04	1,763	0.04
10	1,548	0.04	1,548	0.04
11	1,548	0.04	1,548	0.04
12	1,462	0.03	1,462	0.03
13	1,462	0.03	1,462	0.03
14	1,870	0.04	1,870	0.04
15	6,287	0.05	6,287	0.05
16	1,548	0.04	1,548	0.04
17	1,548	0.04	1,548	0.04
18	1,462	0.03	1,462	0.03
19	1,391	0.04	1,391	0.04
20	1,462	0.03	1,462	0.03
21	1,763	0.04	1,763	0.04
26	1,548	0.04	1,548	0.04
27	1,548	0.04	1,548	0.04
28	1,870	0.04	1,870	0.04
29	1,462	0.03	1,462	0.03
30	1,462	0.03	1,462	0.03
31	1,548	0.04	1,548	0.04
32	2,087	0.05	2,087	0.05
33	1,870	0.04	1,870	0.04
34	1,462	0.03	1,462	0.03
35	1,462	0.03	1,462	0.03
36	1,548	0.04	1,548	0.04
37	1,548	0.04	1,548	0.04
38	1,548	0.04	1,548	0.04
39	1,763	0.04	1,763	0.04
40	1,462	0.03	1,462	0.03
41	1,462	0.03	1,462	0.03
42	1,548	0.04	1,548	0.04
43	1,548	0.04	1,548	0.04
44	2,057	0.05	2,057	0.05
45	1,833	0.04	1,833	0.04
46	1,462	0.03	1,462	0.03
47	1,462	0.03	1,462	0.03
48	1,548	0.04	1,548	0.04
49	1,548	0.04	1,548	0.04
50	1,763	0.04	1,763	0.04
51	1,870	0.04	1,870	0.04
52	1,462	0.03	1,462	0.03
53	1,462	0.03	1,462	0.03
54	1,548	0.04	1,548	0.04
55	1,548	0.04	1,548	0.04
56	2,057	0.05	2,057	0.05
57	1,870	0.04	1,870	0.04
58	1,462	0.03	1,462	0.03
59	1,462	0.03	1,462	0.03
60	1,548	0.04	1,548	0.04
61	1,548	0.04	1,548	0.04
62	1,763	0.04	1,763	0.04
63	1,391	0.04	1,391	0.04
64	1,462	0.03	1,462	0.03
65	1,462	0.03	1,462	0.03
66	1,548	0.04	1,548	0.04
67	2,057	0.05	2,057	0.05
68	1,870	0.04	1,870	0.04
69	1,833	0.04	1,833	0.04
70	1,462	0.03	1,462	0.03
71	1,462	0.03	1,462	0.03
72	1,548	0.04	1,548	0.04
73	1,548	0.04	1,548	0.04
74	1,763	0.04	1,763	0.04

HARMONY COURT

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
2	147,794	3.39	147,794	3.39
75	5,441	0.12	5,441	0.12
76	15,892	3.24	15,892	3.24
77	16,330	0.37	15,330	0.37
78	8,675	0.20	8,675	0.20
79	7,189	0.16	7,189	0.16
80	8,813	0.13	8,813	0.13
81	4,506	0.10	4,506	0.10
82	6,232	0.14	6,232	0.14
83	5,325	0.08	5,325	0.08
84	3,903	0.09	3,903	0.09
85	4,259	0.10	4,259	0.10
86	4,984	0.11	4,984	0.11
87	4,834	0.09	4,834	0.09
88	3,919	0.09	3,919	0.09
89	10,803	0.24	10,803	0.24
90	10,948	0.28	12,048	0.28
91	6,281	0.14	6,281	0.14
92	5,452	0.13	5,452	0.13
93	4,903	0.11	4,903	0.11
94	9,306	0.13	9,306	0.13
95	5,430	0.09	3,430	0.08
96	8,991	0.25	8,991	0.26
97	13,140	0.30	13,140	0.30
98	5,436	0.13	5,436	0.13
99	3,965	0.08	3,965	0.09
100	8,944	0.21	8,944	0.21
101	11,731	0.27	11,731	0.27
102	6,250	0.14	6,250	0.14
103	3,908	0.09	3,908	0.09
104	9,306	0.13	9,306	0.13
105	6,250	0.14	6,250	0.14
106	8,944	0.21	8,944	0.21
107	11,731	0.27	11,731	0.27
108	6,250	0.14	6,250	0.14
109	3,908	0.09	3,908	0.09
110	9,306	0.13	9,306	0.13
111	6,250	0.14	6,250	0.14
112	8,944	0.21	8,944	0.21
113	11,731	0.27	11,731	0.27
114	6,250	0.14	6,250	0.14
115	3,908	0.09	3,908	0.09
116	9,306	0.13	9,306	0.13
117	6,250	0.14	6,250	0.14
118	8,944	0.21	8,944	0.21
119	11,731	0.27	11,731	0.27
120	6,250	0.14	6,250	0.14
121	3,908	0.09	3,908	0.09
122	9,306	0.13	9,306	0.13
123	6,250	0.14	6,250	0.14
124	8,944	0.21	8,944	0.21
125	11,731	0.27	11,731	0.27
126	6,250	0.14	6,250	0.14
127	3,908	0.09	3,908	0.09
128	9,306	0.13	9,306	0.13
129	6,250	0.14	6,250	0.14
130	8,944	0.21	8,944	0.21
131	11,731	0.27	11,731	0.27
132	6,250	0.14	6,250	0.14
133	3,908	0.09	3,908	0.09
134	9,306	0.13	9,306	0.13
135	6,250	0.14	6,250	0.14
136	8,944	0.21	8,944	0.21
137	11,731	0.27	11,731	0.27
138	6,250	0.14	6,250	0.14
139	3,908	0.09	3,908	0.09
140	9,306	0.13	9,306	0.13
141	6,250	0.14	6,250	0.14
142	8,944	0.21	8,944	0.21
143	11,731	0.27	11,731	0.27
144	6,250	0.14	6,250	0.14
145	3,908	0.09	3,908	0.09
146	9,306	0.13	9,306	0.13
147	6,250	0.14	6,250	0.14
148	8,944	0.21	8,944	0.21
149	14,300	0.30	14,300	0.30
150	4,958	0.11	4,958	0.11
151	3,890	0.09	3,897	0.09
152	10,830	0.27	10,830	0.27
153	11,403	0.26	11,403	0.26
154	5,968	0.14	5,968	0.14
155	3,506	0.08	3,506	0.08
156	8,944	0.21	8,944	0.21
157	12,944	0.29	12,944	0.29
158	5,048	0.12	5,048	0.12
159	4,455	0.10	4,455	0.10
160	4,958	0.11	4,958	0.11
161	3,531	0.08	3,523	0.08
162	2,017	0.06	1,537	0.04
163	5,731	0.13	5,731	0.13
164	5,766	0.13	5,766	0.13
165	6,241	0.14	6,241	0.14

FARM HOUSE

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
93	6,265	0.14	6,265	0.14
94	6,729	0.20	6,729	0.20
97	10,570	0.24	10,570	0.24
98	5,903	0.14	5,903	0.14
99	7,578	0.18	7,578	0.26
100	5,745	0.13	5,745	0.13
101	5,422	0.12	5,422	0.12
102	6,930	0.15	6,930	0.22
103	9,695	0.23	9,695	0.22
104	7,770	0.18	7,770	0.18
105	5,980	0.07	5,980	0.17
106	6,884	0.16	6,884	0.16
107	9,302	0.21	9,302	0.21
108	9,447	0.22	9,447	0.22
109	5,605	0.13	5,605	0.13
110	6,930	0.15	6,930	0.22
111	9,316	0.21	9,316	0.21
112	9,835	0.23	9,800	0.23
113	5,422	0.12	5,422	0.12
114	6,958	0.22	6,958	0.22
115	5,422	0.12	5,422	0.12
116	10,264	0.23	10,264	0.23
117	5,422	0.12	5,422	0.12
118	6,579	0.15	6,579	0.15
119	9,800	0.23	9,800	0.23
120	12,643	0.27	12,643	0.27
121	5,450	0.13	5,450	0.13
122	6,423	0.15	6,423	0.15

BUNGALOW

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	11,057	0.25	11,057	0.25
123	9,304	0.27	9,304	0.27
124	5,801	0.13	5,801	0.13
125	9,801	0.23	9,801	0.23
126	6,832	0.21	6,832	0.21
127	3,869	0.07	3,859	0.13
128	6,700	0.15	6,536	0.15
129	8,582	0.19	8,793	0.20
130	9,269	0.12	9,269	0.12

GRANARY

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
166	34,599	0.60	26,209	0.60
167	24,786	0.56	24,786	0.56
168	29,306	0.66	29,306	0.66
169	49,660	0.98	47,661	0.98
170	23,207	0.53	23,207	0.53
171	22,902	0.52	22,902	0.53
172	24,736	0.57	24,736	0.57
173	22,647	0.58	25,647	0.58

WASTEWATER TREATMENT FACILITY

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
174	28,308	0.65	28,308	0.65

PUBLIC PARK

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
A	15,113	0.37	15,113	0.37
J	24,222	0.55	23,538	0.54
Q	8,353	0.19	8,353	0.19
U	12,577	0.29	11,494	0.26
V	9,257	0.21	9,257	0.21
AA	2,575	0.06	2,575	0.06
BB	8,973	0.21	8,973	0.21

PRIVATE PARK

LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
K	159,570	3.66	27,816	0.64
L	107,695	2.47	25,709	0.60
S	83,494	0.58	10,898	0.25
T	17,281	0.40	6,296	0.14
W	19,258	0.45	4,456	0.10
Z	17,866	0.41	15,787	0.36

PROPOSED ZONING

COMMERCIAL/CIVIC ZONING BOX

ZONE	
USE REGULATIONS	C36
ANIMAL REGULATIONS	A
DENSITY	—
LOT SIZE	—
BUILDING TYPE	T
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	2
LOT COVERAGE	—
SETBACK	1
OPEN SPACE	—
SPECIAL AREA REGULATIONS	D1

INSTITUTIONAL ZONING BOX

ZONE	
USE REGULATIONS	S88
ANIMAL REGULATIONS	A
DENSITY	—
LOT SIZE	—
BUILDING TYPE	D
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	2
LOT COVERAGE	—
SETBACK	1
OPEN SPACE	—
SPECIAL AREA REGULATIONS	D1

SEMI-RURAL RESIDENTIAL ZONING BOX

ZONE	
USE REGULATIONS	S88
ANIMAL REGULATIONS	A
DENSITY	—
LOT SIZE	—
BUILDING TYPE	T
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	2
LOT COVERAGE	—
SETBACK	1
OPEN SPACE	—
SPECIAL AREA REGULATIONS	D1

VILLAGE RESIDENTIAL ZONING BOX

ZONE	
USE REGULATIONS	S88
ANIMAL REGULATIONS	A
DENSITY	—
LOT SIZE	—
BUILDING TYPE	T
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	2
LOT COVERAGE	—
SETBACK	1
OPEN SPACE	—
SPECIAL AREA REGULATIONS	D1

EXISTING ZONING

ZONING BOX 1

USE REGULATIONS	A-10
ANIMAL REGULATIONS	I
DENSITY	—
LOT SIZE	0.5 AC.
BUILDING TYPE	C
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	1
OPEN SPACE	—
SPECIAL AREA REGULATIONS	—

ZONING BOX 2

USE REGULATIONS	A70
ANIMAL REGULATIONS	I
DENSITY	—
LOT SIZE	0.5 AC.
BUILDING TYPE	C
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	1
OPEN SPACE	—
SPECIAL AREA REGULATIONS	—

ZONING BOX 3

USE REGULATIONS	A-10
ANIMAL REGULATIONS	I
DENSITY	—
LOT SIZE	0.5 AC.
BUILDING TYPE	C
MAXIMUM FLOOR AREA	—
FLOOR AREA RATIO	—
HEIGHT	G
LOT COVERAGE	—
SETBACK	1
OPEN SPACE	—
SPECIAL AREA REGULATIONS	—

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
525 B STREET, SUITE 1500
SAN DIEGO, CALIFORNIA 92101
TEL: 619.235.6471

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID OWNERS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY INTEREST OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY PUBLIC STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE FINAL MAP DEDICATION ORDINANCE.

OWNER: HARMONY PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____ March 8, 2018
Marcel Accaoui

SUBDIVIDER:

SUBDIVIDER: HARMONY PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY
C/O DAVID HOWDEN, HOWDEN GROUP LLC (CHAIRMAN)
2424 VISTA WAY, OCEANSIDE ROAD, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 831-2420

BY: _____ March 8, 2018
(DATE)

NO.	REVISIONS	DATE	BY
1	FIRST SUBMITTAL	03-25-2015	PDC
2	SECOND SUBMITTAL	07-27-2016	PDC
3	THIRD SUBMITTAL	02-12-2017	PDC

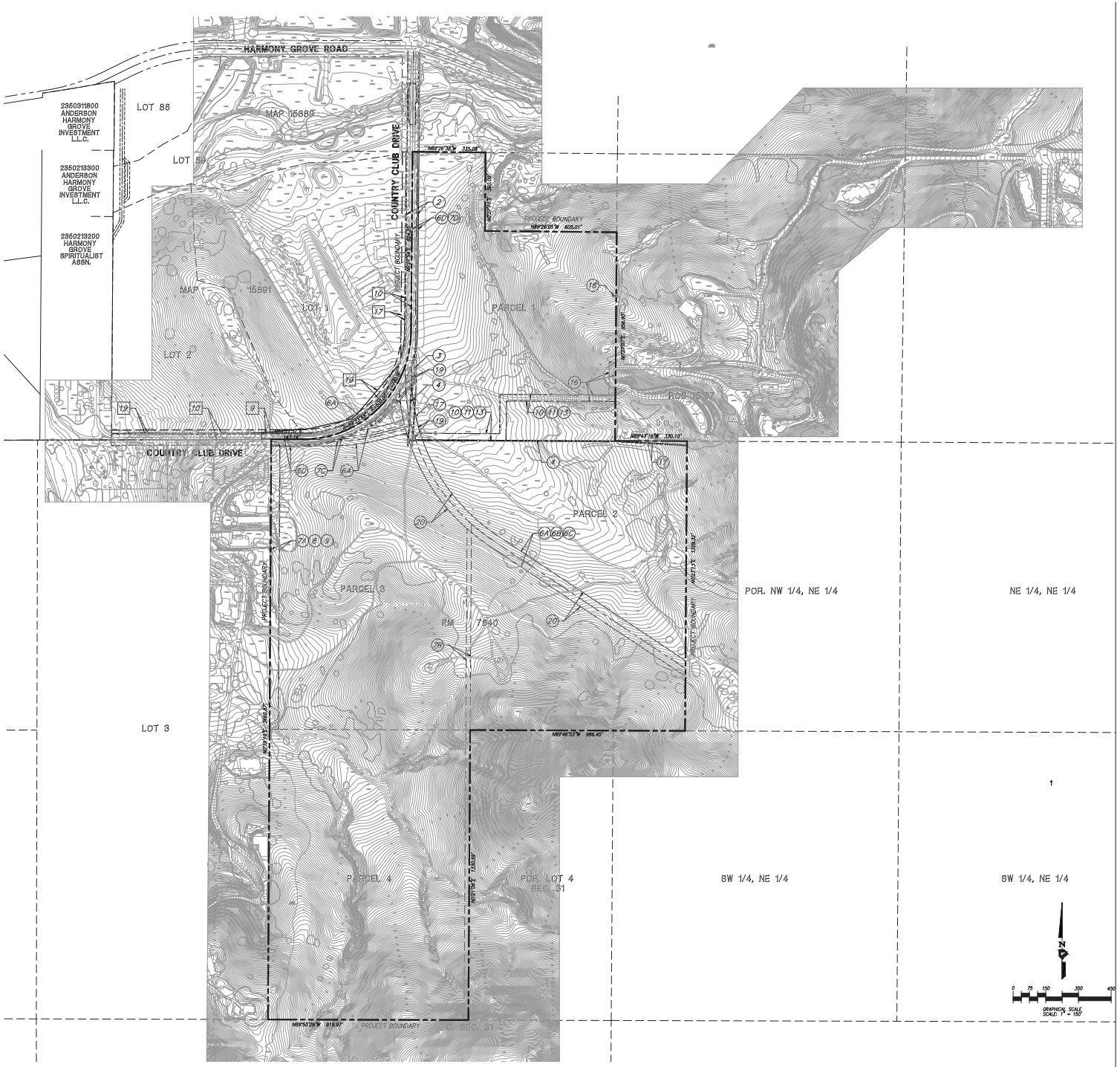
VESTING SITE PLAN
TRACT PDS2015- / PDS2015-SP-15-002 PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
TITLE SHEET

PROJECT DESIGN CONSULTANTS

SDC PDS RCVD 04-02-18
STP18-011

SHEET: 1 OF 5

1 - 299



ENCUMBRANCE EASEMENT NOTES:

THE FOLLOWING ITEMS ARE PER PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 996-2304252Z-EH1, DATED FEBRUARY 10, 2014.

(2) 50' EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PER BOOK 1147, PAGE 211, OFFICIAL RECORD RECORDED FEBRUARY 26, 1941. TO REMAIN.

(3) EASEMENT TO S.D.G.&E. PER BOOK 1401, PAGE 191, OFFICIAL RECORD RECORDED SEPTEMBER 08, 1942 FOR PUBLIC UTILITIES. NO WIDTH GIVEN. ASSUMED 12' WIDE. ROTATED TO FIT EXISTING POLES. TO BE QUITCLAIMED.

(4) 4' EASEMENT TO S.D.G.&E. PER DOCUMENT NO. 144072, RECORDED JULY 02, 1971 OFFICIAL RECORD. PORTIONS TO BE QUITCLAIMED.

(6A) 100 TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PER PARCELS "A" THROUGH "C" OF DOCUMENT NO. 78-316206, RECORDED JULY 27, 1978. TO BE VACATED.

(6B) PARCEL "C" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.

(6C) PROPOSED 60' PRIVATE ROAD PER PARCEL MAP 7640. TO BE VACATED.

(6D) 30' 100 TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PER PARCEL "A" OF DOC. NO. 78-316206, RECORDED JULY 27, 1978. TO BE VACATED.

(7A) PARCEL "A" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.

(7B) PARCEL "B" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.

(7C) PARCEL "D" OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOCUMENT NO. 78-330769, RECORDED AUGUST 04, 1978. TO BE QUITCLAIMED.

(7D) PARCEL E OF EASEMENT GRANTED TO RINCON DEL DIABLO MUNICIPAL WATER DISTRICT PER DOC. NO. 78-330769, RECORDED AUGUST 14, 1978. TO BE QUITCLAIMED.

(8) PROPOSED PRIVATE ROAD PER PARCEL MAP 7640. TO BE VACATED.

(9) 40' EASEMENT TO S.D.G.&E. PER DOCUMENT NO. 79-409083, RECORDED OCTOBER 01, 1979. TO BE QUITCLAIMED.

(10) 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO MAURICE AND JOHANNA NESS PER DOCUMENT NO. 80-192756, RECORDED JUNE 17, 1980. PORTIONS TO BE QUITCLAIMED.

(11) 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO CHARLES AND SUSAN HOOVER PER DOCUMENT NO. 80-318641, RECORDED SEPTEMBER 09, 1980. PORTIONS TO BE QUITCLAIMED.

(13) 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO MAURICE AND JOHANNA NESS PER DOCUMENT NO. 80-318643, RECORDED SEPTEMBER 30, 1980. PORTIONS TO BE QUITCLAIMED.

(16) 30' EASEMENT FOR ROAD AND UTILITY PURPOSES GRANTED TO CHARLES AND SUSAN HOOVER PER DOCUMENT NO. 81-291761, RECORDED SEPTEMBER 11, 1981. PORTIONS TO BE QUITCLAIMED.

(17) 4' EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT NO. 82-116035, RECORDED APRIL 23, 1982 OFFICIAL RECORD. PORTIONS TO BE QUITCLAIMED.

(18) EASEMENT GRANTED TO SDG&E FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 87-328057, OFFICIAL RECORD RECORDED JUNE 12, 1987. TO REMAIN.

(19) A 30' EASEMENT RESERVED TO YEW TREE SPRING WATER CORPORATION FOR ROAD AND UTILITY PURPOSES PER DOCUMENT NO. 2001-0236671, RECORDED APRIL 17, 2001. TO BE QUITCLAIMED.

(20) 60' EASEMENT GRANTED TO KENCO CORPORATION PER DOCUMENT NO. 2001-0236671, RECORDED APRIL 17, 2001. TO BE QUITCLAIMED.

THE FOLLOWING ITEMS ARE PER PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 996-2304253S-EH1, DATED FEBRUARY 04, 2014.

(9) 20' WATER UTILITY EASEMENT GRANTED PER DOCUMENT NO. 2010-0142878, OFFICIAL RECORD RECORDED MARCH 23, 2010. TO REMAIN.

(10) 30' RIGHT OF WAY DEDICATED PER MAP 15891. TO REMAIN.

(17) 16' EASEMENT FOR PEDESTRIAN AND EQUESTRIAN TRAIL PURPOSES DEDICATED PER MAP 15891. TO REMAIN.

(19) CLEAR SPACE EASEMENT DEDICATED PER MAP NO. 15891. TO REMAIN.

1 - 300

VESTING SITE PLAN
TRACT PDS2015- / PDS2015-SP-15-002; PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
ENCUMBRANCE EASEMENTS PLAT

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 TEL
619.234.0349 Fax

SHEET: 2 OF 5

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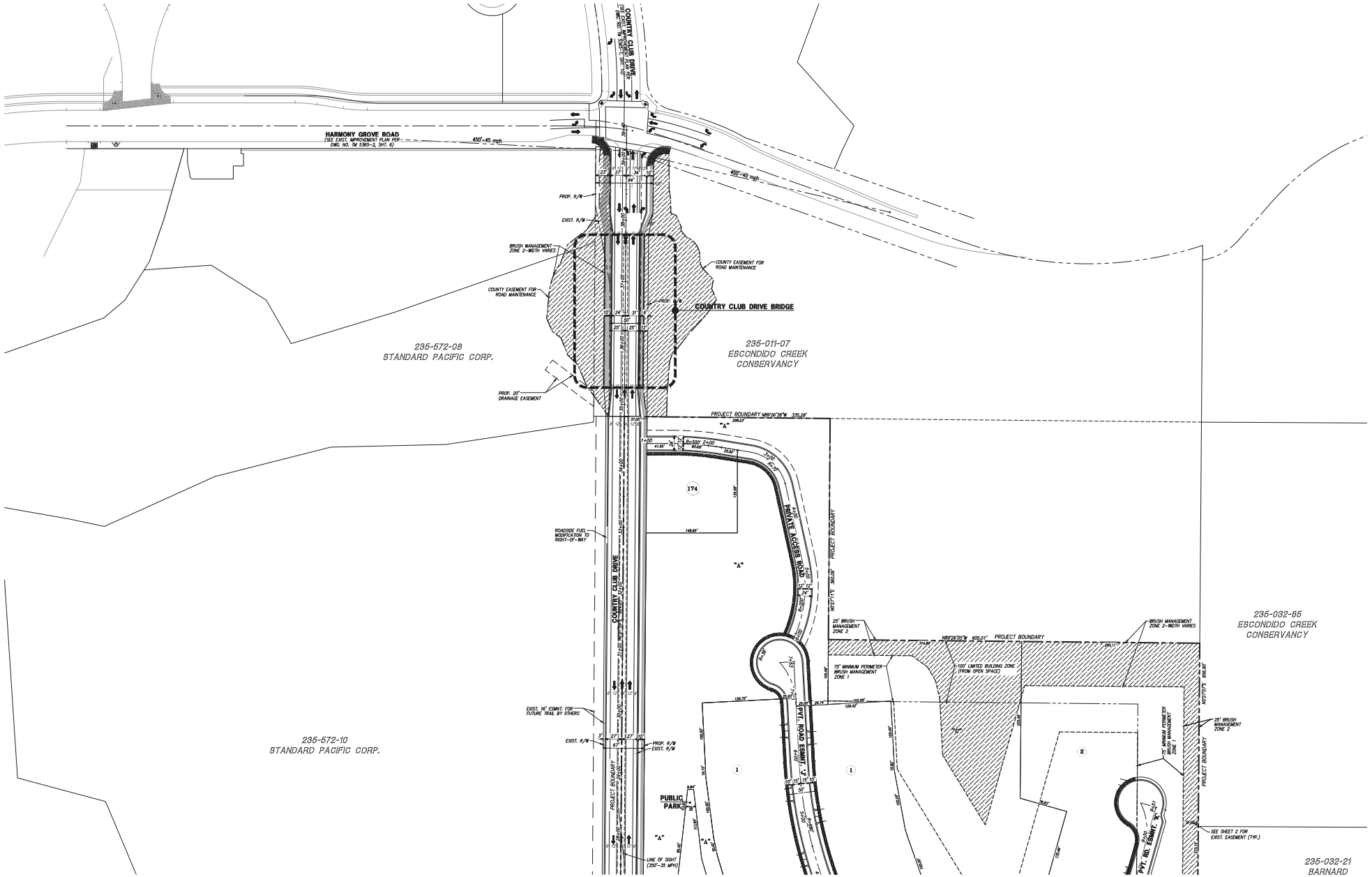

1 - 301

GRAPHICAL SCALE
SCALE: 1" = 50'

VESTING SITE PLAN
TRACT PDS2015- / PDS2015-SP-15-002; PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
TM PLAN

PROJECT DESIGN CONSULTANTS
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SHEET: 3 OF 5

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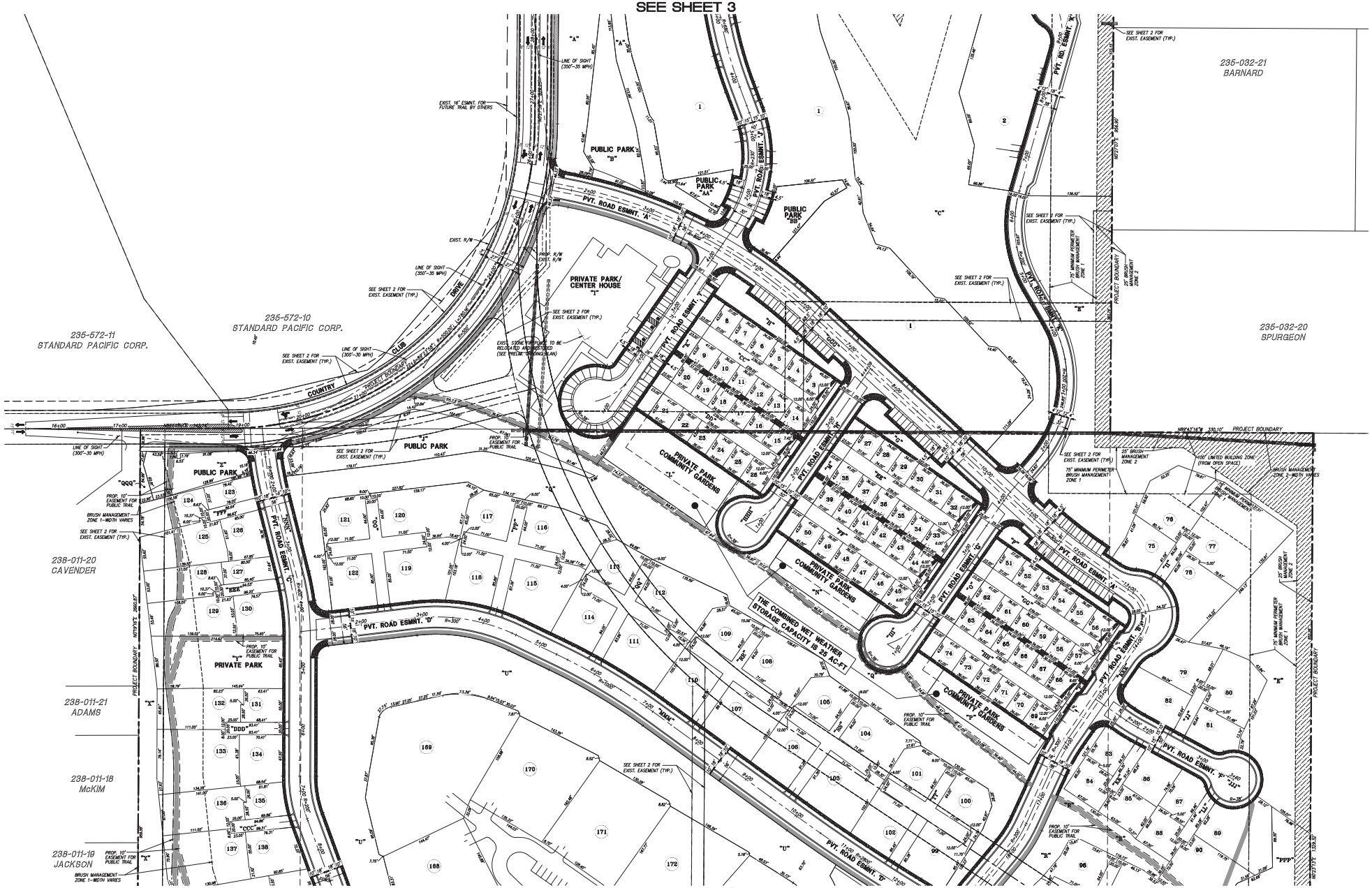

1 - 302

VESTING SITE PLAN
TRACT PDS2015- | PDS2015-SP-15-002; PDS2015-GPA-15-002
TM PLAN

HARMONY GROVE VILLAGE SOUTH

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 TEL
619.234.0349 Fax

SHEET: 4 OF 5

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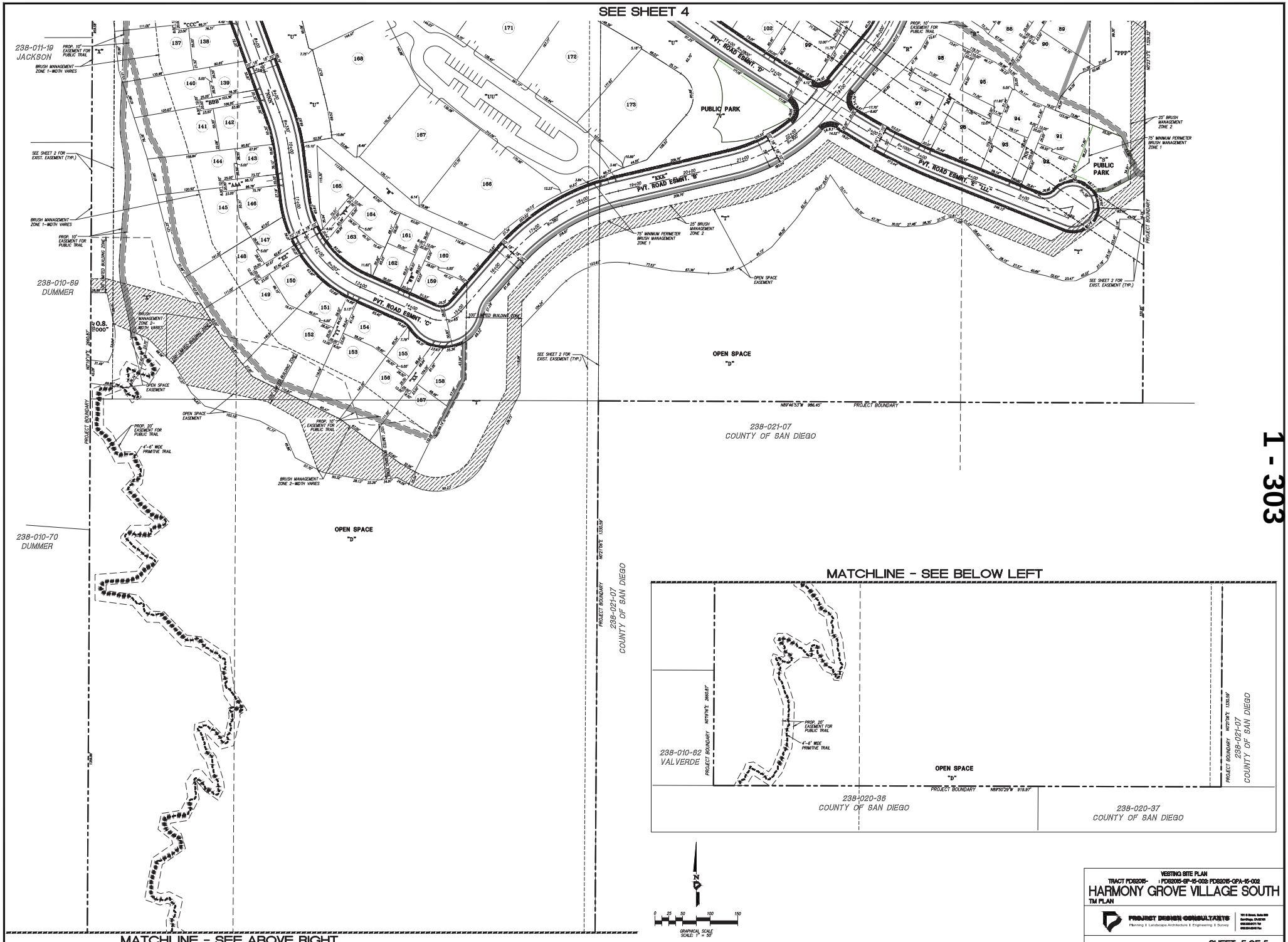

1 - 303

VESTING SITE PLAN
TRACT PDS2015- / PDS2015-SP-15-002; PDS2015-GPA-15-002
HARMONY GROVE VILLAGE SOUTH
TM PLAN

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 TEL
619.234.0349 Fax

SHEET: 5 OF 5

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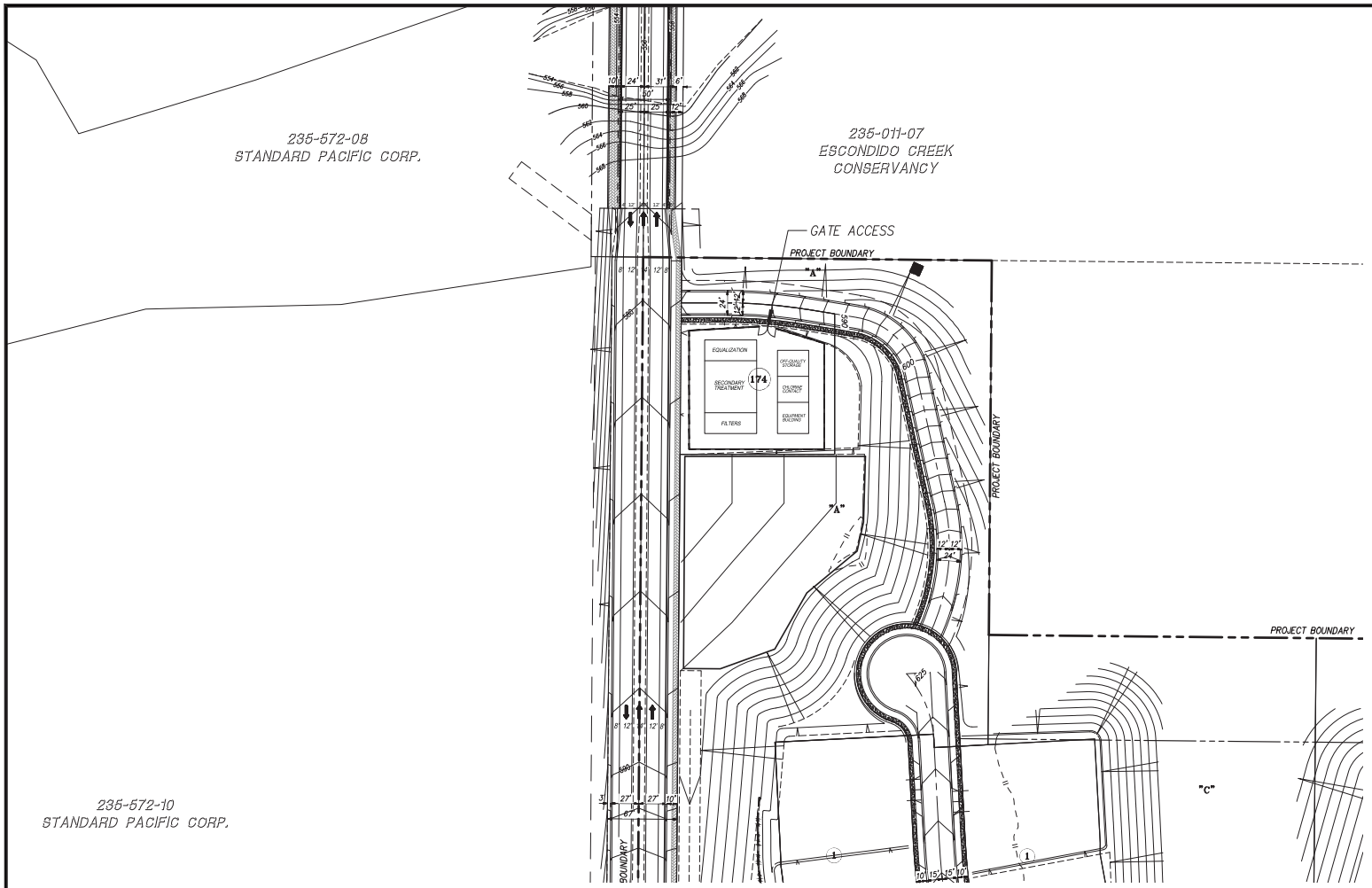
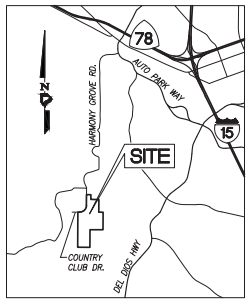




VICINITY MAP
NOT TO SCALE

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 B STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
TEL: 619-235-6471

REGISTERED PROFESSIONAL ENGINEER
DEBBY SUE REECE
No. C56148
Exp. 12-31-16
CIVIL
STATE OF CALIFORNIA

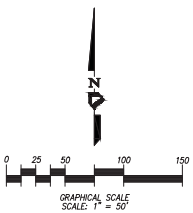
DEBBY SUE REECE *DATE*
R.C.E. 56148

SUBDIVIDER:

RCS – HARMONY PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY
C/O DAVID KOVACH, KOVACH GROUP OF COMPANIES
2305 HISTORIC DECATUR ROAD, SUITE 100
SAN DIEGO, CA 92106
PHONE: (619) 930-5435

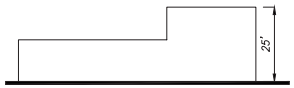
BY: SHARON ESHIMA, MANAGER *DATE*

1 - 304



GRAPHICAL SCALE
SCALE: 1" = 50'

WATER RECLAMATION PLANT
OPERATIONS / HEADWORKS BUILDING



WATER RECLAMATION PLANT
PROCESS CONTROL / DEWATERING BUILDING

PERMANENT SEWER TREATMENT FACILITY FOR:

HARMONY GROVE VILLAGE SOUTH

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

SHEET: 1 OF 1

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Attachment M – Final Environmental Impact Report and Notice of Determination

(Final EIR, including Technical Studies and Response to Comments are available at https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/hgvs.html**)**

NOTICE OF DETERMINATION

TO: ☒ Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number(s): Harmony Grove Village South (HGVS); PDS2015-SP-15-002, PDS2015-GPA-15-002, PDS2015-REZ-15-003, PDS2018-TM-5626, PDS2015-MUP-15-008, PDS2018-STP-18-011; PDS2015-ER-15-08-006

State Clearinghouse No.: 2015081071

Project Location: South of Harmony Grove Road and adjacent to and east of Country Club Drive in the San Dieguito Community Plan area in the unincorporated area of San Diego County, California; APN: 235-011-06 and 238-021-08, 09, 10

Project Applicant: RCS Harmony Partners, LLC, 2305 Historic Decatur Road, Suite 100, San Diego, CA 92106; 619-430-5435

Project Description: Master Planned community consisting of a General Plan Amendment, Specific Plan, Rezone, Vesting Tentative Map, Site Plan, and Major Use Permit. Project components include: 453 single family and multi-family residential units and 5,000 square feet of commercial/ civic uses; 35 acres of biological open space; four acres of public and private parks; public trails and a wastewater treatment facility site

Agency Approving Project: County of San Diego

County Contact Person: Greg Kazmer

Date Form Completed: May 4, 2018

This is to advise that the County of San Diego Board of Supervisors approved the above described project on _____/Item#_____ and has made the following determinations:

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
   ☐ A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
   ☐ An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:

5. A Statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):
☐ Certificate of Fee Exemption (attached)
☒ Proof of Payment of Fees (attached)

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: _____ Telephone: (858) 505-6857

Name (Print): Greg Kazmer Title: Environmental Coordinator

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.

Attachment N – CEQA Findings

DRAFT, May 2018

FINDINGS REGARDING SIGNIFICANT EFFECTS PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15090, 15091 AND 15093

HARMONY GROVE VILLAGE SOUTH SPECIFIC PLAN

PDS2015-GPA-15-002 (GPA); PDS2015-SP-15-002 (SP); **PDS2015-REZ-15-003 (REZ); PDS2015-TM-5600 (TM); PDS2015-MUP-15-008** (**MUP**), **PDS2015-ER-15-08-006 (ER)**

SCH No. 2015081071

May 2018

CEQA FINDINGS CONCERNING MITIGATION OF SIGNIFICANT EFFECTS

The following Findings are made for the proposed Harmony Grove Village South Project (Proposed Project, or Project) based on consideration of the alternatives, project objectives, project benefits, environmental impacts, and numerous other factors within the record of proceedings as described below.

Record of Proceedings

For the purposes of the California Environmental Quality Act (CEQA) and the findings contained herein, the record of administrative proceedings for the County's decision concerning certification of the FEIR for the Project shall include, but is not limited to, the following documents:

- The Draft Environmental Impact Report (DEIR) and Final EIR (FEIR); including Chapter 7.0, List of Mitigation Measures and Project Design Features; and the Appendices to the FEIR;
- The Notice of Preparation and all other public notices issued by the County in conjunction with the Proposed Project;
- Documents and other materials listed as references and/or incorporated by reference in the DEIR, FEIR, and appendices thereto;
- Findings and resolutions adopted by the County in connection with the Project;
- Documents cited or referred to in the FEIR;
- Reports, studies, memoranda, maps, staff reports, or other publicly-available planning documents relating to the Project prepared by County staff and consultants to the Applicant or County;
- Documents and other materials submitted to the County by other public agencies or members of the public in connection with the Project through the close of the public hearing at which the project was approved;
- The minutes, recordings, and transcripts of public hearings held by the County concerning the FEIR and the Project;
- Documents or other materials submitted to the County at the public hearings concerning the Project;
- Matters of common knowledge to the County;
- Documents expressly cited or referenced in these findings, in addition to those cited above; and
- Other materials required to be included in the record of proceedings by California Public Resources Code § 21167.6(e).

The documents and materials that constitute the record of administrative proceedings are maintained by the County's Planning and Development Services, Project Processing Center, 5510 Overland Avenue Suite 310, San Diego, California, 92123.

The environmental effects of the Proposed Project are addressed in the FEIR dated May 2018.

Pursuant to Section 15132 of the State CEQA Guidelines, the FEIR prepared for the Proposed Project consists of:

- The DEIR; comment letters received on the DEIR; a list of persons, organizations and public agencies commenting on the documents; and responses to comments and other information provided by the lead agency; and

- A series of 23 volumes containing 23 Technical Appendices to the FEIR.

The FEIR evaluates potentially significant effects for the following environmental areas of potential concern: (1) Aesthetics; (2) Transportation/Traffic; (3) Biological Resources; (4) Cultural Resources and Tribal Cultural Resources; (5) Noise; (6) Air Quality; (7) Greenhouse Gas Emissions (8) Energy; (9) Geology and Soils;; (10) Hazards and Hazardous Materials; (11) Hydrology/Water Quality; (12) Land Use and Planning; (13) Paleontological Resources; (14) Population and Housing; (15) Public Services; (16) Recreation; and (17) Utilities and Service Systems. Of these 17 environmental subject areas, the FEIR concludes that Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use and Planning, Paleontological Resources, Population and Housing, Public Services, Recreation, and Utilities and Service Systems will not result in potentially significant impacts. The first seven environmental issues evaluated include potential significant impacts.

CEQA (California Public Resources Code §21000 *et seq.*) and the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 *et seq*.) require that no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment;

(2) Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been or can or should be adopted by that other agency; or

(3) Specific economic, legal, social, technological, or other considerations, make infeasible the mitigation measures or alternatives identified in the EIR (CEQA §21081[a]; Guidelines §15091[a]).

For each significant effect identified for the Proposed Project, one of the above three findings applies. Therefore, the discussion of significant impacts and, where possible, mitigation measures, are organized below by finding rather than by environmental subject area. These findings are explained below and supported by substantial evidence in the record of these proceedings as described herein.

Excluding short-term impacts to Aesthetics, all of the identified impacts have potential mitigation identified that would be implemented by the County or required to be implemented by other identified CEQA lead agencies, and are addressed in Sections A and B of these Findings. For the impacts which are within the jurisdiction of another agency, and therefore identified as significant and unmitigated in Section B, as well as the unavoidable short-term aesthetics impact addressed in Section C, a statement of overriding considerations is provided.

SECTION A – POTENTIALLY SIGNIFICANT EFFECTS WHERE MITIGATION IS AVAILABLE TO REDUCE IMPACTS TO LESS THAN SIGNIFICANT (CEQA GUIDELINES SECTION 15091[a][1])

Pursuant to Section 21081(A) of the Public Resources Code and Section 15091(a)(1) of the State CEQA Guidelines, the County of San Diego Board of Supervisors finds that for each of the following significant effects as identified in the FEIR, changes or alterations (mitigation measures) have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen each of the significant environmental effects as identified in the FEIR. The significant effects (impacts) and mitigation measures are stated fully in the FEIR. The following section identifies all issue areas in the FEIR for which changes or alterations (mitigation measures) have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen each of the significant environmental effects as identified in the FEIR. The rationale for this finding follows each impact and mitigation summary.

Where project design features (PDFs) have been incorporated into the Project prior to environmental analysis, they have been specifically incorporated into both Table 1-2, *Project Design Features,* and in Chapter 7.0, *List of Mitigation Measures and Design Features,* of the EIR. Each of the mitigation measures and design features identified in Chapter 7.0 are ensured of implementation. Both mitigation measures and PDFs are made binding upon the Applicant as conditions of project approval that are carried over onto Project plans (e.g., construction specifications or building permit checks), and require sign-off from County staff prior to approval of specified plans or issuance of specified permits.

As noted in the EIR, some PDFs lower potential Proposed Project effects to less than significant levels, some PDFs lower impacts but not to less than significant levels (with mitigation measures still required and proposed), and some impacts are significant and unmitigable even with both PDFs and mitigation measures.

The following discussions present the identified impact assuming PDFs, proposed mitigation measure, and rationale for why the mitigation measure will be effective for each impact. At the end of the technical topic, there are two additional categories of information; PDFs applicable to the overall topic (for Aesthetics, Transportation/Traffic, Biological Resources, Noise, Air Quality and GHGs), and summary of Evidence Supporting CEQA Findings citations for all topics.

AESTHETICS

Significant Effect - ImpactAE-1: Landform modification associated with blasting/rock breaking is expected to result in newly exposed rocks and horizontal drainage features across cut slope that would contrast with the adjoining natural hillsides and would be visible from existing and planned trails on and off site.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

Project Design Features: The Project has incorporated the following PDFs, that have been specified for the Project, as more fully described in Table 1-2 and Chapter 7.0: Final landscape (including specified container/box sizes and timing of installation), a Project footprint consistent with TM 5600, grading shall be implemented as designed and will follow the general rise and fall in existing topography, incorporation of open space corridors and parks, set aside of biological open space, trails/pathways with equestrian fencing and/or landscaping as specified, varied roofline elements, restriction of non-habitable roofline elements to no more than five percent, use of dark roofs, screening of trash dumpsters/compactors/receptacles, screening of rooftop equipment where distinguishable, use of varied exterior building materials, use of architectural elements to reduce apparent size, bulk and scale of buildings; and lighting and signage specifications. Implementation of the PDFs is binding on the Applicant as discussed above. Permit issuance is conditioned upon completion of the PDFs.

Mitigation Measure M-AE-1: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. To the extent that newly exposed rocks or drainage features contrast with weathered natural rock on the same slope face, exposed newly cut rocks and horizontal drainage features shall be stained in earth tones (through spraying or dripping onto fresh rock face) to soften their contrast on Project cut slopes. If the County landscape architect does not identify contrast requiring mitigation following grading, no staining shall be required. Where staining of rock is required, it shall occur following grading, during slope landscape installation and prior to building permits, and shall be in colors that match the surrounding rock. Application of stain shall be overseen by a qualified expert. Before staining, several test sections will be completed on the rock cut to determine the type of stain that will create the best match with the surrounding rock (i.e., pigmented stains, or creation of new color by leaching minerals from the rock or through photo-reactivity). The slope shall be dry and all loose material and vegetation shall be removed before stain is applied. If necessary, the slope face will be pressure-washed to remove fine-grained particles that could inhibit the stain penetration. Horizontal hillside drainage features will contain color-integrated cement as part of the installation.

Rationale: Impacts to manufactured slopes with exposed broken rock and horizontal drainage features would be mitigated to less than significant because, with the staining of newly broken and visible rock/incorporation of color into horizontal drainage features, viewers would observe manufactured slopes that appear more similar to nearby slopes with natural weathered rock.

Rock staining is an effective and cost-efficient method of blending the color of fresh or faintly weathered excavated rock faces with that of the surrounding natural rock faces; enhancing both the short- and long-range perspectives. Rock staining products, which are sprayed or dripped onto the fresh rock face, can bring the cut rock to its natural, weathered color within weeks. It is noted that not every stain is compatible with all types of rock, and the final color depends on stain concentration and formulation. As required in the mitigation measure, before staining, test sections would be completed on the rock cut to determine the type of stain that would create the best match with the surrounding rock. Several coats of stain may be required if the fresh and weathered faces look very different. At conclusion, newly cut rock will blend with weathered areas.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact AE-1 would be reduced to less than significant levels with the implementation of mitigation, as well as that other potential visual effects would be reduced to less than significant levels with the implementation of Project design features, is found within the administrative record of proceedings pertaining to this FEIR; including responses to comments, technical studies and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter 1.0, and Table 1-2
- FEIR Subchapter 2.1, Sections 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5 and 2.1.6
- FEIR Chapter 7.0, Sections 7.1.1, 7.2.1 and 7.2.2
- FEIR Appendix B, Visual Impact Analysis
- FEIR Appendix C, Resource Protection Study Steep Slope Waiver

TRANSPORTATION/TRAFFIC

Significant Effects - The Project would result in significant but mitigable impacts related to the level of service (LOS) of several intersections and/or roadway segments, Impacts TR-2a through TR-7 and TR-10, as described below.

Project Design Features: Traffic-related PDFs also have been incorporated into the Project. These include preparation and approval of a Traffic Control Plan for use during construction, and operational design features related to implementation of bicycle spaces conforming to County Zoning Ordinance standards as well as widening Country Club Drive similar to a "Public Enhanced Residential Collector" by including three minimum 12-feet lanes. Absent these design features, construction and operation impacts could be significant. The PDFs are included as Project conditions, and implementation is ensured as discussed above. Permit issuance is conditioned upon completion of the PDFs. The Traffic Control Plan PDF applies to all off-site roadways with Project improvements.

Significant Effect - Impact TR-2a and 2b: Under Existing Plus Project and Existing Plus Cumulative Plus Project conditions, significant direct (LOS D to LOS F) and cumulative impacts (LOS D to LOS F) would occur at the Country Club Drive/Harmony Grove Road intersection (LOS F during the p.m. peak hour).

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-TR-2a and 2b: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to occupancy of 23 Project units, the Project shall widen the northbound approach of Country Club Drive to Harmony Grove Road to provide one left-turn, one through lane, and one dedicated right-turn lane with an overlap phase in order to mitigate this direct and cumulative impact to the Harmony Grove Road Country Club intersection. In addition, the Project shall make a payment toward the County of San Diego Transportation Impact Fee (TIF) Program.

Rationale: To mitigate the direct impact, the northbound approach would be widened to provide left- and right turn lanes (as well as through lanes). The implementation of the direct improvements would occur prior to occupancy of 23 Project units, thereby reducing Project effects on the intersection to less than significant levels, as well as the cumulative effect.

Mitigation for cumulative traffic impacts requires participation in the Transportation Impact Fee (TIF) program. The County Board of Supervisors adopted the TIF ordinance, specifically designed to address cumulative issues (i.e., incremental Project effects which, when combined with the incremental adverse effects of other area-wide projects, reach a level of impact requiring mitigation). The TIF program provides a mechanism for the County to obtain funding to mitigate anticipated cumulative transportation/circulation impacts, by requiring payment of an impact fee designated in the ordinance. It identifies transportation facilities needed to address cumulative impacts within designated areas of the County (TIF Areas) and then provides for payment of fees to cover a project's "fair share" of the cost. TIF fees are segregated by TIF Area, Region, State Highway, and Ramps, and are used to help fund transportation improvements within those identified locations.

The TIF program covers all cumulative impacts within the unincorporated area for General Plan conforming projects to support adequate circulation through Year 2030. The TIF is paid at time of building permit issuance; with funds collected from projects coming on line in order to collect fees to cover costs of those improvements when implemented. Because the TIF Program was designed to address cumulative concerns and the associated appropriate payment for specified improvements, participation in the TIF Program

constitutes effective and adequate mitigation for Project cumulative impacts when the facility needed to address the impact is identified as a "TIF-eligible Facility" in the 2012 *County of San Diego TIF Transportation Needs Assessment Report*.

The County last updated the TIF Program in December 2012. The Board of Supervisors regularly approves the County's TIF Program updates. Because the Project (and other projects approved since 2012) proposes a GPA, an update to the TIF program to cover the changes in land use will occur. The Project will be required to contribute funding on a fair-share basis toward an update to the TIF program to include the Project and its increased density.

As noted above, the required improvements addressing the direct impact would lessen the cumulative effect. In addition, Project payment into the TIF Program will reduce cumulative effects to a less than significant level by supporting County regional road improvements as needed.

Significant Effect - Impact TR-3: Under Existing Plus Cumulative Plus Project conditions, significant cumulative impacts (LOS D to LOS E) would occur along Country Club Drive from Hill Valley Drive to Kauana Loa Drive (LOS E).

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-TR-3: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to occupancy of 176 Project units, the Project shall widen Country Club Drive at the Country Club Drive/Eden Valley Lane intersection to provide a dedicated northbound left-turn lane onto Eden Valley Lane.

Rationale: The provision of the left-turn lane at the Country Club Drive/Eden Valley Lane intersection would provide a refuge lane for left-turning vehicles. This would improve the flow of northbound through traffic on Country Club Drive between Hill Valley Drive and Kauana Loa Drive, and reduce the potential for vehicular conflict due to the slowing of northbound traffic. Implementation of this mitigation measure is expected to reduce this cumulative impact to less than significant.

Significant Effect - Impact TR-4: Under Existing Plus Cumulative Plus Project conditions, significant cumulative impacts (LOS D to E) would occur along Harmony Grove Road from Country Club Drive to Harmony Grove Village Parkway (LOS E).

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-TR-4: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. The Project shall make a payment toward the County of San Diego TIF program to address cumulative impacts to the segment of Harmony Grove Road between Country Club Drive and Harmony Grove Village Parkway.

Rationale: Please refer to general TIF Program information provided under the Rationale for Impacts TR-2a and 2b. This segment is a TIF-eligible facility. Project impacts for this segment will be addressed through payment toward the County TIF Program, which will mitigate the cumulative impact at these locations to below a level of significance.

Significant Effect - Impact TR-5: Under Existing Plus Cumulative Plus Project conditions, significant cumulative impacts (LOS D to LOS E) would occur along Harmony Grove Road from Harmony Grove Village Parkway to Kauana Loa Drive (LOS E)

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-TR-5: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. The Project shall make a payment toward the County of San Diego TIF program to address cumulative impacts to the segment of Harmony Grove Road between Harmony Grove Village Parkway and Kauana Loa Drive.

Rationale: Please refer to general TIF Program information provided under the Rationale for Impacts TR-2a and 2b. This segment is a TIF-eligible facility. Project impacts for this segment will be addressed through payment toward the County TIF Program, which will mitigate the cumulative impact at these locations to below a level of significance.

Significant Effect - Impact TR-6: Under Existing Plus Cumulative Plus Project conditions, significant cumulative impacts (LOS F and would continue LOS F) would occur along Harmony Grove Road from Kauana Loa Drive to Enterprise Street (LOS F).

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-TR-6: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Project payment toward the County of San Diego TIF program as part of mitigation provided under M-TR-10, below, will mitigate impacts to this segment of Harmony Grove Road between Kauana Loa Drive and Enterprise Street.

Rationale: Harmony Grove Road between Kauana Loa Drive and Enterprise Street is not a part of the General Plan roadway network and is an unclassified roadway on the Mobility Element. Therefore, it does not have any planned improvements beyond its existing configuration.

Regardless, the segment is bound by two intersections, Harmony Grove Road/Kauana Loa Drive in the County and Harmony Grove Road/Enterprise Street in Escondido. The County intersection (Harmony Grove Road/Kauana Loa Drive) is located within the portion of Harmony Grove Road that is classified as a TIF-eligible facility (Harmony Grove Road from Harmony Grove Village Parkway to Kauana Loa Drive). Therefore, the TIF payment for TR-10 will improve this intersection as part of the TIF eligible facility upgrades associated with segment improvements. This would improve traffic flow through the intersection, thereby easing congestion on the adjacent segments. In other words, implementation of mitigation measure M-TR-10 would also reduce this cumulative impact to less than significant.

Significant Effect - Impact TR-7: Under Existing Plus Cumulative Plus Project conditions, significant cumulative impacts (LOS D to LOS E) would occur along Harmony Grove Village Parkway from Harmony Grove Road to Citracado Parkway (LOS E).

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-TR-7: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to occupancy of 135 Project units, the Project shall provide a northbound to eastbound

right-turn overlap phase at the Harmony Grove Road/Harmony Grove Village Parkway signalized intersection.

Rationale: Harmony Grove Village Parkway from Harmony Grove Village Road to Citracado Parkway segment is currently built to Community Collector standards providing 16,200 ADT of capacity. It is classified in the Mobility Element to be improved to a Community Collector providing additional capacity to 19,000 ADT, but the segment is not currently included as a TIF-eligible facility.

The segment is bound by two intersections: Harmony Grove Road/Harmony Grove Village Parkway in the County and Avenida Del Diablo/Citracado Parkway in Escondido. Both of these intersections are calculated to operate at LOS C or better during peak hours through cumulative project traffic volumes. As such, this segment also would be expected to operate at correspondingly acceptable LOS. Nonetheless, the cumulative contribution exceeds the County's threshold and a cumulative impact is identified.

Even though the intersection at Harmony Grove Road/Harmony Grove Village Parkway is calculated to operate at LOS C or better during peak hours with both Project and cumulative project traffic volumes, the construction of the northbound to eastbound right-turn overlap phase at this intersection would provide additional improvements to both a.m. and p.m. peak hour delays by 1.3 and 2.1 seconds, respectively. Where intersections operate at acceptable LOS, their adjoining segments also operate at acceptable LOS because the intersections control the system. Considering that the adjacent intersections currently operate acceptably, the intersection improvements would reduce this cumulative impact to less than significant.

Significant Effect - Impact TR-10: Under Existing Plus Cumulative Plus Project conditions, significant cumulative impacts (LOS D both a.m. and p.m. to LOS E and F, respectively) would occur at the Harmony Grove Road/Kauana Loa Drive unsignalized intersection (LOS E and F during the a.m. and p.m. peak hours, respectively).

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-TR-10: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. The Project shall make a payment toward the County of San Diego TIF program to address cumulative impacts to the Harmony Grove Road/Kauana Loa Drive unsignalized intersection.

Rationale: Please refer to general TIF Program information provided under the Rationale for Impacts TR-2a and 2b. This intersection is located within the portion of Harmony Grove Road (between Harmony Grove Village Parkway and Kauana Loa Drive) that is classified as a TIF-eligible facility and improvements to the intersection would occur as a result of upgrading the Harmony Grove Road segment that terminates at this intersection. Therefore, payment toward the County TIF program would mitigate this cumulative intersection impact to below a level of significance.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impacts TR-2a through TR-7 and TR-10 would be reduced to less than significant levels with the implementation of mitigation, as well as that other potential traffic effects would be reduced to less than significant levels with the implementation of Project design features, is found within the administrative record pertaining to this FEIR; including responses to comments, technical studies and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter 1.0 and Table 1-2
- FEIR Subchapter 2.2, Sections 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6 and 2.2.7

- FEIR Chapter 7.0, Sections 7.1.2 and 7.2.3
- FEIR Appendix D, Traffic Impact Analysis

C. BIOLOGICAL RESOURCES

Significant Effects: The Project would result in significant but mitigable impacts to sensitive biological resources, Impacts BI-1a through BI-9, as detailed below.

Project Design Features: A number of routine construction PDFs are incorporated into the Project. These relate to installation of construction fencing to restrict construction personnel and equipment movements from sensitive habitat during construction; brushing, clearing and grading timing and location restrictions during the avian breeding season; compliance with wet weather grading restrictions, and conformance of Project landscaping installation to the Conceptual Landscape Plan, species and spacing, as well as monitoring biologist approval of hydroseed mix. Without these PDFs, construction impacts would have been significant. Implementation of the PDFs is ensured as discussed above. Permit issuance is conditioned upon completion of the PDFs.

Similarly, a number of routine operation PDFs in accordance with County requirements are incorporated into the Project. These include a 200-foot buffer between Resource Protection Ordinance protected riparian areas and proposed residential/commercial/recreational vertical development, separation of BOS and development areas through signed fencing, and surrounding BOS with limited building zones (LBZs) without any structures. Without these PDFs, operational impacts would have been significant. Implementation of the PDFs is ensured as discussed above. Permit issuance is conditioned upon completion of the PDFs.

These PDFs apply to all biological evaluations noted below.

Significant Effect - Impact BI-1a: The Project will result in impacts to 10.4 acres of Diegan coastal sage scrub, a sensitive natural community type, which was determined to support a pair of California gnatcatchers .

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-1a: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, the Project Applicant shall preserve 34.8 acres of on-site Biological Open Space (BOS) determined to support sensitive species and habitat functions and values contiguous with the Del Dios Highland Preserve (DDHP) to the south through the establishment of a conservation easement and the preparation of a Resource Management Plan (RMP) approved by the County and Wildlife Agencies (U.S. Fish and Wildlife Service [USFWS] and California Department of Fish and Wildlife [CDFW]) to address long-term monitoring, maintenance, management, and reporting directives, in perpetuity, by a qualified entity approved by the County and Wildlife Agencies.

The 34.8-acre BOS is depicted on EIR Figures 1-9 and Figure 2.3-5. The habitat types within the BOS are summarized within Table 11 of EIR Appendix E. The RMP shall address the location of the mitigation sites that meet the specific mitigation requirement for the type of habitat (e.g., in-kind habitat preservation, no net loss, presence of special status species, etc.) within the Project site. The open space easement shall be owned by a conservancy, the County, or other similar, experienced entity subject to approval by the County. Funding shall be provided through a non-wasting endowment, Community Facility District or other finance mechanism approved by the County. Should a regional entity to manage biological open space be formed,

the natural habitat areas within the Project site could be dedicated to that entity and managed as part of an overall preserve system for northern San Diego County.

Significant Effect - Impact BI-1b A single, breeding pair of coastal California gnatcatchers was determined to occupy portions of the on-site Diegan coastal sage scrub that would be impacted by the Project. Impacts to gnatcatcher individuals; occupied habitat; and foraging, migration and dispersal habitat would result in a potentially significant impact to listed species.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-1b: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for 10.4 acres of impacts to Diegan coastal sage scrub occupied by coastal California gnatcatcher shall occur at a 2:1 ratio for a total of 20.8 acres of occupied habitat through a combination of on-site preservation of 0.5 acre, on-site restoration and preservation of 1.8 acres, and off-site preservation of 18.5 acres through land acquisition and/or purchase of conservation bank credits, as specified below and approved by the County and Wildlife Agencies as part of the required Habitat Loss Permit (HLP) process.

On-site restoration shall include 1.8 acres of Diegan coastal sage scrub. The restoration shall include preparation and implementation of a restoration plan approved by the County and Wildlife Agencies, to include directives for native container planting and seeding using locally sourced material, temporary irrigation, and monitoring and maintenance for a minimum five-year period until performance standards and success criteria approved by the County and Wildlife Agencies have been met. The 1.8 acres of restored coastal sage scrub shall be placed within a BOS easement, along with the 0.5 acre of avoided coastal sage scrub, and managed in perpetuity in accordance with M-BI-1a.

An additional 18.5 acres of occupied, Intermediate Value or High Value coastal sage scrub, and/or other like-functioning habitat as approved by the County and Wildlife Agencies, shall be provided through one or a combination of the following:

- Off-site preservation of mitigation land, through the recordation of a BOS easement, and preparation of an RMP to address long-term monitoring, maintenance, management, and reporting directives, in perpetuity, approved by the County and Wildlife Agencies. To the extent the land is available for preservation, off-site mitigation shall occur within land designated as Pre-approved Mitigation Area (PAMA) in the Draft Multiple Species Conservation Program (MSCP) North County Plan and located in the Elfin Forest-Harmony Grove Planning Area, northern coastal foothills ecoregion. The location shall be deemed acceptable by the County and Wildlife Agencies. Long-term management shall be funded through a non-wasting endowment in an amount determined through preparation of a Property Assessment Record (PAR) or similar method for determining funding amount. The open space easement shall be owned by a conservancy, the County or other similar, experienced entity subject to approval by the County. Should a regional entity to manage biological open space be formed, the natural habitat areas within the Project site could be dedicated to that entity and managed as part of an overall preserve system for northern San Diego County.

- If demonstrated to the satisfaction of the County and Wildlife Agencies that off-site preservation of mitigation land is not feasible to fulfill all or a portion of mitigation obligations, then the Project shall include purchase of occupied coastal sage scrub credits at an approved conservation bank, such as the Red Mountain Conservation Bank, Buena Creek Conservation Bank, or other bank deemed acceptable by the County and Wildlife Agencies.

To further prevent inadvertent direct impacts to coastal California gnatcatcher individuals during construction, no grading or clearing shall occur of occupied Diegan coastal sage scrub during the species' breeding season (February 15 to August 31). All grading permits, improvement plans, and the final map shall state the same. If clearing or grading would occur during the breeding season for the gnatcatcher, a pre-construction survey shall be conducted to determine whether gnatcatchers occur within the impact area(s). To avoid take under the federal ESA, impacts to occupied habitat shall be avoided. If there are no gnatcatchers nesting (includes nest building or other breeding/nesting behavior) within that area, grading and clearing shall be allowed to proceed. If, however, any gnatcatchers are observed nesting or displaying breeding/nesting behavior within the area, construction in that area shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after August 31. (See also M-BI-4 for mitigation for indirect noise effects.)

Rationale: The mitigation would be effective as a result of the implementation of the RMP and restoration plan, and the associated preservation of coastal California gnatcatcher habitat.

The RMP shall be prepared by a County-approved biologist in accordance with Attachment E, *Conceptual Biological Resources Management Plan* of the County's *Report Format and Content Requirements for Biological Resources*, which requires implementation of area-specific management directives for the long-term management and protection of biological resources within the BOS, including Diegan coastal sage scrub. Unless otherwise required by the County and/or Wildlife Agencies, at a minimum, management directives to be implemented shall include routine monitoring of sensitive species and habitat; routine inspections for illegal activities (e.g., trespass, dumping, vandalism, etc.); as-needed maintenance for erosion control, non-native invasive species control, and fencing and signage repair; and reporting of management and maintenance activities, to be sent to the County and Wildlife Agencies on an annual basis. The restoration plan shall be prepared by a County-approved restoration specialist in accordance with the County's *Report Format and Content Requirements for Revegetation Plans*, which requires implementation of site-specific restoration directives for site preparation, installation, maintenance, monitoring and financial assurances for the restoration effort. Restoration directives to be implemented shall include, at a minimum, unless otherwise required by the County and Wildlife Agencies, a mandatory plant establishment period (PEP); monthly, quarterly, and annual technical monitoring of the restoration performance, as appropriate, including plant survivorship, non-native species coverage, native species coverage, and photographs; monthly, quarterly, and annual maintenance of the restoration site for plant replacement, irrigation inspection, non-native species control, and trash removal, as appropriate; and reporting of the restoration effort's progress toward achieving performance standards to be sent to the County and Wildlife Agencies on an annual basis, until success criteria are met.

Coastal California gnatcatcher impacts would be mitigated below a level of significance (M-BI-1a and 1b) by: (1) on- and off-site preservation of Diegan coastal sage scrub, and (2) restriction of habitat impacts during the breeding season. The specified habitat mitigation ratios take into consideration the importance of preserving areas necessary to ensure the continued survival of sensitive species. The habitat preservation ratio is effective because through retention of sustainable habitat, sensitive species can continue to thrive. The mitigation would preserve species habitat and foraging grounds, and thus, help ensure survival of these species within the Project site (open space) and within the County. The mitigation ratios utilized for impacts to these species' habitats were developed based upon Natural Community Conservation Planning (NCCP) Guidelines (CDFW and California Resources Agency 1997) intended to accomplish preservation of sensitive species, and the wildlife agencies have reviewed and approved these mitigation ratios. The restriction regarding breeding season activities would ensure that no nest would be directly taken during construction.

Significant Effect - Impact BI-1c: Least Bell's vireo has been observed using Project-adjacent riparian habitat for foraging and other non-breeding activities. Because there is a potential for use of the area by a breeding pair and for foraging, the Project could result in a potentially significant impact to listed species.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-1c: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for impacts to less than 0.01 acre of mule fat scrub and 0.71 acre of southern riparian forest suitable for least Bell's vireo shall occur at a 3:1 ratio through one or a combination of the following: on- and/or off-site establishment, re-establishment, rehabilitation, enhancement and preservation of riparian habitat and/or other like-functioning habitat; and/or off-site purchase of riparian habitat mitigation and/or other like-functioning habitat at an approved mitigation bank in the local area, such as the Brook Forest Mitigation Bank, San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies (U.S. Army Corps of Engineers [USACE], Regional Water Quality Control Board [RWQCB], and CDFW), as applicable. The establishment/creation or re-establishment component must be at least 1:1, while the remaining 2:1 can be restoration and enhancement.

To further prevent inadvertent direct impacts to least Bell's vireo individuals during construction, no grading or clearing shall occur within riparian habitat during the breeding season of the least Bell's vireo (March 15 to September 15). All grading permits, improvement plans, and the final map shall state the same. If clearing or grading would occur during the breeding season for the least Bell's vireo, a pre-construction survey shall be conducted to determine whether vireos occur within the impact area(s). To avoid take under the federal and California ESAs, impacts to occupied habitat shall be avoided. If there are no vireos nesting (includes nest building or other breeding/nesting behavior) within that area, grading and clearing shall be allowed to proceed. If, however, any vireos are observed nesting or displaying breeding/nesting behavior within that area, construction shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after September 15. (See also M-BI-4 for mitigation for indirect noise effects.)

Rationale: Least Bell's vireo mitigation would occur through creation, preservation and enhancement of mule fat scrub and southern willow riparian forest and/or purchase of credits for the same at an approved mitigation bank, as well as through construction period restrictions (or assurance of nesting/breeding behavior through pre-construction surveys. The mitigation ratios are standard ratios that have been applied to projects within the County since PDS developed its most current version of the Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources (County 2010). The ratio is identified as effective because these reviewing agencies have reached consensus that retention at these ratios will result in sustainable levels of these habitats. If creation, preservation and enhancement of mule fat scrub and southern willow riparian forest occurs rather than purchase of credits at an existing bank, a restoration plan would be developed. The restoration plan shall be prepared by a County-approved restoration specialist in accordance with the County's *Report Format and Content Requirements for Revegetation Plans*, which requires implementation of site-specific restoration directives for site preparation, installation, maintenance, monitoring and financial assurances for the restoration effort. Restoration directives to be implemented shall include, at a minimum, unless otherwise required by the County and Wildlife Agencies, a mandatory PEP; monthly, quarterly, and annual technical monitoring of the restoration performance, as appropriate, including plant survivorship, non-native species coverage, native species coverage, and photographs; monthly, quarterly, and annual maintenance of the restoration site for plant replacement, irrigation inspection, non-native species control, and trash removal, as appropriate; and reporting of the restoration effort's progress toward achieving performance standards to be sent to the County and Wildlife Agencies on an annual basis, until success criteria are met. Completion

and implementation of the restoration plan, or purchase of credits at an existing bank would provide habitat that would support species survival.

Significant Effect - Impact BI-2a: The Project would impact seven individuals of summer holly, a County List A plant, and 1,963 wart-stemmed ceanothus, a County List B plant.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-2a: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for impacts to seven summer holly and 1,963 wart-stemmed ceanothus individuals shall occur at a minimum ratio of 3:1 for summer holly and 1:1 for wart-stemmed ceanothus through the preservation of at least 21 summer holly and 1,963 wart-stemmed ceanothus within the BOS easement (which includes preparation of an RMP and monitoring, maintenance, management, and reporting directives) described above in M-BI-1a.

Rationale: The mitigation would be effective as a result of the implementation of the RMP, and the associated preservation of summer holly and wart-stemmed ceanothus.

The RMP shall be prepared by a County-approved biologist in accordance with Attachment E, *Conceptual Biological Resources Management Plan* of the County's *Report Format and Content Requirements for Biological Resources*, which requires implementation of area-specific management directives for the long-term management and protection of biological resources within the BOS, including sensitive plant species. Unless otherwise required by the County and/or Wildlife Agencies, at a minimum, management directives to be implemented shall include routine monitoring of sensitive species and habitat; routine inspections for illegal activities (e.g., trespass, dumping, vandalism, etc.); as-needed maintenance for erosion control, non-native invasive species control, and fencing and signage repair; and reporting of management and maintenance activities, to be sent to the County and Wildlife Agencies on an annual basis. Despite impacts to individual plants, the preservation of summer holly (County List A) and wart-stemmed ceanothus (County List B) at the noted ratios would conserve the on-site population. The mitigation ratios are standard ratios that have been applied to projects within the County since PDS developed its most current version of the Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources (County 2010). The ratios are identified as effective because these reviewing agencies have reached consensus that retention at these ratios will result in sustainable levels of these species.

Significant Effect - Impact BI-2b: A single red-shouldered hawk was observed perching in a tree near Escondido Creek. This species could nest at off-site locations within 500 feet of Project impact areas and may forage over the site. The Project would impact non-native grassland that serves as raptor foraging habitat. A potentially significant impact was assessed to loss of this habitat, which could impact the survival of a local population of Species of Special Concern.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-2b: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for impacts to 44.2 acres of non-native grassland that provides suitable nesting and foraging habitat for several bird species, including raptors, shall occur at a 0.5:1 ratio through the preservation of 0.2 acre on site within the BOS easement (which includes preparation of an RMP and monitoring, maintenance, management, and reporting directives) as required by M-BI-1a, in addition to one or a combination of the following: off-site preservation of 21.9 acres of grassland habitat and/or other like-functioning habitat through the recordation of a BOS easement, and the

preparation of an RMP to address long-term monitoring, maintenance, management, and reporting directives, in perpetuity, approved by the County and Wildlife Agencies. To the extent the land is available for preservation, off-site mitigation shall occur within land designated as PAMA in the Draft MSCP North County Plan and located in the Elfin Forest-Harmony Grove Planning Area, or northern coastal foothills ecoregion. The location shall be deemed acceptable by the County and Wildlife Agencies. The proposed open space easement shall be owned by a conservancy, the County or other similar, experienced entity subject to approval by the County. Should a regional entity to manage biological open space be formed, the natural habitat areas within the Project site could be dedicated to that entity and managed as part of an overall preserve system for northern San Diego County. If demonstrated to the satisfaction of the County and Wildlife Agencies that off-site preservation of mitigation land is not feasible to fulfill all or a portion of mitigation obligations, then the Project shall include purchase of 21.9 acres of grassland credits or like-functioning habitat at an approved conservation bank such as the Brook Forest Conservation Bank or other location deemed acceptable by the County. (See also M-BI-9 addressing breeding season avoidance.)

Rationale: Mitigation would be provided primarily through off-site preservation of non-native grassland or like-functioning habitat. The mitigation would be effective as a result of preservation of both on-site and off-site habitat supporting sensitive species and implementation of the required RMPs. Regardless of whether the RMPs would address on or off-site habitat, they shall be prepared by a County-approved biologist in accordance with Attachment E, *Conceptual Biological Resources Management Plan* of the County's *Report Format and Content Requirements for Biological Resources*, which requires implementation of area-specific management directives for the long-term management and protection of biological resources within the BOS, including non-native grasslands or like-functioning habitat. Unless otherwise required by the County and/or Wildlife Agencies, at a minimum, management directives to be implemented shall include routine monitoring of sensitive species and habitat; routine inspections for illegal activities (e.g., trespass, dumping, vandalism, etc.); as-needed maintenance for erosion control, non-native invasive species control, and fencing and signage repair; and reporting of management and maintenance activities, to be sent to the County and Wildlife Agencies on an annual basis. The specified habitat mitigation ratios take into consideration the importance of preserving areas necessary to ensure the continued survival of sensitive species. The habitat preservation ratio is effective because through retention of sustainable habitat, sensitive species can continue to thrive. The mitigation would preserve species habitat and foraging grounds, and thus, help ensure survival of these species within the Project site (open space) and within the County. The mitigation ratio utilized for impacts to these species' foraging habitat (the non-native grassland) is in accordance with County guidelines.

Significant Effect - Impact BI-2c: The Project would result in the significant loss of potential nesting and foraging habitat for yellow-breasted chat, which is designated as State Species of Special Concern and County Group 1 species. A potentially significant impact was assessed to loss of mule fat scrub and willow riparian forest, impacting the survival of a local population of Species of Special Concern.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-2c: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for impacts to yellow-breasted chat nesting and foraging habitat, including less than 0.01 acre of mule fat scrub and 0.71 acre of southern riparian forest, shall be provided at a 3:1 ratio through implementation of mitigation M-BI-1c. (See also M-BI-9 addressing breeding season avoidance.)

Rationale: Mitigation for loss of yellow-breasted chat nesting and foraging habitat would occur through creation, preservation and enhancement of mule fat scrub and southern willow riparian forest and/or purchase of credits for the same at an approved mitigation bank at a 3:1 ratio. This standard ratio has been

applied to projects within the County since PDS developed its most current version of the Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources (County 2010). The ratio is identified as effective because these reviewing agencies have reached consensus that retention at these ratios will result in sustainable levels of these habitats. As noted above, if creation, preservation and enhancement of mule fat scrub and southern willow riparian forest occurs rather than purchase of credits at an existing bank, a restoration plan would be developed. The restoration plan shall be prepared by a County-approved restoration specialist in accordance with the County's *Report Format and Content Requirements for Revegetation Plans*, which requires implementation of site-specific restoration directives for site preparation, installation, maintenance, monitoring and financial assurances for the restoration effort. Restoration directives to be implemented shall include, at a minimum, unless otherwise required by the County and Wildlife Agencies, a mandatory PEP; monthly, quarterly, and annual technical monitoring of the restoration performance, as appropriate, including plant survivorship, non-native species coverage, native species coverage, and photographs; monthly, quarterly, and annual maintenance of the restoration site for plant replacement, irrigation inspection, non-native species control, and trash removal, as appropriate; and reporting of the restoration effort's progress toward achieving performance standards to be sent to the County and Wildlife Agencies on an annual basis, until success criteria are met. Completion and implementation of the restoration plan, or purchase of credits at an existing bank would provide habitat that would support species survival.

Significant Effect - Impact BI-3a: The Project would result in loss of 44.2 acres of non-native grassland that serves as potential foraging habitat for the barn owl and white-tailed kite. This loss of habitat could significantly affect long-term survival of County Group 2 Animal Species.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-3a: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for loss of foraging area that could impact long-term survival of County Group 2 animals shall be provided through implementation of mitigation for impacts to 44.2 acres of non-native grassland at a 0.5:1 ratio, as described in M-BI-2b.

Rationale: Mitigation for loss of County Group 2 bird foraging habitat would be provided through off-site preservation of non-native grassland or like-functioning habitat. The specified habitat mitigation ratios take into consideration the importance of preserving areas necessary to ensure the continued survival of sensitive species. The habitat preservation ratio is effective because through retention of sustainable habitat, sensitive species can continue to thrive. The mitigation would preserve species habitat and foraging grounds, and thus, help ensure survival of these species within the Project site (open space) and within the County. The mitigation ratio utilized for impacts to these species' foraging habitat (the non-native grassland) in accordance with County guidelines.

Significant Effect - Impact BI-3b: The Project would result in the significant loss of potential nesting and foraging habitat for yellow warbler, which is designated as State Species of Special Concern and County Group 2 species. A potentially significant impact was assessed to loss of mule fat scrub and willow riparian forest, impacting the survival of a local population of Species of Special Concern.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-3b: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for impacts to yellow warbler nesting and foraging habitat, including less than 0.01 acre of mule fat scrub and 0.71 acre of southern riparian forest at

a 3:1 ratio, shall be provided through implementation of mitigation M-BI-1c. (See also M-BI-9 addressing breeding season avoidance.)

Rationale: Impacts to yellow warbler potential nesting and foraging habitat would be mitigated through creation, preservation and enhancement of mule fat scrub and southern willow riparian forest and/or purchase of credits for the same at an approved mitigation bank in accordance with the standard mitigation ratio. This standard ratio has been applied to projects within the County since PDS developed its most current version of the Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources (County 2010). The ratio is identified as effective because these reviewing agencies have reached consensus that retention at these ratios will result in sustainable levels of these habitats.

Significant Effect - Impact BI-3c: The Project would result in a significant loss of 44.6 acres of non-native grassland that serves as raptor foraging habitat.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-3c: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for loss of raptor foraging habitat shall be provided through implementation of mitigation for impacts to 44.2 acres of non-native grassland at a 0.5:1 ratio, as described in M-BI-2b.

Rationale: Loss of non-native grassland use for foraging by raptors would be mitigated (M-BI-2b) through off-site preservation of non-native grassland or like-functioning habitat. The specified habitat mitigation ratio takes into consideration the importance of preserving areas necessary to ensure the continued survival of sensitive species. The habitat preservation ratio is effective because through retention of sustainable habitat, sensitive species can continue to thrive. The mitigation would preserve species habitat and foraging grounds, and thus, help ensure survival of these species within the Project site (open space) and within the County. The mitigation ratio utilized for impacts to these species' foraging habitat (the non-native grassland) is in accordance with County guidelines.

Significant Effect - Impact BI-4: Construction-related noise (including the use of heavy equipment, potential blasting, potential use of a rock crusher, and potential use of cast-in-drilled holes or a pile driver) may significantly impact sensitive bird species such as coastal California gnatcatcher and least Bell's vireo, as well as raptors, which may be nesting within an area where construction noise at the nest exceeds 60 dBA.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-4: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. If operation of construction dozers, excavators, rock crushers, pile drivers or cast-in-drilled-hole equipment occurs during the breeding seasons for the coastal California gnatcatcher (February 15 to August 31), nesting raptors (January 15 to July 15), or least Bell's vireo (March 15 to September 15), pre-construction survey(s) shall be conducted by a qualified biologist as appropriate prior to issuance of a grading permit, to determine whether these species occur within the areas potentially impacted by noise. If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the potential impact area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species, then operation of the following equipment shall not occur within the specified distances from an active nest

during the respective breeding seasons: a dozer within 400 feet; an excavator within 350 feet; rock crusher equipment within 1,350 feet; a breaker within 500 feet; a pile driver within 2,600 feet; and cast-in-drilled holes equipment within 350 feet. All grading permits, improvement plans, and the final map shall state the same. Operation of construction dozers, excavators, rock crushers, pile drivers, cast-in-drilled-hole equipment and other noise-generating activities shall: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA or ambient. Decibel output will be confirmed by a County-approved noise specialist and intermittent monitoring by a qualified biologist to ensure that conditions have not changed will be required. If pre-construction surveys identify coastal California gnatcatcher, nesting raptors, or least Bell's vireo, blasting will be restricted to the non-breeding season for the identified birds (September 1 to February 14 for coastal California gnatcatcher; July 16 to January 14 for nesting raptors; and September 16 to March 14 for least Bell's vireo) or be completed using wholly chemical means.

Rationale: Construction-related noise that may significantly impact nesting coastal California gnatcatcher, least Bell's vireo or raptors if construction noise at the nest exceeds 60 dBA L_{EQ} would be mitigated below a level of significance through consideration of the noise source, the affected species, and the noise source. Restricting grubbing, clearing, grading, blasting, rock crushing, pile driving, etc. to distances specified in the mitigation measure, or requiring noise attenuation through such methods as baffling or sound barriers, would result in construction noise at active nest not exceeding 60 dBA $L_{EQ,}$ a distance determined by the wildlife agencies to adequately attenuate the disturbance. Monitoring by a County-approved noise specialist and qualified biologist would be required to confirm the decibel level. These restrictions would protect the noted species from disturbance associated with movement and noise from construction activities during the breeding season. Because the daily activities of the species would not be disrupted, breeding and nesting activities would continue within proposed on-site open space, thus helping to ensure the survival of these species.

Significant Effect - Impact BI-5a: The Project would result in significant direct impacts to less than 0.01 acre of mule fat scrub and 0.71 acre of southern willow riparian forest.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-5a: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for impacts to less than 0.01 acre of mule fat scrub and 0.71 acre of southern riparian forest shall occur at a 3:1 ratio as specified in M-BI-1c, above.

Significant Effect - Impact BI-5b: The Project would result in significant direct impacts to 10.4 acres of Diegan coastal sage scrub (including disturbed) which is a sensitive community type.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-5b: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for 10.4 acres of impacts to occupied Diegan coastal sage scrub shall occur at a 2:1 ratio as specified in M-BI-1a and M-BI-1b, above.

Significant Effect - Impact BI-5c: The Project would result in significant direct impacts to 4.2 acres of coastal sage-chaparral transition.

M-BI-5c: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for 4.5 acres of impacts to coastal sage-chaparral transition shall occur at a 2:1 ratio through one or a combination of the following: off-site preservation of 9.0 acres of coastal sage-chaparral scrub and/or other like-functioning habitat, through the recordation of BOS easement, and the preparation of an RMP to address long-term monitoring, maintenance, management, and reporting directives, in perpetuity, approved by the County and Wildlife Agencies. To the extent the land is available for preservation, off-site mitigation shall occur within land designated as PAMA in the Draft MSCP North County Plan and located in the Elfin Forest-Harmony Grove Planning Area, or northern coastal foothills ecoregion. The location shall be deemed acceptable by the County and Wildlife Agencies. The open space easement shall be owned by a conservancy, the County or other similar, experienced entity subject to approval by the County. Should a regional entity to manage biological open space be formed, the natural habitat areas within the Project site could be dedicated to that entity and managed as part of an overall preserve system for northern San Diego County. If demonstrated to the satisfaction of the County and Wildlife Agencies that off-site preservation of mitigation land is not feasible to fulfill all or a portion of mitigation obligations, then the Project shall include purchase of 9.0 acres of coastal sage-chaparral scrub credits or like-functioning habitat at an approved mitigation bank such as the Red Mountain Conservation Bank, Buena Creek Conservation Bank, Brook Forest Conservation Bank, or other location deemed acceptable by the County and Wildlife Agencies.

Significant Effect - Impact BI-5d: The Project would result in significant direct impacts to 15.6 acres of southern mixed chaparral.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-5d: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for 15.6 acres of impacts to southern mixed chaparral shall occur at a 0.5:1 ratio through the preservation of a minimum 7.8 acres on site within BOS easement (which shall include preparation and implementation of an RMP and monitoring, maintenance, management, and reporting directives), as required by M-BI-1a.

Significant Effect - Impact BI-5e: The Project would result in significant direct impacts to 44.2 acres of non-native grassland.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-5e: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for 44.2 acres of impacts to non-native grassland shall occur through implementation of M-BI-2b, above.

Significant Effect - Impact BI-5f: The Project would result in significant direct impacts to 0.2 acre of coast live oak woodland.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-5f: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, mitigation for 0.2 acre of impacts to upland coast live oak woodland shall occur at a 3:1 ratio through the preservation of 0.6 acre on site within BOS easement

(which shall include preparation and implementation of an RMP and monitoring, maintenance, management, and reporting directives) as required by M-BI-1a.

Rationale: The Project impacts to mule fat scrub, Diegan coastal sage scrub (including disturbed), Diegan coastal sage scrub/chaparral transition, southern mixed chaparral, non-native grassland and coast live-oak woodland, would be mitigated at specified ratios and locations as described in M-BI-5a through 5f. Implementation of these mitigation measures would avoid or substantially reduce the significant effects because the mitigation ratios for impacts to these habitats were variously developed based on NCCP Guidelines (CDFW and California Resources Agency 1997), and/or the wildlife agencies have reviewed and approved these mitigation ratios, and/or are consistent with County guidelines. Additionally, the mitigation ratios are standard ratios that have been applied to projects within the County since PDS developed its most current version of the Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources (County 2010). The ratios are identified as effective because these reviewing agencies have reached consensus that retention at these ratios will result in sustainable levels of these species. The mitigation measures specified in M-BI-5a through 5f would be effective as a result of restoration plan and RMP implementation, and the associated preservation of these habitats.

If creation, preservation and enhancement of mule fat scrub and southern willow riparian forest occurs rather than purchase of credits at an existing bank, a restoration plan would be developed. The restoration plan shall be prepared by a County-approved restoration specialist in accordance with the County's *Report Format and Content Requirements for Revegetation Plans*, which requires implementation of site-specific restoration directives for site preparation, installation, maintenance, monitoring and financial assurances for the restoration effort. Restoration directives to be implemented shall include, at a minimum, unless otherwise required by the County and Wildlife Agencies, a mandatory PEP; monthly, quarterly, and annual technical monitoring of the restoration performance, as appropriate, including plant survivorship, non-native species coverage, native species coverage, and photographs; monthly, quarterly, and annual maintenance of the restoration site for plant replacement, irrigation inspection, non-native species control, and trash removal, as appropriate; and reporting of the restoration effort's progress toward achieving performance standards to be sent to the County and Wildlife Agencies on an annual basis, until success criteria are met.

The RMP shall be prepared by a County-approved biologist in accordance with Attachment E, *Conceptual Biological Resources Management Plan* of the County's *Report Format and Content Requirements for Biological Resources*, which requires implementation of area-specific management directives for the long-term management and protection of biological resources within the BOS, including sensitive plant species. Unless otherwise required by the County and/or Wildlife Agencies, at a minimum, management directives to be implemented shall include routine monitoring of sensitive species and habitat; routine inspections for illegal activities (e.g., trespass, dumping, vandalism, etc.); as-needed maintenance for erosion control, non-native invasive species control, and fencing and signage repair; and reporting of management and maintenance activities, to be sent to the County and Wildlife Agencies on an annual basis.

Significant Effect - Impact BI-6a: The Project would result in significant direct impacts to 0.31 acre of wetland waters of the U.S./State (southern riparian forest) and 0.03 acre of non-wetland waters of the U.S./State regulated by the USACE and RWQCB.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-6a: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, demonstration that regulatory permits from the USACE

and RWQCB have been issued or that no such permits are required shall be provided to the County. Impacts to 0.31 acre of USACE/RWQCB-jurisdictional wetland waters of the U.S./State shall be mitigated at a 3:1 ratio as described in M-BI-1c, above, unless otherwise required by the USACE and RWQCB. Impacts to 0.03 acre of USACE/RWQCB-jurisdictional non-wetland waters of the U.S./State shall be mitigated at a 1:1 ratio through the preservation of a minimum 0.03 acre on site within BOS easement (which shall include preparation implementation of an RMP and monitoring, maintenance, management, and reporting directives) as described in M-BI-1a, unless otherwise required by the USACE and RWQCB. If required by the USACE and/or RWQCB during regulatory permitting for the Project, alternative mitigation shall be provided through purchase of mitigation credits at the Brook Forest Mitigation Bank, San Luis Rey Mitigation Bank, or other location deemed acceptable by the USACE and RWQCB.

Significant Effect - Impact BI-6b: The Project would result in significant direct impacts to 0.77 acre of CDFW-jurisdictional, vegetated-streambed comprised of 0.71 acre of southern riparian forest, less than 0.01 acre of mule fat scrub, and 0.05 acre of coast live oak woodland. The Project would also impact 0.04 acre of CDFW-jurisdictional, unvegetated streambed.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-6b: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, demonstration that regulatory permits from CDFW have been issued or that no such permits are required shall be provided to the County. Impacts to 0.80 acre of CDFW-jurisdictional areas will be mitigated as follows. Impacts to less than 0.01 acre of mule fat scrub and 0.71 acre of southern riparian forest shall be mitigated at a 3:1 ratio, as described in M-BI-1c, unless otherwise required by CDFW. Impacts to 0.05 acre of CDFW-jurisdictional coast live oak woodland and 0.04 acre of CDFW-jurisdictional streambed shall be mitigated at a 1:1 ratio through the preservation of a minimum 0.05 acre of CDFW-jurisdictional coast live oak woodland and 0.04 acre of CDFW-jurisdictional streambed on site within BOS easement (which shall include preparation of an RMP and monitoring, maintenance, management, and reporting directives) as described in M-BI-1a, unless otherwise required by CDFW. If required by CDFW during regulatory permitting for the Project, alternative mitigation shall be provided through purchase of mitigation credits at the Brook Forest Mitigation Bank,

Significant Effect - Impact BI-6c: The Project would result in significant direct impacts to 0.72 acre of County RPO wetlands comprised of 0.71 acre of southern riparian forest, less than 0.01 acre of mule fat scrub, and 0.01 acre of coast live oak woodland associated with Escondido Creek.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-6c: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, impacts to 0.72 acre of RPO wetland (less than 0.01 acre of mule fat scrub, 0.71 acre of southern riparian forest, and 0.01 acre of RPO-jurisdictional coast live oak woodland) shall be mitigated at a 3:1 ratio with at least 1:1 creation. Impacts to mule fat scrub and southern riparian forest shall be mitigated as described in M-BI-1c, above. Impacts to 0.01 acre of RPO coast live oak woodland shall be provided through purchase of establishment or re-establishment mitigation credits at the Brook Forest Mitigation Bank, San Luis Rey Mitigation Bank, or other location deemed acceptable by the County.

Significant Effect - Impact BI-7: The Project would result in significant impacts to federally protected wetlands.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-7: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, impacts to 0.31 acre of federal wetlands shall be mitigated at a 3:1 ratio as described in M-BI-1c, M-BI-5a and M-BI-6a, above, unless otherwise required by USACE.

Significant Effect - Impact BI-8: The Project would result in significant impacts to County RPO-protected wetlands.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-8: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of a grading permit, impacts to 0.72 acre of RPO wetland shall be mitigated at a 3:1 ratio as described in M-BI-1c, M-BI-5a and M-BI-6c, above.

Rationale: Federal, State, and County policies require that projects have a no net loss of wetlands. Impacts to USACE, CDFW, and County RPO wetlands/waters would be mitigated below a level of significance through off-site establishment, rehabilitation and preservation (M-BI-1c, M-BI-6a through M-BI-6c, M-BI-7 and M-BI-8). Implementation of these measures would fully mitigate impacts to these jurisdictional areas, because the typical mitigation ratio for impacts to wetlands is 3:1 (with a minimum 1:1 creation ratio thereby replacing the values of the impacted wetland). Because the Proposed Project would mitigate its impacts to wetlands at a 3:1 ratio, including a minimum 1:1 creation ratio and 2:1 rehabilitation/preservation ratio, no net loss of wetland habitat would occur. Rehabilitation and creation of wetland habitat would mitigate impacts to impacted wetlands because they would benefit both native plant species and animal species that utilize the drainage, and would not alter of the function of the wetlands. The mitigation ratio for Waters of the U.S./streambed is 1:1, which is a ratio the resource agencies reviewed and approved. The preservation of 0.03 acre of Waters of the U.S./streambed within the on-site BOS would adequately conserve conveyance functions as it pertains to the receiving water of Escondido Creek.

Significant Effect - Impact BI-9: If clearing or grubbing takes place in occupied nesting habitat during the avian breeding season, it could result in a significant killing of migratory birds or destruction of their nests.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-BI-9: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. No grubbing, clearing, or grading shall occur during the general avian breeding season (February 15 to August 31). All grading permits, improvement plans, and the final map shall state the same. If grubbing, clearing, or grading would occur during the general avian breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged.

Rationale: Impacts would be mitigated below a level of significance by not allowing grading or clearing of vegetation during the breeding season of most avian species (February 15 through August 31) without pre-construction surveys showing absence. Nesting migratory bird species would be protected from

disturbance associated with movement and noise from construction activities during the breeding season due to cessation of grading or construction activities. Because the daily activities of these species would not be disrupted, breeding and nesting activities would continue within proposed on-site open space, thus helping to ensure the survival of these species.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impacts BI-1a through BI-9 would be reduced to less than significant levels with the implementation of mitigation, as well as that other potential biological effects would be reduced to less than significant levels with the implementation of Project design features, is found within the administrative record pertaining to this FEIR; including responses to comments, technical studies and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter 1.0 and Table 1-2
- FEIR Subchapter 2.3, Sections 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5 and 2.3.6
- FEIR Chapter 7.0, Sections 7.1.3, 7.2.5 and 7.2.6
- FEIR Appendix E, Biological Technical Report

CULTURAL RESOURCES

Significant Effects: The Project would result in significant but mitigable impacts to cultural resources, Impacts CR-1 and 2, as detailed below.

Impact CR-1: There is a potential for significant direct impacts related to undiscovered buried archaeological resources on or off the Project site during Project-related grading. Impacts to these resources would represent significant environmental effects.

Impact CR-2: There is an unlikely but possible potential for significant direct impacts related to discovery of unknown burials on or off the Project site during Project-related grading. Impacts to these resources would represent significant environmental effects.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-CR-1 and 2: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. An archaeological monitoring and data recovery program would be implemented to mitigate potential impacts to undiscovered buried archaeological resources on the Project site to the satisfaction of the Director of PDS. This program shall include, but shall not be limited to, the following actions:

- Pre-Construction
    - Provide evidence that a County approved archaeologist has been contracted to implement the Archaeological Monitoring program.
    - The Project Archaeologist shall contract with a Luiseño Native American monitor.

- The pre-construction meeting shall be attended by the Project Archaeologist and Luiseño Native American monitor to explain the monitoring requirements.

- Construction

  - Monitoring. Both the Project Archaeologist and Luiseño Native American monitor are to be on site during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseño Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Luiseño Native American monitor.

  - If cultural resources are identified:

    - Both the Project Archaeologist and Luiseño Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.

    - The Project Archaeologist shall contact the County Archaeologist.

    - The Project Archaeologist in consultation with the County Archaeologist and Luiseño Native American shall determine the significance of discovered resources.

    - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.

    - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.

    - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseño Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

  - Human Remains.

    - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.

    - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.

- If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.

- The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.

- Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- Rough Grading

  - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.

- Final Grading

  - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.

  - Disposition of Cultural Material.

    - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively has been repatriated to a culturally affiliated Tribe.

    - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

Rationale: The Proposed Project would not impact any known significant on- or off-site cultural resources. The mitigation would reduce impacts resulting from of the disturbance of potential unknown buried cultural resources to below a level of significance because the site would be avoided, if feasible, or data recovery is required that would allow important information to be obtained prior to removal. The proposed mitigation would ensure that all information contained in the archaeological record, which is important to the understanding of the historical or prehistoric periods, is preserved. The mitigation would also ensure that the archaeological monitor or Luiseño Native American monitor has the authority to halt or divert grading activities in the area of any discoveries.

If human remains are unearthed during grading activities, the County Coroner and the NAHC would be contacted as required to ensure that the proper steps are taken. Based on consultation with the MLD, a determination as to the disposition of the human remains would be made. The proposed mitigation would ensure that any discovered human remains would be preserved for the County Coroner and the MLD.

The ability to halt or divert grading activities followed by evaluation and treatment of the resource would reduce potentially significant impacts to less than significant levels because they would ensure that: (1) relevant information contained in the archaeological record, which is important in understanding prehistory and history, is preserved; and (2) that previously unknown cultural resources would not be lost due to unrestricted and unmonitored grading activities.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impacts CR-1 and 2 would be reduced to less than significant levels with the implementation of mitigation, is found within the administrative record pertaining to this FEIR; including responses to comments, technical studies and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5 and 2.4.6
- FEIR Chapter 7.0, Section 7.1.4
- FEIR Appendix F, Cultural Resources Technical Report

NOISE

Significant Effects: The Project would result in significant but mitigable impacts to noise, Impacts N-1 through N-6, as detailed below.

Project Design Features: Absent coordination to determine preferred method of blasting notifications; 24-hour prior notice of blasting to homes within 0.5 mile; posting of signs to notice blast events near the Country Club Drive/Harmony Grove Road and Country Club Drive/Cordrey Road intersections, as well as along Del Dios Highland Preserve trail seven days prior to blasting; provision of contact information; and use of either cast-in-drilled hole bridge construction rather than pile driving while the park is occupied or not completing pile driving on Saturdays or Sundays so that the equestrian park may remain open, impacts associated with un-noticed blasts or pile driving during weekends could be considered significant. PDFs requiring the blasting contractor to carry out these notices are Project conditions. Implementation of the PDFs is ensured as discussed above. Permit issuance is conditioned upon completion of the PDFs, relevant to the construction blasting impacts below.

Significant Effect - Impact N-1: Noise levels could exceed the most restrictive 60 CNEL maximum allowable noise level for two single-family residences that are located in the westernmost portion of the Project site that face Country Club Drive.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-N-1: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Noise levels at exterior use areas for the proposed residences identified as R9 and R10 on EIR Figure 2.5-1 shall be reduced to the most restrictive County Noise Element threshold of 60 CNEL or below. Noise reduction for on-site exterior traffic noise impacts, which could lead to interior noise impacts, could be accomplished through on-site noise barriers. One 5-foot-high sound wall along the northern perimeter of the affected lot will be installed, with approximately 20-foot long return walls along the western perimeter of the western residence (R9) and the eastern perimeter of the eastern residence (R10).

The sound attenuation fence or wall must be solid. It can be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, as long as there are no cracks or gaps through or below

the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least 1-inch total thickness or have a density of at least 3½ pounds per square foot. Where architectural or aesthetic factors allow, glass or clear plastic ⅜ of an inch thick or thicker may be used on the upper portion, if it is desirable to preserve a view. Sheet metal of 18 gauge (minimum) may be used, if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Any door(s) or gate(s) must be designed with overlapping closures on the bottom and sides and meet the minimum specifications of the wall materials described above. The gate(s) may be of 1-inch thick or better wood, solid-sheet metal of at least 18-gauge metal, or an exterior-grade solid-core steel door with prefabricated doorjambs.

Rationale: Implementation of the 5-foot-high sound wall would reduce noise levels at the two single-family residential units to below 60 CNEL and therefore to below a level of significance. This mitigation would reduce impacts to less than significant levels because the noise modeling results indicates the noise attenuation provided by the walls would be adequate to comply with exterior noise standards of the Noise Element.

Significant Effect - Impact N-2: The second stories of the two residential units identified for Impact N-1 may be exposed to noise in excess of 60 CNEL. Given a typical exterior to interior attenuation of 15 CNEL, the interior noise levels of these residents may be exposed to noise levels that exceed the 45 CNEL threshold.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-N-2: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. In accordance with standard County requirements, additional exterior-to-interior noise analysis shall be conducted for the residential units identified as R9 and R10 (where exterior noise levels may exceed 60 CNEL within the second stories) prior to issuance of building permits for these lots to demonstrate that interior levels do not exceed 45 CNEL. The information in the analysis shall include wall heights and lengths, room volumes, window and door tables typical for a building plan, as well as information on any other openings in the building shell. With this specific building plan information, the analysis shall determine the predicted interior noise levels at the planned on-site buildings. If predicted noise levels are found to be in excess of 45 CNEL, the report shall identify architectural materials or techniques that could be included to reduce noise levels to 45 CNEL in habitable rooms. Standard measures such as glazing with Sound Transmission Class (STC) ratings from 22 to 60, as well as walls with appropriate STC ratings (34 to 60), should be considered.

Appropriate means of air circulation and provision of fresh air would be provided to allow windows to remain closed for extended intervals of time so that acceptable interior noise levels can be maintained. The mechanical ventilation system would meet the criteria of the International Building Code (Chapter 12, Section 1203.3 of the 2001 California Building Code).

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

Rationale: The exterior-to-interior analysis will ensure that interior noise levels would be within stated thresholds. If predicted noise levels are found to be in excess of 45 CNEL, the report shall identify architectural materials or techniques to reduce noise levels to 45 CNEL in habitable rooms, and be implemented through the final building plans. With implementation of this mitigation measure, impacts to on-site interior noise would be less than significant. This mitigation measure would reduce impacts to less

than significant because architectural measures have been demonstrated to be effective and feasible through modeling and the noise levels would be reduced to below the Noise Element standard of 45 CNEL.

Significant Effect - Impact N-3: WTWRF equipment would have the potential to create noise in excess of allowable limits. The piece of WTWRF equipment that would generate the most noise would be the standby diesel generator. The generator would produce noise levels ranging from 90 to 105 dBA at 23 feet, and thus noise levels of 45 dBA (the night-time allowable limit) could be experienced at distances of up to 23,000 feet.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-N-3: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. The WTWRF shall be enclosed by a solid 6-foot high wall. Final design for the WTWRF and the noise wall shall demonstrate that exterior noise levels generated from all stationary WTWRF equipment combined shall not exceed the one-hour exterior noise level of 45 dBA L_{EQ} at the property line.

The Applicant shall be required to provide a final noise impact analysis as part of the facilities design submittal package for the WTWRF and noise wall prepared by a County-approved noise consultant. The final noise impact analysis shall demonstrate compliance with the County 45 dBA L_{EQ} property line nighttime limit completed to the satisfaction of the County PDS.

Rationale: In order to ensure compliance of the WTWRF with applicable noise regulations, a final noise impact analysis is required as part of the facilities design submittal package for the WTWRF. The final noise impact analysis prepared by a County-approved noise consultant shall demonstrate compliance with the County 45 dBA L_{EQ} property line nighttime limit. The report shall be completed to the satisfaction of the County PDS. This mitigation would reduce impacts to less than significant because the conditions of approval of the MUP would ensure that the standard would be attained through appropriate equipment/structural noise barriers and proper installation as provided in final design as reflected in the report.

Significant Effect - Impact N-4: If a breaker operates within 125 feet of the nearest noise sensitive land use (NSLU), the noise level would exceed the County's impulsive noise limit of 82 dBA L_{MAX}.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-N-4: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. If a breaker is required as part of Project construction, then it shall not generate maximum noise levels that exceed 82 dBA L_{MAX} when measured at the property line for 25 percent of a one-hour period, or be used within 125 feet of the property line for any occupied residence. Material that would require a breaker shall be moved a minimum distance of 125 feet from the nearest residence.

Significant Effect - Impact N-5: If a rock crusher operates within 250 feet of the nearest NSLU, the noise level would exceed the County's 8-hour noise level limits of 75 dBA L_{EQ}.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-N-5: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. If a rock crusher is required as part of Project construction, then it shall not be used within

250 feet of the property line for any occupied residence until a temporary noise barrier or berm is constructed at the edge of the development footprint or around the piece of equipment to reduce noise levels below 75 dBA L_{EQ} at the property line for the occupied residences. If a barrier or berm is used, decibel output will be confirmed by a County-approved noise specialist. Otherwise, a rock crusher shall be moved a minimum distance of 250 feet from the nearest residence before use.

Rationale: With implementation of M-N-4, breaker noise levels would not exceed the County's impulsive noise level limit as the breaker would not be operated within 125 feet of the nearest property line of any occupied residence. With implementation of M-N-5, rock crusher noise levels would not exceed the County's 8-hour noise level limit as the breaker would not be operated within 250 feet of the nearest NSLU. Implementation of the proposed mitigation would ensure compliance with the County Noise Element standards and Noise Ordinance property line limits and reduce noise to less than significant.

Significant Effect - Impact N-6: Because Project-specific details regarding blasting operations are not available at this time, impacts to off-site residences are conservatively assessed as significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-N-6: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. The following measures would be implemented to reduce impacts from blasting:

- The number of blasts would be limited to three blasting events per week.

- The Project would also include a blasting management plan due to the blasting that is likely to occur on site. All blast planning must be done by a San Diego County Sheriff approved blaster, with the appropriate San Diego County Sheriff blasting permits, in compliance with the County Consolidated Fire Code Section 96.1.5601.2 (County 2014a), and all other applicable local (including the County Noise Ordinances), state, and federal permits, licenses, and bonding. The blasting contractor or owner must conduct all notifications, inspections, monitoring, and major or minor blasting requirements planning with seismograph reports, as necessary.

- If boulders must be reduced in size with blasting within 200 feet of the closest residence, the use of chemical expansion via a chemical cracking agent shall be performed instead.

Rationale: Implementation of M-N-6 would provide proper measures, such as implementation of a blasting management plan and limiting the number of blasting events, so that impacts from blasting would be less than significant. Implementation would ensure compliance with the County Noise Element standards and Noise Ordinance property line limits and reduce noise to less than significant levels.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impacts N-1 through N-6 would be reduced to less than significant levels with the implementation of mitigation, as well as that other potential noise effects would be reduced to less than significant levels with the implementation of Project design features, is found within the administrative record pertaining to this FEIR; including responses to comments, technical studies and EIR, including discussion of County standard requirements and Noise Ordinances as disclosed in the documents below, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter 1.0 and Table 1-2

- FEIR Subchapter 2.5, Sections 2.5.1, 2.5.2, 2.5.3, 2.5.4, 2.5.5 and 2.5.6

- FEIR Chapter 7.0, Sections 7.1.5 and 7.2.7
- FEIR Appendix G, Acoustical Analysis Report

GREENHOUSE GAS EMISSIONS

Significant Effects – the Project would result in significant GHG impacts (Impacts GHG-1 and GHG-2) as described below.

Project Design Features: Construction PDFs (as specified in Table 1-2, Subchapter 2.7 and Chapter 7.0) include equipment operations in accordance with the California Air Resource Board's Airborne Toxic Control Measure limiting diesel-fueled commercial motor vehicle idling; use of Tier II or higher construction equipment as defined in Subchapter 2.7; use of diesel equipment fleets exceeding existing emissions standards to the extent practicable and feasible; use of electric and renewable fuel powered construction equipment to the extent practicable and feasible; use of electricity to poser appropriate types and categories of construction equipment (e.g., hand tools); Applicant to develop and provide an informative brochure to educate homeowners regarding water conservation measures, recycling, location of electric vehicle (EV) charging stations, and outdoor electric outlets, location of nearby dining and entertainment venues, small commercial centers and civic uses to reduce vehicle miles traveled. The Project shall also prepare a Construction and Demolition Debris Management Plan requiring recycling of 90 percent of inerts and 70 percent of all other materials.

Project operational PDFs as specified in Table 1-2, Subchapter 2.7 and Chapter 7.0, include compliance with the 2016 California Title 24 Energy Code; a dual-port Level 2 EV charging station; plumbing for an EV charging station for every residential unit; restrictions on use of turf to specific areas and use of drought-tolerant, native and regionally appropriate plants in conformance to the Project Conceptual Landscape Plan and County Water Conservation and Landscape Design Manual, with weather-based irrigation controllers etc.; use of reclaimed water for outdoor irrigation; installation of a photovoltaic solar system to supply 100 percent of the Project's electricity needs; reduction in potable water use and wastewater generation by 20 percent; use of natural gas or equivalent non-wood fireplaces only; provision of designated parking for shared vehicles and clean air vehicles at the Center House and Project parks; provision of bicycle parking and bicycle circulation improvements; marked crosswalks across Country Club Drive at each of the Project entries; compliance with the County's Parking Design Manual to minimize heat island effects; provision of electric outlets in all residential backyards and within common areas of multi-family development areas; provision of storage and collection areas for recyclables and yard waste; installation of a minimum of 2,045 trees; and provision of informational materials on rideshare programs such as iCommute and the educational brochure developed during the construction effort.

PDFs are Project conditions, which ensures their implementation. Permit issuance is conditioned upon completion of the PDFs.

Significant Effect – Impact GHG-1: After analyzing and requiring all reasonable and feasible on-site measures for avoiding or reducing GHG emissions (including the PDFs and strategies recommended by CARB in the Scoping Plan Second Update), the Project's total estimated construction and vegetation removal GHG emissions would not be fully offset by PDFs identified for Project construction. This is identified as a significant impact.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-GHG-1: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to issuance of the first grading permit, the Applicant shall provide evidence to the County PDS that they have purchased and retired carbon credits, in the amount of 4,411 MT CO_2e (note: this number reflects all the construction-related GHG emissions after applying all Project design features and reductions along with a one-time vegetation loss) pursuant to the performance standards and requirements described below. Construction emissions include all grading, site preparation, vegetation removal, worker trips, building construction and architectural coatings related to GHG emissions.

a. The carbon offsets that are purchased to reduce GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions as set forth in Cal. Health & Saf. Code Section 38562(d)(1).
b. One carbon offset credit shall mean the past reduction or sequestration of one metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines section 15126.4[c][3]).
c. Carbon offsets shall be purchased through a CARB-approved registry, such as the Climate Action Reserve, American Carbon Registry, or Verified Carbon Standard, or any registry approved by CARB to act as a registry under the State's cap-and-trade program. If no CARB-approved registry is in existence, then the Applicant or its designee shall purchase off-site carbon offset credits from any other reputable registry or entity, to the satisfaction of the Director of PDS.
d. The County will consider, to the satisfaction of the Director of PDS, the following geographic priorities for GHG reduction features, and off-site carbon offset projects: (1) Project design features/on-site reduction measures; (2) off-site within the unincorporated areas of the County of San Diego; (3) off-site within the County of San Diego; (4) off-site within the State of California; (5) off-site within the United States; and (6) off-site internationally.

Rationale: CEQA Guidelines recognize that in appropriate situations, off-site actions, which may include purchased offsets, may be used to mitigate for GHG emissions. CEQA Guidelines Section 15126.4(c)(3), expressly authorizes the use of off-site carbon offsets to mitigate GHG emissions, and Section 15126.4(c)(2) states that reductions in emissions may result "from a project through implementation of project features, project design, or other measures, …". CARB also recognizes that it may be appropriate to mitigate a project's emissions through purchasing and retiring carbon credits issued by a recognized and reputable, accredited carbon registry when on site measures or regional investments are infeasible or non-effective.

The Project Applicant proposes to off-set all Project construction-period GHG emissions to net zero. It is acknowledged that the purchase of those offsets is conservative because the impact number does not take into account CO_2e reductions associated with required Project landscaping and native habitat purchase. Through this offset of all Project construction GHG emissions (i.e., to net neutrality), the Proposed Project would have less than significant GHG impacts. The mitigated Project would not generate GHG emissions that may have a significant impact on the environment because the mitigated Project would have no net increase in construction-period GHG emissions, as compared to the existing environmental setting (CEQA Guidelines Section 15064.4[b][1]). Because the mitigated Project would have no net increase in the GHG emissions level, the mitigated Project would not make a cumulatively considerable contribution to global GHG emissions.

Significant Effect – Impact GHG-2: After analyzing and requiring all reasonable and feasible on-site measures for avoiding or reducing GHG emissions (including the PDFs and strategies recommended by CARB in the Scoping Plan Second Update), the Project's total estimated operational GHG emissions would not be fully offset by PDFs identified for Project construction. This is identified as a significant impact.

Finding: Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR.

M-GHG-2: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. Prior to the County's issuance of building permits for each implementing Site Plan ("D" Designator), the Project Applicant or designee shall provide evidence to PDS (consisting of documentation from the issuing registry or a County-approved third party verifier) that the Project Applicant or designee has purchased and retired carbon offsets for the incremental portion of the Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below. The amount of carbon offsets required for each implementing Site Plan shall be based on the GHG emissions for each land use within the implementing Site Plan, as identified in the Table 2.7-4, *Operational GHG Emissions and Off-Site Carbon Offsets Per Land Use*. The Project's operational emissions would be 5,222 MT CO_2e at the time of full buildout.[1] Therefore, the Project shall be required to reduce the annual emissions by 5,222 MT CO_2e/year for a 30-year period (project life) or a total of 156,660 MT CO_2e. The "Project life" is 30 years, which is consistent with the methodology used by the South Coast Air Quality Management District's GHG guidance (SCAQMD 2008). The Project Applicant shall include in each implementing Site Plan a tabulation that identifies the overall carbon offsets required to mitigate the entire Project's GHG emissions, the amount of carbon offsets purchased to date, and the remaining carbon offsets required to reduce the Project's emissions to net zero.

a. The carbon offsets that are purchased to reduce GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions as set forth in Cal. Health & Saf. Code Section 38562(d)(1).
b. One carbon offset credit shall mean the past reduction or sequestration of one metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines section 15126.4[c][3]).
c. Carbon offsets shall be purchased through a CARB-approved registry, such as the Climate Action Reserve, American Carbon Registry, or Verified Carbon Standard. or any registry approved by CARB to act as a registry under the State's cap-and-trade program. If no CARB-approved registry is in existence, then the Applicant or its designee shall purchase off-site carbon offset credits from any other reputable registry or entity to the satisfaction of the Director of PDS.
d. The County will consider, to the satisfaction of the Director of PDS, the following geographic priorities for GHG reduction features, and off-site carbon offset projects: (1) Project design features/on-site reduction measures; (2) off-site within the unincorporated areas of the County of San Diego; (3) off-site within the County of San Diego; (4) off-site within the State of California; (5) off-site within the United States; and (6) off-site internationally.

Rationale: Please see the Rationale for Impact GHG-1, above, regarding purchase of off-site offset credits. The Project Applicant proposes to off-set all Project operational GHG emissions to net zero. Relative to operational emissions, this EIR acknowledges that the Project's GHG emissions estimates are conservative because new technological improvements, scientific advancements, improvements in fuel efficiency or other similar advancements could potentially result in a greater reduction in the total MT CO_2e operational emissions being realized from the Project. As a result, an Updated Operational Emissions Report may be prepared at the Project Applicant's election, subject to the requirements described herein, that demonstrates based on substantial evidence that greater GHG efficiencies occur due to such advancements, or

[1] As stated above, this is a conservative number as it does not take into account CO_2e reductions associated with required Project landscaping and native habitat purchase.

improvements in fuel efficiency or other similar advancements that has resulted in a greater reduction in the total operational emissions of the Project than what has been evaluated herein. The Updated Operational Emissions Report shall be prepared by a County-approved, qualified air quality and GHG technical specialist and shall be based upon calculations that utilize a County-approved model or methodology. The calculations shall be based upon an emissions inventory of the Project's operational emissions, including emissions from mobile sources, energy, area sources, water consumption, and solid waste. The County may reduce the amount of GHG credits required to be purchased at the next site plan approval phase and the associated building permits issued per that subsequent site plan, if the County Director of PDS approves the Updated Operational Emissions Report and determines that the Applicant has demonstrated by substantial evidence that changes in State regulation or law, or other increased building efficiencies, have reduced the total MT CO_2e emitted by the Project and the reduction to the total carbon offsets, is consistent with the Project commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Project. This reduction, if approved, will be included in the tabulation provided by the Project Applicant to the Director of PDS with each implementing Site Plan.

Through the offset of all Project operational GHG emissions (i.e., to net neutrality), through PDFs and mitigation measures identified above, the Proposed Project would have less than significant GHG impacts. The mitigated Project would not generate GHG emissions that may have a significant impact on the environment because the mitigated Project would have no net increase in operational GHG emissions, as compared to the existing environmental setting (CEQA Guidelines Section 15064.4[b][1]). Because the mitigated Project would have no net increase in the GHG emissions level, the mitigated Project would not make a cumulatively considerable contribution to global GHG emissions.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impacts GHG-1 and GHG-2 would be reduced to less than significant levels with the implementation of mitigation, as well as that other potential greenhouse gas effects would be reduced to less than significant levels with the implementation of PDFs, is found within the administrative record pertaining to this FEIR; including responses to comments, technical studies and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter 1.0 and Table 1-2
- FEIR Subchapter 2.7, Sections 2.7.1, 2.7.2, 2.7.3, 2.7.4, 2.7.5 and 2.7.6
- FEIR Chapter 7.0, Sections 7.1.7, 7.2.10 and 7.2.11
- FEIR Appendix J, Greenhouse Gases Analyses Report

SECTION B – POTENTIALLY SIGNIFICANT IMPACTS THAT CANNOT BE MITIGATED BELOW A LEVEL OF SIGNIFICANCE (CEQA GUIDELINES SECTION 15091[a][2])

Pursuant to Section 15091(a)(2) of the State CEQA Guidelines, the County of San Diego Board of Supervisors finds that, for each of the following significant effects as identified in the FEIR, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency. The significant effects (impacts) and mitigation measures are stated fully in the FEIR. The following text provides brief

explanations of the identified impact, proposed mitigation, and rationale for this finding for each impact. At the end of the technical topic, there are two additional categories of information; PDFs applicable to the overall topic, and summary Evidence Supporting CEQA Findings citations.

AIR QUALITY

Significant Effects: The Project would result in significant impacts to air quality, Impacts AQ-1a and AQ-1b, as detailed below.

Project Design Features: PDFs are identified for both construction and operation periods that would reduce emissions in general. For construction, and in accordance with SDAPCD Rule 55, PDFs include watering a minimum of twice daily, or as needed to control dust (including at locales such as concrete removal, etc.); terminating construction activities until dust clears if visible emissions exceed the property line for specified periods; termination of grading if winds exceed 25 mph; utilization of paving, chip sealing or chemical stabilization of internal roadways after completion of grading; enforcement of a 15-mph speed limit on unpaved surfaces; covers or 2 feet of freeboard on trucks hauling dirt, sand, soil or other loose materials; use of low volatile organic compound (VOC) coatings during construction and maintenance; development of a Construction and Demolition Debris Management Plan requiring specified percentages of material recycling; appropriate re-use of non-hazardous construction debris; and hydroseeding, landscaping or development, as well as stabilization of dirt storage piles, and minimization of visible roadway dust as specified in Table 1-2 and Chapter 7.0.

For operation, the Project is required to submit for County approval a D-Designator Site Plan prior to permit issuance for development of any units within the Project site. The D-Designator Site Plan must comply with the energy efficiency requirements set forth in the regulations and standards described in the Specific Plan for such D-Designated property. These energy efficiency measures include the following: 2016 Title 24 standards and verified prior to sale and occupancy, installation of electrical outlets on exterior walls of residences to allow use of electric landscape maintenance equipment, installation of only natural-gas fireplaces in residences, installation of an electric vehicle re-charging station in the Center House parking area, as well as a series of measures to control odor release at the WTWRF (e.g., misting systems, chemical additives or activated carbon to control odors, covered/housing of WTWRF facilities, misting systems with odor neutralizing liquids, active odor control units to manage gases, and bio filters to capture odor-causing compounds).

The construction and operation PDFs requiring these construction and operation elements are Project conditions and are specific requirements of the Project's underlying D-Designator and are as set forth in the Specific Plan. Implementation of the PDFs is ensured as discussed above. Permit issuance is conditioned upon compliance with the PDFs.

Significant Effect - Impact AQ-1a: The Proposed Project would consist of a more intense land use than is currently allowed under the County General Plan. As the Proposed Project would contribute to local population growth, employment growth, and associated VMT on local roadways, the Proposed Project is not considered accounted for in the SIP and RAQS. The County has not achieved buildout intensity levels assumed under the RAQS and SIP, and this, in conjunction with the Project's less than significant emissions, is not expected to result in obstruction of the implementation with local air quality plans. The lack of inclusion of the Project in the RAQS and SIP is identified as a significant conflict relative to plan non-conformance. The provision of housing information (M-AQ-1) would assist SANDAG in revising the housing forecast and therefore assist SDAPCD in revising the RAQS and SIP; however, until the anticipated growth is included in the emission estimates of the RAQS and the SIP, the direct impacts would remain significant and unavoidable.

Significant Effect - Impact AQ-1b: As described above, the Proposed Project would not conform to the RAQS. As a result, the Project is considered to have a significant cumulative impact. Therefore, until the anticipated growth is included in the emission estimates of the RAQS and the SIP, cumulative impacts related to consistency with applicable air quality plans would also be significant and unavoidable.

M-AQ-1: This mitigation measure specified in the FEIR has been imposed upon the Project as a condition of approval. The County shall provide a revised housing forecast to SANDAG that results in revisions to the population and employment projections used by the SDAPCD in updating the RAQS and SIP, which will accurately reflect anticipated growth due to the Proposed Project.

Rationale: The RAQS is based in part by growth projections compiled by SANDAG, as well as air pollutant emissions models prepared by CARB. The growth projections prepared by SANDAG are based on the land use plans developed by the County and other cities within the SANDAG within their respective general plans. Projects that propose general plan amendments or changes of a zoning designation may increase a property's planned intensity of use. An increase in a property's planned intensity of use would potentially result in increased stationary area source emissions and/or increased mobile source emissions due to higher traffic volumes, when compared to the assumptions used in the RAQS. In such a case, a potential conflict with the RAQS and SIP would occur.

Implementation of the Proposed Project would be inconsistent with the current RAQS and SIP because the density proposed is greater than what was included in the RAQS. Although the County has not achieved buildout intensity levels assumed under the RAQS and SIP, the conflict with the current RAQS and SIP resulting from the density proposed for the Proposed Project being inconsistent with current General Plan and SANDAG housing forecasts is conservatively identified as representing a significant impact as a planning document conflict. SANDAG provides those forecasts to the San Diego Air Pollution District, which prepares the RAQS and the 8-Hour Ozone Attainment Plan and provides those to the State California Air Resources Board. These are ongoing and routine programs that are beyond the purview of the County to manage or direct. Upon its inclusion and incorporation into regional modeling, this impact will be addressed. Until the anticipated growth is included in the emission estimates of the RAQS and the SIP by the SDAPCD, however, the direct and cumulative impacts (Impacts AQ-1a and AQ-1b) would remain significant and unmitigable. SANDAG regularly updates its growth projections based on the General Plan land uses of each jurisdiction within the County as amended from time to time. Thus, future updates to the RAQS and SIP would account for the Project's expected population. The APCD uses those forecasts as metrics in the RAQS and SIP. These agencies are required to update these documents, as they are part of the agency mandates. Once a future update that is reflective of the Project's planned increase in intensity on site would occur, the Project would then be consistent with the RAQS and SIP. While identified as a significant plan consistency impact until an update is completed, the Project emissions of criteria pollutants do not exceed threshold criteria, and there would be no significant impact to human health or the environment from the Project's emissions.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impacts AQ-1a and 1b is within the jurisdiction of another agency to implement, and until the anticipated growth is included in the emission estimates of the RAQS and the SIP, the direct and cumulative impacts would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter 1.0 and Table 1-2
- FEIR Subchapter 2.6, Sections 2.6.1, 2.6.2, 2.6.3, 2.6.4, 2.6.5 and 2.6.6
- FEIR Chapter 7.0, Sections 7.1.6, 7.2.8 and 7/2/9

- FEIR Appendix H, Air Quality Analysis Report and Supplemental Data

TRANSPORTATION/TRAFFIC

Significant Effects: The Project would result in significant to transportation/traffic, Impacts TR-1a, 1b, 8 and 9, as detailed below.

CEQA requires identification of possible mitigation measures for significant impacts. Although the County cannot ensure mitigation occurring within a separate CEQA lead agency's jurisdiction (the City of Escondido), potential mitigation measures adequate to lower significant impacts to less than significant levels have been developed and were included within the circulated Draft EIR. As noted, however, the lead agency for Escondido impacts is the City. The County has no jurisdiction to ensure that the mitigation is implemented, and therefore these mitigation measures are identified as significant and unavoidable and are infeasible. The Applicant will coordinate with the City regarding these mitigation measures, and should these mitigation measures be approved by the City, they will be implemented as described.

Project Design Feature: Absent approval of a Traffic Control Plan, short-term construction impacts in the City of Escondido would be significant, and this PDF is included as a Project condition. Implementation of the PDF is ensured as discussed above. Permit issuance is conditioned upon completion of the PDF. This PDF applies to all discussion of impacts in the City of Escondido.

Significant Effects - Impacts TR-1a and TR-1b: Under Existing Plus Project and Existing Plus Cumulative Plus Project conditions, significant direct (LOS C to LOS D) and cumulative impacts (LOS E to LOS F) would occur along Country Club Drive from Auto Park Way to Hill Valley Drive (LOS D, Direct, and LOS F, Cumulative) in the City of Escondido.

Finding: Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes can and should be adopted by such other agency.

Mitigation Measures M-TR-1a/1b: Prior to occupancy of 80 Project units, Country Club Drive shall be widened to provide a paved width of 36 feet consisting of two travel lanes and a 10-foot striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet. Improvements will include connecting the existing sidewalk along the northern side of this roadway section with a 5-foot sidewalk complete with a 6-inch curb and gutter and providing a 4-foot decomposed granite pathway along the south side of this segment with a 6-inch asphalt berm. With the additional 12 feet added to the paved width, the roadway capacity of this Local Collector would increase to 15,000 ADT.

Rationale: If approved by the City of Escondido, the direct and cumulative impacts to the segment of Country Club Drive from Auto Park Way to Hill Valley Drive in the City of Escondido would be mitigated through the widening of Country Club Drive paved width to 36 feet consisting of two travel lanes and a 10-foot striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet. With the additional 12 feet added to the paved width, the roadway capacity of this Local Collector would increase to 15,000 ADT. These measures would improve traffic flow by providing improved intersection operations with re-striped traffic lanes. The mitigation would improve Country Club Drive operations in the City of Escondido and allow it to operate more efficiently compared to pre-Project conditions. Non-vehicular Improvements would connect the existing sidewalk along the northern side of this roadway section with a 5-foot sidewalk complete with a 6-inch curb and gutter and providing a 4-foot decomposed granite pathway along the south side of this segment with a 6-inch asphalt berm. Prior to recordation of the Final Map, the Applicant or its designee shall coordinate with the City of Escondido regarding implementation of the proposed mitigation measure.

Implementation of the roadway improvements in the City of Escondido could adequately mitigate the impacts. Therefore, once implemented, the Proposed Project's contribution to these direct and cumulative impacts could be reduced to a less than significant level; however, because the City of Escondido is a lead agency under CEQA for impacts within their jurisdiction it is Escondido, and not the County, that has responsibility for approval/assurance of implementation of those improvements. As such, the County cannot guarantee ultimate implementation or timing of City of Escondido-approved mitigation and this mitigation is therefore identified as infeasible. Impacts will remain significant and unavoidable.

Significant Effect - Impact TR-8: Under Existing Plus Cumulative Plus Project conditions, significant cumulative impacts (LOS C to LOS D) would occur at Auto Park Way/Country Club Drive (LOS D during the a.m. peak hour)

Finding: Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes can and should be adopted by such other agency.

M-TR-8: Prior to occupancy of 293 Project units, the Project shall restripe the eastbound approach of the Auto Park Way/Country Club Drive intersection to provide one left-turn lane, one shared left-turn/through lane, and one right-turn lane with a signal timing modification to change the east/west approach to "split" phasing.

Rationale: If approved by the City of Escondido, the intersection improvements would lower Project-level direct effects. Implementation of the improvements to Country Club Drive identified as part of M-TR-1a and 1b would also mitigate the cumulative impact at this intersection in the City of Escondido to less than significant. The described improvements would lower forecasted LOS operations at this intersection to better than pre-Project conditions. Prior to recordation of the Final Map, the Applicant or its designee shall coordinate with the City of Escondido regarding implementation of the mitigation measure.

Please refer to text under Rationale for Impact TR-1a and 1b, above regarding City of Escondido being the lead agency. As such, the County cannot guarantee ultimate implementation or timing of City of Escondido-approved mitigation, and this mitigation is therefore identified as infeasible. Impacts remain significant and unavoidable.

Significant Effect - Impact TR-9: Under Existing Plus Cumulative Plus Project conditions, significant cumulative impacts (LOS D and remains LOS D) would occur at the Valley Parkway/Citracado Parkway intersection (LOS D during the a.m. peak hour) in the City of Escondido.

Finding: Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes can and should be adopted by such other agency.

M-TR-9: Prior to occupancy of 54 Project units. the Project shall pay a fair share toward the approved Citracado Parkway Extension Project, which would improve the intersection operations with an additional through lane in the southbound direction.

Rationale: Within the City of Escondido, a fair share payment toward future improvements is required where the addition of project traffic is cumulative to the overall LOS D or worse pre-project conditions. If approved by the City of Escondido, payment of a fair share toward the proposed future intersection improvements would support implementation of an additional through lane in the southbound direction and would mitigate this cumulative impact to below a level of significance. (Consideration also was given to an alternate proposal; the provision of an eastbound to southbound right-turn overlap phase to improve the a.m. LOS and reduce the cumulative impacts. The City has a right-turn restriction for this movement during the a.m. peak hour, however, which makes this improvement infeasible.) Prior to recordation of the Final

Map, the Applicant or its designee shall coordinate with the City of Escondido regarding implementation of the mitigation measure.

Please refer to text under Rationale for Impact TR-1a and 1b, above regarding City of Escondido being the lead agency. As such, the County cannot guarantee ultimate implementation or timing of City of Escondido-approved mitigation and no feasible mitigation measure is available. Impacts are identified as significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that CEQA-required potential mitigation to mitigate Impacts TR-1a, 1b, 8 and 9 has been identified. There is also substantial evidence regarding the mitigation being within the jurisdiction of another agency to implement and therefore beyond the ability of the County to implement. Implementation of the mitigation therefore remains infeasible, and impacts remain significant and unmitigated. Other short-term construction traffic impacts that require the approval of the City of Escondido is identified but beyond the jurisdiction of the County to implement and therefore remains infeasible and significant and unmitigated. Substantial evidence for all of these findings is found within the administrative record pertaining to this FEIR; including responses to comments, technical studies and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter 1.0 and Table 1-2
- FEIR Subchapter 2.2 Sections 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6 and 2.2.7
- FEIR Chapter 7.0, Sections 7.1.2 and 7.2.3
- FEIR Appendix D, Traffic Impact Analysis

SECTION C – POTENTIALLY SIGNIFICANT IMPACTS THAT CANNOT BE MITIGATED BELOW A LEVEL OF SIGNIFICANCE (CEQA GUIDELINES SECTION 15091[a][3])

Pursuant to Section 15091(a)(3) of the State CEQA Guidelines, the Board of Supervisors finds that, for the following significant effects identified in the FEIR, specific economic, legal, social, technological, or other considerations make the mitigation measures or project alternatives infeasible[2]:

AESTHETICS

Significant Effect – Impact AE-2: Visual effects during and following the Project construction period related to vegetation removal, grading, bridge construction and vertical development would be substantial until buildout occurs and all vegetation is installed and reaches visual maturity in approximately 10 years.

Finding: PDFs will be implemented to substantially lessen Impact AE-3; but not to a level of less than significant. No other feasible mitigation measures have been identified or proposed that would mitigate Impact AE-3 to below a level of significance. Specific economic, legal, social, technological, or other considerations make the project alternatives identified in the FSEIR infeasible for the reasons set forth

[2] Public Resources Code Section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

below. Thus, the impact is considered to be significant and unavoidable. This unavoidable impact is overridden by project benefits as set forth in the Statement of Overriding Considerations in Section E, below.

Project Design Features: A number of PDFs have been specified for the Project. These include landscape plans (including specified container/box sizes and timing of installation), a Project footprint consistent with TM 5600, grading following the general rise and fall of the site, incorporation of open space corridors and parks, set aside of biological open space, trails/pathways with equestrian fencing and/or landscaping as specified, varied roofline elements, restriction of non-habitable roofline elements to no more than five percent, use of dark roofs, screening of trash dumpsters/compactors/receptacles, screening of rooftop equipment where distinguishable, use of varied exterior building materials, use of architectural elements to reduce apparent size, bulk and scale of buildings; and lighting and signage specifications as identified on Table 1-2 and in Chapter 7.0. Implementation of these PDFs is assured, and permit issuance is conditioned upon completion of the PDFs. They all contribute to ultimate Project aesthetics impacts being less than significant. They do not, however, adequately reduce construction-period related visual effects to less than significant.

Mitigation for Impact AE-2: No mitigation beyond Project design features already incorporated is feasible.

Rationale: Construction-period/initial installation visual impacts would be adverse. These impacts relate to the combination of raw valley and slope soils during the construction period, the potential presence of rock crushing activities (with the industrial appearing crusher) and other construction equipment moving about the site, and increased lighting being visible immediately following Proposed Project construction. Ultimately, as indicated above, the landscaping installed within each constructed phase—with prioritization of manufactured slopes and areas edging Country Club Drive—would lessen adverse visual impacts of raw slopes and new buildings, and vegetation maturity would be visually attained in approximately 10 years. At that point, raw soil would be covered with Project improvements, and street trees and internal landscaping would buffer the homes from views to the Proposed Project from off site, softening sharp edges, unifying the Project, and shading Project lighting and glare. The entire site must be graded during a single effort so that connected and intertwined underground utilities can be installed, grading can be balanced on site, and overall disturbance will take the shortest feasible time period. Regardless, the existing site topography ensures that (where visibility to the site is available and particularly from a distance) views to the site largely contain the same northern portion of the site, with disturbance at any location being visible. While temporary in nature and ultimately addressed through Project design and landscaping over the long-term, short-term adverse visual impacts would be significant and unmitigable.

Potential alternatives to the Project are evaluated in the FEIR, with specific review of long-term aesthetic effects. For reasons explained in Section D of these Findings, attenuation of the significant effect through alternative design is not feasible. In addition to this CEQA Guidelines 15091(a)(3) finding, a separate Statement of Overriding Considerations is being adopted to address how the Project benefits outweigh this temporary, significant unavoidable adverse environmental effect.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that for Impact AE-2, specific economic, legal, technological or other considerations make the mitigation measures, PDFs and/or alternatives identified in the FEIR infeasible, is found within the administrative record pertaining to this FEIR; including responses to comments, technical studies and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter 1.0, and Table 1-2

- FEIR Subchapter 2.1, Sections 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5 and 2.1.6
- FEIR Chapter 4.0, Subchapters 4.2. 4.3, 4.4, 4.5, and 4.6
- FEIR Chapter 7.0, Sections 7.1.1, 7.2.1, and 7.2.2
- FEIR Appendix B, Visual Impact Analysis
- FEIR Appendix C, Resource Protection Study Steep Slope Waiver

SECTION D – FINDINGS REGARDING ALTERNATIVES

CEQA Guidelines Section 15126.6(a) requires an EIR to discuss "a reasonable range of alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." CEQA Guidelines Section 15364 defines feasibility as being "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors."

Six alternatives to the Proposed Project were evaluated, including the No Project/No Development Alternative, four full build alternatives, and one alternative that presents varied sewage treatment scenarios that could be incorporated into the Proposed Project, or any of the full build alternatives not assuming septic. The alternatives are:

- No Project/No Development Alternative
- General Plan Consistent with Septic Alternative
- General Plan Consistent with Sewer Alternative
- Senior Care Traffic Reduction Alternative
- Biologically Superior Alternative
- Off-site and Combined On-/Off-site Sewer Options Alternative

Pursuant to Section 15091(a)(3) of the State CEQA Guidelines, the Board of Supervisors finds that, for each of the Project alternatives identified in the FEIR, specific economic, legal, social, technological, or other considerations make the project alternatives infeasible. The following provides a summary of each alternative analyzed in Chapter 4.0 of the FEIR, compares their impacts with those of the Proposed Project, reviews their ability to meet the basic objectives of the Proposed Project, and provides a rationale as to why each alternative has been rejected as infeasible.

Project Objectives include:

1. Efficiently develop property in close proximity to an existing village consistent with the Community Development Model to create one complete and vibrant community that would enhance and support the economic and social success of the village and Project by increasing the number and diversity of residential opportunities.

2. Contribute to the establishment of a community that encourages and supports multi-modal forms of transportation, including walking and bicycling, by locating near regional employment and transit centers.

3. Preserve and enhance sensitive biological resources, habitats, and landforms in dedicated open space easements.

4. Provide a variety of passive and active recreational opportunities in support of the County's goals to encourage healthy and active lifestyles through the creation of public and private parks, pathways, and trails that provide connectivity to the area's preserved natural lands and nearby village uses.

5. Provide a mix of residential uses that will provide a broad range of housing choices which support a diversity of resident and land uses within the Project.

6. Create a mixed-use development that is compatible with existing and planned development in the immediate vicinity of the property while optimizing the operational effectiveness of public facilities and services of the Project and the existing village by increasing the number and diversity of residents within the Project.

7. Create a destination gathering place that provides a variety of land uses that encourage walkability, social interaction and economic vitality for the Project, and with the existing village and the surrounding areas.

8. Encourage adaptive grading, whenever feasible, that utilizes grading techniques such as selectively placing development in a manner that visually and physically responds to the site's physical variables (such as steep slopes, views, streams, etc.), preserving significant topographic features and taking advantage of existing site features.

A. NO PROJECT/NO DEVELOPMENT ALTERNATIVE

1. No Project/No Development Alternative Description

Under the No Project/No Development Alternative, the Project site would remain in its current condition. The native and non-native habitat throughout the site would remain intact. The above-ground transmission line that currently bisects the property, the paved and dirt roads providing access to single-family residential uses east of the Project, and the unimproved trail access to DDHP, would continue to exist. Some encroachment into the property by abutting parcels along Cordrey Drive, with related uncontrolled runoff into Escondido Creek, also would be likely to continue.

The Proposed Project residential and commercial uses would not be constructed; nor would supporting infrastructure such as improved road elements, the WTWRF, and other utility upgrades. In addition, the Project-proposed BOS preserve, and HOA-maintained landscaped areas (as well as larger community serving amenities such as pathway and trail connections and the destination gathering location at the Center House and multiple park areas) would not be created.

2. Impact Comparison -- Proposed Project and No Project/No Development Alternative

Under the No Project/No Development Alternative, the Project site would continue to appear as a disturbed, but primarily undeveloped, area. Significant and unmitigable short-term adverse visual impacts would be avoided under this alternative. In addition, potentially significant but mitigable aesthetic impacts related to fresh-cut rock would not occur.

No existing trips are associated with this disturbed, but undeveloped, parcel, and therefore no significant transportation/traffic impacts would occur. This alternative would thus avoid the significant and

unmitigable direct and cumulative transportation impacts identified for the Proposed Project in the City of Escondido and the significant and mitigable impacts within the County.

The No Project/No Development Alternative would be expected to generally retain biological resources in their existing condition; Specific biological impacts identified for the Proposed Project which would be avoided by this alternative include: (1) loss of sensitive habitats including Diegan coastal sage scrub (supporting one California coastal gnatcatcher nest), southern mixed chaparral (including some wart-stemmed ceanothus), coast live oak woodland, southern [willow] riparian forest, and non-native grassland; (2) potential loss of least Bell's vireo birds/habitat; (3) loss of habitat for raptors (foraging habitat); (4) potential for substantial noise impacts during construction that could significantly impact coastal California gnatcatcher, least Bell's vireo and raptors; (5) loss of USACE, CDFW and County RPO wetlands/waters; and (6) displacement of nesting migratory birds during their breeding season.

Unknown subsurface resources could be present, but because no grading activities (which might uncover unknown resources) at all would occur on the Project site with the No Project/No Development Alternative, no significant impacts to cultural resources would occur.

No significant noise effects would occur as a result of the No Project/No Development Alternative, and the alternative would avoid the potentially significant but mitigable noise impacts projected to occur during on-site Project construction (associated with potential blasting and noticing issues). It also would avoid the mitigable operational impacts identified for the site relative to potential noise associated with the WTWRF generator, and relative to transportation noise in one location (Lots 123 and 124). Noise effects associated with bridge construction over Escondido Creek currently would not be expected to occur, eliminating potentially significant noise associated with construction of bridge supports.

The site would remain empty, and would therefore not have homes placed upon it that would exceed projections in the 2011 General Plan. Significant and unmitigated air quality impacts associated with exceedance of the 2016 RAQS due to proposed placement of more lots on site than are currently anticipated under the adopted General Plan would not occur.

Similarly, the elimination of development on, or new uses of, the Project site would result in no new GHG emissions impacts. As described for the Proposed Project, however, all impacts associated with Project emissions would be mitigated to net zero through on-site reductions and implementation of M-GHG-1 (addressing construction-period emissions) and M-GHG-2 (addressing operational emissions). Because no impacts would occur under the No Project Alternative, and because the Project would be mitigated to carbon neutral net zero (equivalent to No Project), when compared to the Proposed Project, GHG emissions impacts would be similar under this alternative.

3. Findings

Finding

The County finds that this alternative would avoid all significant environmental impacts identified in the FEIR. Accordingly, this alternative would be environmentally superior to all other alternatives considered (CEQA Guidelines § 15126.6[e][2]).[3] The County finds that specific economic, legal, social, technological, or other considerations, make this alternative infeasible (PRC Section 21081[a][3], Guidelines Section 15091[a][3]).

[3] Consistent with CEQA Guidelines § 15126.6[e][2], where the No Project is the environmentally superior alternative, the EIR must identify another environmentally superior alternative among the other alternatives. For this Project, that is the General Plan Consistent with Sewer Alternative, discussed in Section iii, below.

The County identifies the following specific economic, legal, social, technological or other considerations make this alternative infeasible. The County finds that each of these reasons, standing alone, renders this alternative infeasible:

- The County finds that this alternative is infeasible because it would fail to meet all of the Project objectives.
- The County also finds that this alternative is infeasible for social and "other considerations" because it would not fulfill the General Plan's stated strategies, goals, and policies that call for additional housing completed in accordance with smart growth policies.
- The County also finds that this alternative for social and "other considerations" is infeasible because it fails to assist the County in maximizing construction jobs, fulfilling its regional housing needs allocation, and improving housing affordability increased housing supply in the region.

Facts in Support of the Finding

The No Project/No Development Alternative would avoid significant impacts associated with the Proposed Project, including: (1) significant and unmitigated aesthetics impacts; (2) significant but mitigated impacts related to aesthetics, biological resources, cultural resources, and noise within the County, and (3) significant and unmitigated air quality and transportation/traffic impacts within the jurisdiction of another agency.

The No Project/No Development Alternative would fail to meet all of the Proposed Project objectives, however, relative to provision of housing and support of facilities and services provided by HGV, provision of mixed residential uses to support diversity of resident and land uses, or creation of a mixed-use development (Objectives 1, 5 and 6, respectively). It also would not provide any of the amenities offered to the community at large relative to support of multi-modal transportation options, provision of a variety of passive and active recreational opportunities, or provision of a destination gathering place for the Project and surrounding areas (Objectives 2, 4 and 7, respectively). Permanent set aside of important and managed biological resources that would contribute to the block of preserved habitat located in the DDHP and the Elfin Forest Recreational Reserve (EFRR), also would not occur, contrary to Objective 3. Specifically, the long-term preservation of resources could not be assured as would occur under the Project, which would include dedication of land in permanent open space. Also, the management of conservation values including large segments of coast live oak woodland and southern mixed chaparral (containing wart-stemmed ceanothus), that would result from the permanent preservation of open space on the site, would not occur under this alternative. Improvements to potential wildlife movement by Project implementation of the bridge over Escondido Creek (allowing wildlife to pass under the bridge rather than crossing the vehicular travel way), as well as improvements to creek water quality resulting from removal of the at-grade crossing and underlying culverts and re-creation of a free-flowing creek bed, also would not be expected to occur. In addition, improvement of Country Club Drive roadbed and pathway and related improvement of emergency access to areas south of the creek would not occur, and off-sets to the north and south approaches to the Harmony Grove Road and Country Club Drive intersection would continue, retaining this awkward formation.

Project benefits that would not occur include: on-site legally protected conservation of environmental resources (34.8 acres of the Project would be preserved in open space, including Diegan coastal sage scrub, non-native grassland, Coast live oak woodland, and chaparral habitats), as well as permanent managed preservation of off-site habitats, including substantial blocks of Diegan coastal sage scrub, and non-native grassland or like functioning habitat; rehabilitation and enhancement of wetland habitat along Escondido Creek at percentages exceeding the direct impact; upgrades to the Country Club Drive/Harmony Grove Road intersection and installation of a bridge over the creek as well as improvements to Country Club Drive

south of the creek, and improvements to the Country Club Drive/Auto Park Way intersection (also addressing the roadway segment), and limited commercial opportunities that complement existing elements of HGV and contribute to the overall functioning of the village as a whole. Each of these would benefit the environment and/or community beyond the Project. Project TIF fees would also support improvements to roadways in the vicinity, benefitting all users of the associated roadways. The provision of trails/pathways linking on- and off-site land uses, would benefit all users, including the larger community. Similarly, the alternative would not implement the public parks, or a community destination gathering location proposed by the Project.

Overall, this alternative also doesn't support County General Plan goals related to smart growth and focusing development in areas adjacent to employment opportunities, primary access routes and necessary infrastructure.

Among other considerations contributing to the infeasibility of this alternative is that as noted in a recent study[4], the County is only projected to issue building permits for 26 percent of the 22,412 units allocated to it by the state in its Regional Housing Needs Allocation process by 2020. The study further notes that as of May 2017, the average home price in the San Diego region was $612,500 and the average monthly rental price was $1,432, meaning that 41 percent of homeowners were spending 30 percent or more of their income on mortgage payments and more than 57 percent of renters were spending 30 percent or more of their income on rent. An accepted metric of housing affordability is when a person need not spend 30 percent or more of their income on housing because it generally leaves sufficient funds for meeting a household's other food, medical, transportation and other needs. The lack of housing supply is contributing to scarcity and high housing prices that put a strain on the general welfare of County residents. Accordingly, in the present circumstance of widespread regional housing scarcity, the County finds it is proper to promote construction of denser projects in accordance with the goals and principles of the General Plan in order to increase housing supply.

As explained in the Statement of Overriding Considerations (which are separate and independent from these Findings), the County has determined that the benefits of the Proposed Project outweigh any environmental impacts that are avoided by the No Project/No Development Alternative. The County adopts and incorporates by reference herein the analysis in the FEIR with regard to the Project and Project alternatives.

[4] Incorporated herein by this reference and available for public review at: http://www.sdchamber.org/wp-content/uploads/2017/03/Housing-Score-Card.pdf

ii. GENERAL PLAN CONSISTENT WITH SEPTIC ALTERNATIVE

1. General Plan Consistent with Septic Alternative Description

The purpose of this alternative is to provide consistency with the existing general plan land use designation and to reduce traffic and air quality impacts. The General Plan Consistent with Septic Alternative would be consistent with the existing General Plan land use designation of Semi-Rural. This alternative includes 49 single-family residential homes on 1-acre or greater lots. Larger lot sizes are needed in order to meet the County's septic system requirements with respect to the Project's unique geologic/soils characteristics. The residential lots would have approximately 5,000-square foot pads that would be sited throughout the property in a dispersed, rather than consolidated, pattern that is based upon the soils characteristics found on the site. This alternative assumes an advanced on-site wastewater treatment septic system, requiring approximately 3,500 sf per lot.

The manufactured slope located along Country Club Drive south of the WTWRF would not be built, and grading quantities overall are expected to total approximately 660,000 cubic yards (22 percent less than the Proposed Project grading of 850,000 cy). This alternative would initially grade approximately 56 acres (50 percent of the site), and develop on approximately 56 acres (or 50 percent of the site). Approximately 55 acres (also approximately 50 percent of the site) would be placed into open space set-aside containing some steep slopes and biological resources associated with each lot. This open space would not be placed into a preserve managed by an independent land manager, but would be restricted in use on each individual lot.

This alternative would not include any commercial, parks, or other recreational uses, including a community gathering locale, given the small number of residential units on site. While there are fewer homes under this alternative, larger lots spread over the entire site would still require an extensive road system and utility lines (e.g., potable water).

2. Impact Comparison -- Proposed Project and General Plan Consistent with Septic Alternative

The alternative would grade individual residence pads, and place structures in general consistency with the underlying topography. The lot sizes would be compatible with some immediately abutting parcels to the west and east, and less compatible with HGV development patterns to the north. The views to this alternative would show fewer, and more widely spaced individual structures than would occur under the Proposed Project. There would be a range of structure size, with some being larger and some being smaller than under the Proposed Project. Because the units are dispersed throughout the site, however, some lots would be located at higher elevations than the Proposed Project, thereby increasing the potential to alter distant off-site views.

The General Plan Consistent with Septic Alternative would reduce grading quantities and initial visible surface disturbance compared to the Project. This alternative would therefore conform more closely to existing site topography than the Proposed Project (i.e., the smaller amount of soil movement would allow for greater retention of existing topography). The alternative would ultimately place 50 percent of the site into lots and streets, however, compared with 29 percent of the site being in lots and streets under the Proposed Project. Therefore, the alternative would not be perceived as visibly having less grading, and would appear to modify a greater part of the site. The dispersed development pattern of the alternative would site building pads closer to the southern Project boundary with the DDHP, and would introduce additional grading for pads and roads, with associated removal of native habitat, into a portion of the site identified for BOS under the Proposed Project.

Visual open space connecting to DDHP without pads and homes interspersed within it would be less than under the Proposed Project, where 34.8-acres of habitat south of the development footprint would be

protected. Although a substantial amount of the site (approximately 55 acres) would be placed into open space easements under the alternative, the fragmentation of the habitat would result in additional visual changes to the southern slope that would not occur under the Project. The placement of the easement on those parcels also would result in the extent of the residential development remaining visible over the long term. Even if substantial landscaping/vegetative screening is provided on the pad, the requirement to maintain the interspersed open space in its natural state would result in homes being placed within areas of low-growing scrub habitats, and therefore always remaining highly visible. This would be visually consistent with development in the area, but also would minimize the perception of topographic feature preservation, and would encroach further into the feature of existing site open space preserved under the Project.

Similar to the Proposed Project, this alternative would be anticipated to result in significant short-term visual effects related to the construction period and for some years of Project use. The intensity of those adverse effects could be greater when compared to the Proposed Project, because the placement of a number of lots would be at a higher elevation than the Proposed Project and therefore more visible. Similar to the Proposed Project, there would not be significant long-term impacts.

Relative to traffic, this alternative assumes 12 daily trips per residence, based on SANDAG's 2002 *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, which identifies use rates by type of use/density. The 49 units proposed for this alternative, therefore, would generate a total of 588 ADT. This is 87 percent fewer trips than the 4,350 ADT projected for the Proposed Project. Potential transportation/traffic impacts from this alternative would have lower overall a.m. and p.m. peak period volumes and lighter distribution overall to the area roadway system than under the Proposed Project.

Seven transportation impacts identified for the Proposed Project (four segments, and two signalized as well as one unsignalized intersections) would not occur under this alternative, including one segment and two intersection impacts identified within the City of Escondido. The remaining (cumulative) impacts would all occur within County jurisdiction. The two segments impacted would occur along Harmony Grove Road between Country Club Drive and Harmony Grove Village Parkway, and between Kauana Loa Drive and Enterprise Street. Mitigation is available, and cumulative impacts would be addressed through payment into the TIF program and/or direct improvements, as described in Section A of these Findings. An impact at the Country Club Drive and Harmony Grove Road signalized intersection that would be less than significant with incorporation of M-TR-2a (incorporated into Project design for the Proposed Project), would be addressed through a similar mitigation measure requiring a new lane and dedicated right-turn lane with an overlap phase, as described for the Project. The cumulative impact would be addressed through M-TR-2b, TIF payment, and that would also be required for this alternative.

Due to reduced grading and surface disturbance, the General Plan Consistent with Septic Alternative would impact fewer acres of biological habitat than the Proposed Project. It would include lots farther to the south than the Proposed Project, however, would result in additional impacts to wart-stemmed ceanothus and potentially coast live oak woodland, and would bring residential units closer to DDHP. This alternative would result in a greater level of fragmentation to preserved open space than the Proposed Project. This is because the retained habitats would contain dispersed housing and roads to access them, resulting in fingers of preserve being located within and throughout the alternative development scenario. These interspersed preserve areas would be subject to greater levels of edge effects than under the Proposed Project, where the BOS would consist of contiguous open space abutting development on only one side, and that limited to the southern extent of the development bubble.

Off-site impacts to Escondido Creek jurisdictional wetlands would be similar to the Proposed Project because a bridge would be installed over Escondido Creek. Construction-period effects also would occur

due to potential for on-site blasting in non-rippable areas during grading and potential for pile-driving requirements at the Escondido Creek bridge.

Although habitat would be subject to fewer direct impacts, the increased fragmentation of that habitat, however, would result in reduced biological function and an overall assessment of greater biological impact when compared to the Proposed Project.

Although considered unlikely, there is potential for significant direct impacts related to discovery of unknown buried archaeological resources or burials. As with the Proposed Project, impacts to cultural resources under this alternative would be reduced below a level of significance through applicable mitigation measures requiring an archaeological monitoring and data recovery program, described under M-CR-1 and 2 in Section A of these Findings.

Relative to noise, although there would be a reduced amount of grading required for this alternative, the further encroachment to the south could require additional blasting. Construction noise associated with potential blasting in non-rippable areas could result in significant construction-period noise impacts, similar to the Proposed Project. If such activities are identified within these thresholds during final design, design considerations as described in EIR Chapters 1.0 and 7.0, and mitigation as described in Section A of these Findings), which would lower these construction-period noise effects to less than significant levels. Noise effects associated with bridge construction over Escondido Creek would remain. Overall, this alternative would have reduced impacts to noise when compared to the Proposed Project due to reduced traffic trips and a reduction in off-site noise impacts.

Off site, the reduction in number of residences associated with this alternative would result in a related smaller number of vehicle trips due to the reduced generation of vehicle trips per day, leading to a decrease in traffic-related noise impacts to two on-site residences. Potential operational effects associated with the Proposed Project WTWRF would not occur as sewage would be dealt with on the individual lots, further reducing impacts related to noise.

Short-term construction-related air quality impacts associated with the General Plan Consistent with Septic Alternative would be less than the (less than significant) effects associated with the Proposed Project, because of the reduced amount of required grading. Impacts also would be less than the (less than significant) Proposed Project's operations, due to fewer associated vehicular trips. In addition, the significant and unmitigable air quality impact associated with the Proposed Project's exceedance of the 2016 RAQS would not occur as the RAQS modeling assumes land uses proposed under the 2011 General Plan and this alternative proposes fewer homes than allowed under the adopted General Plan.

This alternative would have a smaller grading footprint, would not implement an on-site WTWRF, and would have substantially fewer residences with associated vehicular trips. As it is assumed these homes would be built in accordance with the General Plan and compliance with the Climate Action Plan, this alternative would not have a significant impact. As described for the Proposed Project, however, all impacts associated with Proposed Project emissions would be mitigated to carbon neutral net zero through implementation of M-GHG-1 (addressing construction-period emissions) and M-GHG-2 (addressing operational emissions) as well as on-site reductions and sequestration provided through the landscaping plan. Although initial GHG emissions under the General Plan Consistent with Septic Alternative would be less than those of the Proposed Project, implementation of mitigation identified in Subchapter 2.7 for the Proposed Project would result in similarly less than significant impacts.

3. <u>Findings</u>

Finding

The County finds that this alternative would not avoid all significant environmental impacts identified in the FEIR, but would substantially reduce traffic loading onto streets and associated air quality emissions, as well as inconsistency with the RAQS. The County also finds that specific economic, legal, social, technological, or other considerations, make this alternative infeasible (PRC Section 21081[a][3], Guidelines Section 15091[a][3]).

The County identifies the following specific economic, legal, social, technological or other considerations make this alternative infeasible. The County finds that each of these reasons, standing alone, renders this alternative infeasible:

- The County finds that this alternative is infeasible for social and "other considerations" because it would not meet the Project objectives to the same extent as the Proposed Project as the 49 single-family residential homes will not enhance and support the economic and social success of the village to the same degree as the Project. While the alternative seeks to efficiently develop the property by placing new development in close proximity to HGV's existing and planned infrastructure and services, the alternative design does not represent an efficient residential development model that enhances and supports the economic and social success of the village or the surrounding areas to the same extent as does the Project (Objective 1).
- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet a Project objective to establish a community encouraging and supporting multi-model forms of transportation, including walking and bicycling (Objective 2).
- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet a Project objective to provide a variety of passive and active recreational opportunities in support of County goals to encourage healthy and active lifestyles through creation of public and private parks, pathways and trails providing connectivity to nearby preserved lands and the nearby village to the same extent as the Proposed Project (Objective 4).
- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet the Project objectives of providing a mixed-use development with a broad range of housing choices to support a diversity of resident and land uses within the Project, as well as increasing number and diversity of residences within the Project to optimize the operational effectively of public facilities and services of the Project and existing village (Objectives 5 and 6).
- The County finds that this alternative for social and "other considerations" is infeasible because it would fail to meet a Project objective to create a destination gathering place that provides a variety of land uses encouraging walkability, social interaction and economic vitality for the Project, and with the existing village and surrounding areas (Objective 7).
- The County also finds that this alternative for social and "other considerations" is infeasible because it fails to assist the County in maximizing construction jobs, fulfilling its regional housing needs allocation, and improving housing affordability/increased housing supply in the region.
- The County also finds that this alternative is infeasible for social and "other considerations" because impacts to biological habitat function would be greater than under the Proposed Project, and therefore would not preserve and enhance sensitive biological resources to the same extent as the Proposed Project (Objective 3).

Facts in Support of the Finding

The General Plan Consistent with Septic Alternative would result in substantially reduced impacts to transportation/traffic and air quality, and reduced impacts to noise when compared with the Proposed Project. Impacts would be similar for aesthetics and cultural resources. The alternative would reduce grading quantity and initial surface disturbance, resulting in fewer habitat impacts than the Proposed Project. It would result in a greater level of fragmentation to preserved open space, however, than the

Proposed Project. This is because the retained habitats would contain dispersed housing and roads to access them, resulting in fingers of preserve being located within and throughout the alternative development scenario. These interspersed preserve areas would be subject to greater levels of edge effects than under the Proposed Project, where the BOS would consist of contiguous open space abutting development on only one side, and that limited to the southern extent of the development bubble. The increased fragmentation of that habitat would result in reduced biological function and an overall assessment of greater biological impact when compared to the Proposed Project.

Although this alternative would reduce some impacts and be consistent with the General Plan, it would not achieve an underlying Project purpose of accommodating a portion of the projected population growth and housing needs in San Diego County by expanding an existing village that will further enhance and support the success of that village. Also, the alternative would not meet the Project objectives to the same degree as the Proposed Project, as indicated above and described below.

The low density, dispersed pattern of development provided in this alternative would limit the ability to fully meet Objective 1 because it would not provide as efficient a development pattern in close proximity to an existing village as the Project. The General Plan Consistent with Septic Alternative has a limited ability to support the economic and social success of the existing village (Objective 1) when compared to the Proposed Project because the substantial decrease in number of residents would not provide the same level of support to HGV's commercial uses and the alternative would lack the diversity in land uses needed to promote social interaction. Similarly, the General Plan Consistent with Septic Alternative's land use pattern (dispersed large-lot single-family) does not meet Objectives 5 and 6 because the Project encourages a mix of residential units and a broad range of housing choices which result in a diversity of residents and land uses. The alternative would all be single-family homes on large lots, and would be fairly uniform, rather than diverse. With substantially fewer units, this alternative also would not optimize the operational effectiveness of public facilities and services of the alternative or the existing village relative to the Proposed Project.

The low density dispersed land use pattern represented in this alternative is contrary to Objective 2 because the auto-dependent development pattern (lacking trail improvements) would not contribute to the establishment of a community that encourages and supports multi-modal transportation including walking or bicycling. Similarly, this alternative would not meet Objective 7 because it would not create a destination gathering place with a variety of land uses, such as the Project's Center House, that encourages walkability, social interaction and economic vitality. When compared to the full range of passive and active recreational opportunities provided by the Proposed Project, this alternative would be less effective in meeting Objective 4. The alternative appears to better realize the Objective 8 goal of physically responding to the site's physical variables through use of less grading, but would encroach into visible areas that would be retained as open space by the Proposed Project as a site feature. On balance, and for different reasons, the alternative is considered to achieve Objective 8 to the same extent as the Project.

Similar to the Proposed Project, the General Plan Consistent with Septic Alternative would meet Objective 3 because it does preserve and enhance biological habitat and landforms in dedicated open space easements. It would not, however, enhance sensitive biological resource function to the same extent as the Proposed Project.

This alternative would not maximize increased density close to the shopping, employment, and transportation centers of Escondido and San Marcos to the same extent as the Proposed Project. These smart growth concepts result in maximizing density near transit corridors to reduce air quality, greenhouse gas impacts, and expensive road construction projects that result when new communities are developed away from existing infrastructure because the needed density was not accommodated in denser projects near

existing infrastructure and job centers. This alternative does not maximize housing relative to the Proposed Project.

Also, this reduced scale project that would provide fewer or shorter jobs in the construction industry than the Proposed Project. Facilitating economic prosperity by creating more and longer job opportunities in the construction industry is a worthwhile goal for the County. Although certainly not required, it is likely, under normal business practice for contractors to hire local workers (this workforce is familiar with local jurisdictional requirements and saves a potential out-of-town contractor from having to pay to bring in outside workers and pay per diem). Another consideration contributing to the infeasibility of this alternative is that it would not maximize the County's ability to facilitate more housing opportunities for its residents. As described in the No Project Alternative above in more detail, the County is only projected to issue building permits for 26 percent of the 22,412 units allocated to it by the state in its Regional Housing Needs Allocation process. The lack of housing supply is contributing to scarcity and high housing prices that put a strain on the general welfare of County residents. Accordingly, in the present circumstance of widespread regional housing scarcity, the County finds it is proper to promote construction of denser projects in accordance with the goals and principles of the General Plan in order to increase housing supply.

Therefore, the General Plan Consistent with Septic Alternative is rejected because while it meets the Project objective relative to habitat preservation and responsiveness to site topography (Objective 8), it fails to attain Objectives 2, 5, 6 and 7; fails to attain others to the same extent as the Proposed Project (Objectives 1, 3 and 4); and fails to provide the significant public benefits associated with implementation of the Proposed Project.

Project benefits lost include: connections to existing trails, as well as provision of additional trails, that would both non-vehicular transportation (including equestrian uses) well as allow for alternative transportation through the site; public parks and a community destination gathering location proposed by the Project; limited commercial opportunities that complement existing elements of HGV and contribute to the overall functioning of the village as a whole; and improvements to Country Club Drive south of the creek, and improvements to the Country Club Drive/Auto Park Way intersection (also addressing the roadway segment), each of which would benefit the community beyond the Project. Project TIF fees would also support improvements to roadways in the vicinity, benefitting all users of the associated roadways. Benefits accruing to County goals to implement smart growth policies also would not be attained to the same extent as under the Proposed Project.

As explained in the Statement of Overriding Considerations, which are separate and independent from these Findings, the County has determined that the benefits of the Proposed Project outweigh any environmental impacts that are avoided by the General Plan Consistent with Septic Alternative. The County adopts and incorporates by reference herein the analysis in the FEIR with regard to the Project and Project alternatives.

iii. GENERAL PLAN CONSISTENT WITH SEWER ALTERNATIVE

1. General Plan Consistent with Sewer Alternative Description

The purpose of this alternative would be to avoid or reduce impacts to sensitive resources (steep slopes and biology) in the block of open space surrounded on two sides by DDHP, as well as steep slope impacts in the northeast portion of the alternative, traffic impacts, and aesthetic impacts associated with the Proposed Project. It also would provide consistency with the existing general plan land use designation with a greater number of units through utilization of the Conservation Subdivision Program (CSP) and Planned Development Regulations.

The General Plan Consistent with Sewer Alternative would allow development in accordance with the General Plan Land Use designation of the Semi-Rural Regional Category. Approximately 110 acres is designated Semi-Rural Residential (SR-0.5) and the remaining portion of the Project site is designated Rural Lands (RL-20). This alternative would implement the County's CSP over the 110 acres designated as SR-0.5 in conjunction with Planned Development Regulations. The remaining approximately 1 acre would remain outside the CSP and be maintained as open space.

The intent of the CSP is to encourage residential subdivision design that improves the preservation of sensitive environmental resources and community character. Planned Development Regulations allow for reductions in lot size and other design restrictions for conservation subdivisions when a certain percentage of open space is provided. Under Planned Development regulations, all properties within SR designations must contain a minimum of 40 percent of conservation/group open space. In addition, each lot must contain a minimum of 1,000 s.f. of private usable open space.

The CSP and PD Regulations would apply to the 110 acres designated as SR-0.5. This alternative would yield 119 single-family homes constructed on minimum 6,500-s.f. lots and sited to preserve sensitive biological resources and steep slopes. Some lots in the north of the alternative, all along the eastern and southern extents, and along the western site boundary south of the curve in Country Club Drive, would be larger, ranging from approximately 0.5 acre to 2.0 acres in size. Approximately 738,000 cy of cut and fill soil would be required for this alternative. This is approximately 13 percent less than the 850,000 cy assumed for the Proposed Project. This alternative would grade approximately 62 acres (59 percent of the site) and develop approximately 49 acres (approximately 44 percent). Approximately 44 percent of the site (49 acres of open space) also would be dedicated for conservation/preservation, and each of the lots would be required to include 1,000 s.f. of private open space. Although steep natural slopes outside the development footprint would be preserved to a greater degree than under the Proposed Project, a waiver for encroachment into insignificant RPO steep slopes as well as an exception for roadways would be required, similar to the Proposed Project.

Due to the fewer number of units, this alternative would not include trails, a community center or commercial mixed use. Six parks would be provided, however, consistent with the County PLDO and Subdivision Ordinance requirements. Benching and retaining walls would be required to support alternative pads. All internal roadways would be private and would be constructed to the same standard as the Proposed Project.

The General Plan Consistent with Sewer Alternative would require connection to a WRF because the smaller lot sizes make individual septic units infeasible. Because the HGV Specific Plan and Community Plan currently require that HGV's WRF be used only for HGV to provide sewage service to Village homes, this alternative would require a GPA to allow for connection to the HGV sewage treatment facility and also would require an amendment to the HGV Specific Plan and an Elfin Forest/Harmony Grove Community Plan Amendment to allow sewer services to be provided to Semi-rural designated areas beyond the HGV Village boundaries.

2. Impact Comparison -- Proposed Project and General Plan Consistent with Sewer Alternative

Similar to the Proposed Project, implementation of this alternative would introduce structures to the valley floor and slopes of the hills in the northerly portion of the property. This is the area that is most visible from off-site locations, and as such, would contain visible built uses. This alternative would result in fewer residential dwelling units than the Proposed Project. Larger lots (each approximately 0.5 acre in size) would be located within the northern portion of the alternative close to Harmony Grove Road, along most of the western perimeter, and along the southern portion of the development footprint. Lots ranging up to 2.0 acres in size would be aligned along the northeastern portion of the property. These residences would be the

closest on-site uses to the estate lots located east of the property in the County. Placing the larger lots along the perimeter would provide a softer transition to adjacent open space and existing residences on abutting parcels. Benching and retaining walls would be required to support alternative lots. Those cut slopes would be potentially steeper and more abrupt than the adaptive grading implemented under the Proposed Project. Their modified nature may remain visible, even after landscaping, due to the more engineered design and the required use of additional retaining walls over those proposed for the Proposed Project. This would somewhat counteract the visual effect provided by the reduced grading along the southern perimeter.

The larger lots also allow for flexibility and avoidance of steep slope impacts related to grading. The alternative is responsive to RPO-protected steep slope avoidance. Where protected slopes cannot be avoided, no more than 10 percent of the lot would be encroached upon, consistent with the ordinance. As a result, portions of steep slopes in the northeastern part of the alternative that the Proposed Project would impact for road right-or-way or residential lots (as part of Lot 2), would be less affected by this alternative. This alternative also would allow a reduction in grading quantity and initial visible footprint of approximately 13 and 8 percent, respectively, when compared to the Proposed Project. The reduced grading quantity and footprint would result in reduced views to modified slopes in certain locations, with smaller amounts of raw soil and broken rock being visible in the short term during project grading. As cut slopes would be fewer than under the Proposed Project, potential issues with raw cut rock could be commensurately less as well. The Proposed Project, however, would only develop on approximately 29 percent of the site, preserving the remaining areas into open space, parks and landscaped areas as compared to this alternative that would develop on approximately 44 percent of the site.

Similar to the Proposed Project, the General Plan Consistent with Sewer Alternative would be anticipated to result in significant short-term visual effects related to the construction period and for some years of Project use. The intensity of those short-term adverse effects would be less when compared to the Proposed Project because of the smaller footprint. Because a bridge would be built over Escondido Creek, the loss of vegetation (and subsequent revegetation) would be expected to be similar for both the Project and this alternative.

In conclusion, balancing the more intensive in-development building pattern, including additional benching and retaining walls, against the fewer number of dwelling units and reduced footprint to the south, and the size of the northeastern residential lots (which may be considered more visually consistent with off-site single-family residential uses to the east), the aesthetic impacts under this alternative would be incrementally less than the Proposed Project.

Relative to traffic, assuming an ADT of 10 per DU (based on SANDAG's 2002 *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, which identifies use rates by type of use/density), this alternative would generate a total of 1,190 ADT, which is approximately 26 percent of the 4,530 ADT that would be generated by the Proposed Project, or a reduction of 74 percent. This would result in lower overall a.m. and p.m. peak period volumes and lighter distribution overall to the area roadway system. Seven significant impacts identified for the Proposed Project would not occur under this alternative. These include four segments impacts including (one segment) direct and cumulative impacts in the City of Escondido and (three segments with) cumulative impacts in the County. Cumulative impacts would still occur to Harmony Grove Road between Country Club Drive and Harmony Grove Village Parkway, and between Kauana Loa Drive and Enterprise Street, both within County jurisdiction. As for the Project, mitigation is available, and cumulative impacts would be addressed through payment into the TIF program and/or direct improvements, as described in Section A of these Findings. Similarly, significant cumulative impacts identified for the Proposed Project would not be triggered at signalized intersections in the City of Escondido; or at the unsignalized County intersection of Harmony Grove Road and Kauana Loa Drive under this alternative. For impacts to the Country Club Drive and Harmony Grove Road intersection, similar mitigation to M-TR-2a would be implemented under this alternative, requiring a new lane and

dedicated right-turn lane with an overlap phase. The cumulative impact would be addressed through M-TR-2b, TIF payment, and that would also be required for this alternative.

Due to the reduced grading and initial surface disturbance, this alternative would impact fewer biological resources than the Proposed Project. The grading footprint for this alternative would total approximately 62 acres, less than the Proposed Project at approximately 71 acres. All areas not within lots would be conserved as part of this conservation subdivision, and placed into BOS under this alternative. The solid block of preserved habitat in the southern extent of the property would be larger than that preserved under the Proposed Project at approximately 49 acres (approximately 44 percent of the site) rather than approximately 35 acres.

Impacts to habitat on the east side of the property generally would be the same as for the Proposed Project. This alternative would impact a portion of Intermediate Value Diegan coastal sage scrub habitat known to support one California gnatcatcher breeding pair recorded along the eastern boundary of the site in 2014. These impacts would be significant and would be mitigated through the mitigation identified in Section A of these Findings.

Although homes would be set farther to the west compared to the Project, lessening potential for indirect noise and light impacts, there could be reduced on-site area for wildlife movement. A direct, north-south connection of core scrub and chaparral habitat between DDHP and Escondido Creek does not exist through the Project site due to patchy habitat and some existing development; but areas along the eastern boundary of the site could facilitate north-south movement to and from Escondido Creek. (Areas farther to the east of the site also are less constrained, where a direct connection of scrub and chaparral habitat occurs along West Ridge.) Because the eastern portion of the alternative layout would be in lots commensurate with the larger single-family homes under this alternative, area under the Proposed Project provided as on-site corridor would not occur under this alternative. The existing corridor would continue off site, with a width of approximately 700 feet (compared to approximately 1,000 feet in width under the Proposed Project).

This alternative would provide additional preserved open space along the south side of the development footprint when compared to the Proposed Project. This would allow for increased preservation of chaparral habitat that has notable sensitive plant species, such as wart-stemmed ceanothus and summer holly. The additional acreage in conserved open space would contribute to the open space set-aside that connects directly to the DDHP on both its east and south side, providing a larger block of contiguous habitat next to this existing preserve. Also, although the Proposed Project would not directly impact on-site (non-RPO) jurisdictional waters, some brush management impacts south of the Project build footprint are anticipated to occur. These would not occur under this alternative, which has a southern development boundary slightly further to the north.

Similar to the Proposed Project, design features identified in EIR Table 1-2 and Chapter 7.0, for biological resources would be applicable to this alternative. Also similar to the Proposed Project, all CEQA-identified biological impacts under this alternative would be reduced below a level of significance through mitigation measures M-BI-1a through M BI-9, detailed in Section A of these Findings. Overall, the biological impacts under this alternative would be generally similar to the Proposed Project. This is based on balancing the similar impacts to Diegan coastal sage scrub and associated species, the increased open space to the south, and the narrower wildlife movement corridor.

Although considered unlikely, there is potential for significant direct impacts related to discovery of unknown buried archaeological resources or burials. As with the Proposed Project, impacts to cultural resources under this alternative would be reduced below a level of significance through applicable mitigation measures requiring an archaeological monitoring and data recovery program, described Section A of these Findings.

Short-term construction-related noise impacts associated with this alternative would be less than those associated with the Proposed Project, because of the reduced amount of grading and smaller footprint. Regardless, construction noise associated with potential blasting in non-rippable areas could result in significant construction-period noise impacts, similar to the Proposed Project. The likelihood of such impacts would be less than for the Proposed Project, because the southern boundary of the construction envelope would be located farther north than under the Proposed Project, and therefore farther away from some existing homes along the western Project parcels. If such activities are identified within these thresholds during final design, design considerations as described in EIR Table 1-2 and Chapter 7.0, and mitigation as described in Section A of these Findings, would be required, which would lower these construction-period noise effects to less than significant levels. Noise effects associated with bridge construction over Escondido Creek would remain. The proposed 119 homes under the alternative generate fewer vehicle trips per day (26 percent of the Proposed Project), with an associated decrease in off-site operations-related traffic-related noise impacts.

Short-term construction-related air quality impacts associated with the General Plan Consistent with Sewer Alternative would be less than the (less than significant) effects associated with the Proposed Project, because of the reduced amount of required grading. Impacts also would be less than the (less than significant) Proposed Project's operations, due to fewer associated vehicular trips. The significant and unmitigated air quality impact associated with exceedance of the 2016 RAQS would not occur for this alternative as the RAQS modeling assumes land uses proposed under the 2011 General Plan and this alternative proposes fewer residential lots than allowed under the adopted General Plan.

This alternative would not implement an on-site WTWRF, and would have substantially fewer residences with associated vehicular trips. As it is assumed these homes would be built in accordance with the General Plan and compliance with the Climate Action Plan, this alternative would not have a significant impact. As described for the Proposed Project, however, all impacts associated with Proposed Project emissions would be mitigated to carbon neutral net zero through implementation of M-GHG-1 (addressing construction-period emissions) and M-GHG-2 (addressing operational emissions) as well as on-site reductions and sequestration provided through the landscaping plan. Although initial GHG emissions under the General Plan Consistent with Sewer Alternative would be less than those of the Proposed Project, implementation of mitigation identified in Subchapter 2.7 for the Proposed Project would result in similarly less than significant impacts.

3. Findings

Finding

The County finds that this alternative would not avoid all significant environmental impacts identified in the FEIR, but would substantially reduce impacts to grading, traffic, and RAQS conformance. The County also finds that specific economic, legal, social, technological, or other considerations, make this alternative infeasible (PRC Section 21081[a][3], Guidelines Section 15091[a][3]).

The County identifies the following specific economic, legal, social, technological or other considerations make this alternative infeasible. The County finds that each of these reasons, standing alone, renders this alternative infeasible:

- The County finds that this alternative is infeasible for social and "other considerations" because it would not meet the Project's objective to the same extent as the Proposed Project because with fewer residential homes it will not enhance and support the economic and social success of the village to the same degree as the Project. While the alternative seeks to efficiently develop the property by placing new development in close proximity to HGV's existing and planned

infrastructure and services, the alternative design does not provide an efficient residential development pattern that enhances established neighborhoods to the same extent as does the Project (Objective 1).

- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet a Project objective to establish a community encouraging and supporting multi-model forms of transportation, including walking and bicycling (Objective 2).
- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet a Project objective to provide a variety of passive and active recreational opportunities in support of County goals to encourage healthy and active lifestyles through creation of public and private parks, pathways and trails providing connectivity to nearby preserved lands and the nearby village to the same extent as the Proposed Project (Objective 4).
- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet the Project objectives of providing a mixed-use development with a broad range of housing choices to support a diversity of resident and land uses within the Project, as well as increasing number and diversity of residences within the Project to optimize the operational effectively of public facilities and services of the Project and existing village (Objectives 5 and 6).
- The County finds that this alternative for social and "other considerations" is infeasible because it would fail to meet a Project objective to create a destination gathering place that provides a variety of land uses encouraging walkability, social interaction and economic vitality for the Project, and with the existing village and surrounding areas (Objective 7).
- The County finds that this alternative for social and "other considerations" is infeasible because it would fail to meet a Project objective to respond to the site's physical variables, preserving significant topographic features and taking advantage of existing site features, to the same extent as the Proposed Project (Objective 8).
- The County also finds that this alternative for social and "other considerations" is infeasible because it fails to maximize construction jobs, support the County in fulfilling its regional housing needs allocation, and improving housing affordability increased housing supply in the region.

Facts in Support of the Finding

The General Plan Consistent with Sewer Alternative would result in less aesthetic, transportation/traffic, air quality, and noise impacts than the Proposed Project. Impacts to biological resources and cultural resources would be similar.

Although this alternative would reduce impacts it does not achieve all of the Project objectives to the same degree as the Proposed Project. The alternative would not meet Objective 1 to the same extent as the Project because it would not provide an efficient development pattern in close proximity to an existing village to the same degree as the Project. This is because the alternative would have fewer homes, and fewer public amenities (no trails, Center House amenities or small commercial component), all of which would augment the uses of HGV and tie the existing and planned extension of the village together. The reduced uses and lower number of residents would not enhance and support the economic and social success of the existing village and the alternative compared to the Proposed Project. The low density single-family pattern represented in this alternative has limited ability to support the economic and social success of the existing village and the alternative because it would not increase the diversity of residents and land uses when compared to the Proposed Project.

The single-family land use pattern represented in this alternative, as evidenced by developing on approximately 44 percent of the site, would be contrary to Objective 2 because the reduced number of units and auto-dependent development pattern (no trails and pathways) would not contribute to the establishment of a community that encourages and supports multi-modal transportation. Similarly, this alternative's land

use pattern (single family) is inferior to the Proposed Project in meeting Objectives 5 and 6 which encourage a mix of residential units and a broad range of housing choices which result in a diversity of residents. Also as a result of having substantially fewer units when compared to the Project, this alternative is less effective in optimizing the operational effectiveness of public facilities and services of the existing village. When compared to the full range of passive and active recreational opportunities provided by the Proposed Project, including the Center House community area and multiple parks throughout the Proposed Project, as well as trail heads and trails, the alternative would be less effective in meeting Objective 4. This alternative would not meet Objective 7 because it would not create a destination gathering place with a variety of land uses, such as the Project's Center House, that would encourage walkability, social interaction and economic vitality.

Relative to Objective 8, within the development footprint in the heart of the alternative, the more intensive engineered nature of the grading–with additional benching and retaining walls, and lessened contour/adaptive grading–would not respond to the site's physical variables to the extent of the Proposed Project. Topographic variation and visibility to existing site characteristics would be lessened from that achieved by the Proposed Project. Views to developed lots and streets would be increased under the alternative and sight-lines into the site and between structures afforded by the Proposed Project would be reduced, although balanced somewhat by a reduction in building on steep slopes in the northeastern portion of the property, and the potential for some sight-lines between homes on the larger lots on the central bench. Overall, this alternative would not be as responsive to Objective 8 as the Proposed Project in selectively placing development in a manner that visually and physically responds to the site's physical variables.

This alternative would meet Objective 3 because it does preserve and enhance biological resources. A larger conservation area adjacent to DDHP would result under this alternative than under the Proposed Project.

This alternative also fails to support County General Plan goals related to smart growth and focusing development in areas adjacent to primary access routes and necessary infrastructure to the same extent as the Proposed Project. A total of 119 residences (74 percent less than the Proposed Project) would be provided in proximity to the Nordahl Transit Station.

Among the other considerations contributing to the infeasibility of this alternative is that it would provide fewer or shorter construction jobs than the larger Proposed Project. Facilitating the economic prosperity of its residents by created more and longer job opportunities in the construction industry is a worthwhile goal for the County. Aside from those who are employed building the homes, another consideration contributing to the infeasibility of this alternative is that it would not maximize the County's ability to facilitate more housing opportunities for its residents. As noted in a recent study[5], the County is only projected to issue building permits for 26 percent of the 22,412 units allocated to it by the state in its Regional Housing Needs Allocation process. Further, an accepted metric of housing affordability is that expenditure of 30 percent or less of income on housing generally leaves sufficient funds for meeting a household's other food, medical, transportation and other needs. The study also notes that as of May 2017, the average home price in the San Diego region was $612,500 and the average monthly rental price was $1,432, meaning that 41 percent of homeowners were spending 30 percent or more of their income on mortgage payments and more than 57 percent of renters were spending 30 percent or more of their income on rent. The lack of housing supply is contributing to scarcity and high housing prices that put a strain on the general welfare of County residents. Accordingly, in the present circumstance of widespread regional housing scarcity, the County finds it is proper to promote construction of denser projects in accordance with the goals and principles of the General Plan in order to increase housing supply.

[5] Incorporated herein by this reference and available for public review at http://www.sdchamber.org/wp-content/uploads/2017/03/Housing-Score-Card.pdf; as of January 8, 2018.

Therefore, the General Plan Consistent with Sewer Alternative is rejected because while it satisfies a Project objective related to open space set aside, it fails to attain some of the objectives of the Project (Objectives 2, 5, 6 and 7) and fails to attain other Project objectives to the same extent as the Proposed Project (Objectives 1, 4 and 8). Finally, it fails to provide the significant public benefits associated with implementation of the Proposed Project.

Project benefits lost include: connections to existing trails, as well as provision of additional trails/pathways, that would benefit both non-vehicular transportation (including equestrian uses) and health goals; limited commercial opportunities that complement existing elements of HGV and contribute to the overall functioning of the village as a whole; a community destination gathering location proposed by the Project; and improvements to the Country Club Drive/Auto Park Way intersection (also addressing the roadway segment), each of which would benefit the community beyond the Project. Project TIF fees would also support improvements to roadways in the vicinity, benefitting all users of the associated roadways. Benefits accruing to County goals to implement smart growth policies also would not be attained to the same extent as under the Proposed Project.

As explained in the Statement of Overriding Considerations, which are separate and independent from these Findings, the County has determined that the benefits of the Proposed Project outweigh any environmental impacts that are avoided by the General Plan Consistent with Sewer Alternative. The County adopts and incorporates by reference herein the analysis in the FEIR with regard to the Project and Project alternatives.

iv. SENIOR CARE TRAFFIC REDUCTION ALTERNATIVE

1. Senior Care Traffic Reduction Alternative Description

The Senior Care Traffic Reduction Alternative is intended to substantially reduce impacts associated with traffic in the context of providing a development pattern that would increase density adjacent to the existing HGV Village through a GPA. This alternative consists of a senior citizen community made up of 266 single-family age-restricted residences and five two-story structures totaling 120 units of managed care facility. The trip generation rates for-age restricted residential units and a managed care facility are substantially less than non-age-restricted residential units. The Proposed Project is projected to result in 4,530 ADT based on 10 trips per residence (based on SANDAG's 2002 *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, which identifies use rates by type of use/density). The trip rates for age-restricted and managed care facilities are 4 trips per residence and 2.5 trips per unit, respectively. Using this generation rate, development under the Senior Care Traffic Reduction Alternative would result in 1,364 ADT, or 3,166 (70 percent) fewer trips than the Proposed Project per day.

This alternative would incorporate the unique design requirements for this type of development. All 266 single-family residences would be one story due to the age-related nature of the development. Also, given the demand for security features in such projects, the single-family residential units as well as the managed care units would be clustered into discrete gated neighborhoods. Public pedestrian access between the neighborhoods and provision of a sense of connection between the neighborhoods and HGV would be provided. Each of the neighborhoods, including the numerous **(**17) small parks, would be located in a manner that complies with the County's PLDO requirements and allows accessibility to the public.

No commercial uses or community gathering locale would be provided because the fewer number of single-family dwelling units in this alternative would not be able to support such uses on site. This alternative would include an on-site WTWRF and all roads within the community would be private, similar to the Proposed Project. A landscaping plan would be implemented as part of this alternative. Due to the lower-density design (generally single-story residences that appeal to the age-restricted market) the grading

footprint would be greater than the Proposed Project. This alternative would grade approximately 82 acres (74 percent of the site), and develop on approximately 66 acres (60 percent) of the site. This alternative also would have greater grading quantities (1,450,000 cy) than the Proposed Project, or approximately 71 percent more than the Proposed Project at 850,000 cy.

Area retained in undisturbed open space would be approximately 30 acres, or 27 percent, of the site. Adding this to the park and other internal open space (approximately 15 acres overall) would result in a total of approximately 45 acres (41 percent of the site) in open space. In order to accommodate the alternative's more dispersed development design, two of the gated neighborhoods would be extended into a small portion of the area that is preserved as open space by the Proposed Project and on the portion of the project that contains insignificant RPO steep slopes; this would extend into a large block of open space in the southern part of the site that would be avoided by the Proposed Project. The alternative would also require a waiver under RPO. Similar to the Proposed Project, the Senior Care Traffic Reduction Alternative would require a GPA, rezone and approval of a Specific Plan.

2. Impact Comparison -- Proposed Project and Senior Care Traffic Reduction Alternative

This alternative would primarily consist of 266 single-family homes of a consistent height. The building heights of these homes would be compatible with existing development in the Project vicinity generally located to the west (generally one story in height) and less so to the east of the site (generally estate housing exceeding one story). The uniform small lots with the individual homes would appear less consistent in lot size with uses to the west, east and north (HGV) of the site; excluding the Harmony Grove Spiritualist Association, approximately 0.25 mile to the west. Although the managed care facility would introduce a different land use to the surrounding area, the 120 units of managed care facility would be located in two-story buildings which would be similar in height to some of the structures located in HGV immediately adjacent to the alternative and with some of the large estate-style homes with multiple stories that surround portions of the project site. These two-story structures would be sited generally more internal to the alternative, with only one structure aligned along nearby Country Club Drive. This alternative would result in increased grading quantity and footprint when compared to the Proposed Project, including homes sited in the area preserved as open space by the Proposed Project, as well as a small increased number of homes on the northeastern knoll. Because a bridge would be built over Escondido Creek, the loss of vegetation (and subsequent revegetation) would be expected to be similar for both the Project and this alternative.

Similar to the Proposed Project, the Senior Care Traffic Reduction Alternative would be anticipated to result in significant short-term and unmitigable visual effects related to construction and for some years of Project use until the landscaping required as part of alternative design reaches maturity. At that time, temporary visual impacts associated with views to raw soil and immature landscaping would be reduced to less than significant levels. Although the CEQA impact would be the same, the intensity of those short-term adverse effects, would be greater for this alternative because of the larger footprint.

The increased grading quantity and footprint also could result in increased views to modified slopes in certain locations, with larger amounts of raw soil and broken rock potentially being visible from certain locales. Potential impacts relative to broken rock would be mitigated similar to the Proposed Project as described in M-AE-1 in Section A of these Findings.

It is expected that upon buildout and full vegetative maturity of both HGV and the alternative, this alternative would blend with the village to the north, similar to the Proposed Project. Overall, this alternative would be similar to the Proposed Project relative to encroachment into steep slopes. The alternative would have a larger grading footprint, and, ultimately, develop more area in long-term lots and streets than the

Proposed Project. This alternative would grade approximately 74 percent of the site, and ultimately build approximately 60 percent of the site out in lots and streets, with less space allotted to exterior or interior revegetated slopes. Adding the area retained in undisturbed open space (approximately 30 acres) to the park uses and other internal open space (approximately 15 acres overall) would result in a total of approximately 45 acres (41 percent of the site) in open space; much less than the 75 acres (68 percent of the site) under the Proposed Project.

Structural development would be generally lower (one- versus two-to-three-story structures for single-family residential uses when compared to the limited three- to four-story multi-family uses under the Proposed Project), which could result in some increased visibility over the development to hills southerly of the alternative. The surrounding heights of rimming ridge lines and topographic features to the southeast and south, however, would minimize the visual difference in these heights. The more regular lot layout (more consistent lot sizing and distribution over the site relative to more traditional single-family detached subdivision design and grouped rectangular care units) would not provide open sight lines into the site's interior slopes. This would contrast with the Proposed Project interior slopes, which, due to wider swaths of undeveloped area, would allow for substantial vegetation, and a greater visible link to the underlying topography along these open areas. The amount of topographic variation and visibility to existing site characteristics would be lessened from that achieved by the Proposed Project due to the substantially greater grading quantities, greater acreage allotted to lots and streets under the alternative, the obscuring of site soils with structures, and the reduced sight-lines into the site and between structures afforded by the Proposed Project.

Overall, the alternative would provide greater contiguous structural massing and less visual open space from off-site locations, but the visual effect of the larger footprint would be off-set over the long-term by the lower height of the residences, and implementation of the landscape plan combined with set back of the lots from public Country Club Drive. As a result, the ultimate aesthetic impacts under this alternative overall would be different from, but an equal level to, impacts assessed to the Proposed Project.

Relative to traffic, the Senior Care Traffic Reduction Alternative would result in 1,364 ADT, or 3,166 (70 percent) fewer trips than the Proposed Project per day. The decrease in the numbers of trips would be substantial, and as a result, the related transportation/traffic impacts under this alternative would be anticipated to be substantially less than those of the Proposed Project. There would be lower overall a.m. and p.m. peak period volumes and lighter distribution overall to the area roadway system. Five significant impacts assessed to the Proposed Project would be eliminated. These would include two roadway segment impacts and an unsignalized intersection within the County, and two signalized intersection impacts in the City of Escondido.

Even where significant impacts remain, they would be reduced from the Proposed Project. County segments remaining significant would be mitigated to below a level of significance as described under M-TR-3, -4, -6 and -7 through focused improvements or TIF payments in Section A of these Findings. Similar to the Proposed Project, possible mitigation has been identified for the segment of Country Club Drive within the City of Escondido's jurisdiction, could be mitigated to below a level of significance through physical improvements as described under M-TR-1a and 1b (including widening and re-striping) for direct impacts and through reduced fair-share fees for the cumulative impact as described in Section B of these Findings if implemented by the City. Also similar to the Proposed Project, because implementation of the mitigation is within the power of another CEQA lead agency (the City), and beyond the purview of the County, those impacts are identified as significant and unmitigable.

For impacts to the Country Club Drive and Harmony Grove Road intersection, mitigation similar to M-TR-2a in Section A of these Findings would be implemented, requiring a new lane and dedicated right-turn lane

with an overlap phase. The cumulative impact would be addressed through M-TR-2b, TIF payment, and that would also be required for this alternative (also as described in Section A of these Findings).

Due to increased grading and surface disturbance, the Senior Care Traffic Reduction Alternative would impact more biological resources than the Proposed Project. Although some of the southern portion of the site would be avoided by this alternative and placed in BOS, the alternative's dispersed development plan would result in the need for a greater grading footprint than the Proposed Project; resulting in an impact to the large block of open space in the southern part of the Project area that would be avoided by the Proposed Project. This area includes a number of resources, including chaparral containing numerous sensitive wart-stemmed ceanothus and limited San Diego sagewort. Although some areas containing wart-stemmed ceanothus and ashy spike-moss would be avoided under the alternative that would be impacted by the Proposed Project, the alternative would impact other areas preserved under the Proposed Project, and would additionally fragment Project-retained open space as a result of necessary access roads.

This alternative would initially grade approximately 11 acres more than the Proposed Project, and also would preserve associated less acreage than the Proposed Project in open space. For the Proposed Project, 34.8 acres, or 31 percent of the site would be placed into BOS. For the alternative, approximately 30 acres, or 27 percent of the site, would be placed into open space containing BOS and steep slopes.

Similar to the Proposed Project, this alternative would impact intact Diegan coastal sage scrub habitat where a coastal California gnatcatcher breeding pair was observed in 2014. Also similar to the Proposed Project, this alternative would require design features such as open space set-aside containing wart-stemmed ceanothus and other construction and operational measures identified in EIR Table 1-2 and Chapter 7.0, as well as mitigation measures M-B-1a through M-B-9 in Section A of these Findings. Following implementation of the design considerations and mitigation measures, all impacts would be mitigated to less than significant levels, similar to the Proposed Project. Overall, however, the biological impacts under this alternative would be greater than the Proposed Project due to the increased footprint and limited biological resource conservation area, as well as additional fragmentation of open space set aside.

Although considered unlikely, there is potential for significant direct impacts related to discovery of unknown buried archaeological resources or burials. As with the Proposed Project, impacts to cultural resources under this alternative would be reduced below a level of significance through applicable mitigation measures requiring an archaeological monitoring and data recovery program, described in EIR under M-CR-1 and 2 in Section A of these Findings.

Short-term construction-related noise impacts associated with this alternative would be greater than those associated with the Proposed Project, because of the increased amount of grading and larger footprint. Construction noise associated with potential blasting in non-rippable areas could result in significant construction-period noise impacts, similar to the Proposed Project. The likelihood of such impacts would be greater than for the Proposed Project, because the southern boundary of the construction envelope would be located farther south than under the Proposed Project, and therefore closer to some existing homes along the western Project boundary. If such activities are identified within these thresholds during final design, design considerations as described in EIR Table 1-2 and Chapter 7.0, and mitigation as described in Section A of these Findings for M-N-4 through -6 related to rock breaking and blasting, would lower these construction-period noise effects to less than significant levels. Noise effects associated with bridge construction over Escondido Creek would remain.

As noted, the proposed 266 homes and managed care facility under this alternative would generate 3,166 fewer vehicle trips per day. The reduced trip generation would result in a decrease in off-site traffic-related noise impacts, which would eliminate need for the on-site sound wall. Similar to the project, interior noise levels would comply with Title 24 standards, and be documented through interior testing. Operational noise

effects associated with the WTWRF would be similar and also would be addressed through implementation of M-N-3 as discussed for the Proposed Project in Section A of these Findings. Overall, the noise impacts for this alternative would be less than the Proposed Project because the potentially greater construction noise impacts would be short term and the lesser vehicular noise impacts would be long term.

Although grading emissions would be restricted per day and would be less than significant, short-term construction-related air quality impacts associated with the Senior Care Traffic Reduction Alternative would be greater than the less-than-significant effects associated with the Proposed Project, because of the additional amount of required grading. Operational impacts would be less than the (less than significant) Proposed Project, due to fewer associated vehicular trips. The significant and unmitigated air quality impact associated with exceedance of the 2016 RAQS also would occur for this alternative as the RAQS modeling includes the 2011 General Plan assumptions for site development (approximately 220 lots), but not the GPA associated with the Project or the alternative. Ultimately, it is expected that mitigation as identified in Section B of these Findings under M-AQ-1, followed by updates to the RAQS and SIP would lower this impact to less than significant levels.

This alternative would have substantially fewer residences and a population with fewer associated vehicular trips. It would, however, exceed the General Plan development assumptions for the property. Nonetheless, as described for the Proposed Project, all impacts associated with Proposed Project emissions would be mitigated to carbon neutral net zero through implementation of M-GHG-1 (addressing construction-period emissions) and M-GHG-2 (addressing operational emissions) as well as on-site reductions and sequestration provided through the landscaping plan. Although initial GHG emissions under the Senior Care Reduced Traffic Alternative would be less than those of the Proposed Project, implementation of mitigation identified in Subchapter 2.7 for the Proposed Project would result similar less than significant impacts as both the Project and the alternative would be mitigated to net zero. When compared to the Proposed Project, impacts to GHG emissions would be similar under this alternative.

3. Findings

Finding

The County finds that this alternative would not avoid all significant environmental impacts identified in the FEIR but would substantially reduce traffic and air quality impacts. The County also finds that specific economic, legal, social, technological, or other considerations, make this alternative infeasible (PRC Section 21081[a][3], Guidelines Section 15091[a][3]).

The County identifies the following specific economic, legal, social, technological or other considerations make this alternative infeasible. The County finds that each of these reasons, standing alone, renders this alternative infeasible:

- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet the Project objective of efficient development in close proximity to an existing village through increasing number and diversity of residences (Objective 1). The alternative lacks diversity in residential opportunities and the fewer number of homes will not enhance and support the economic and social success of the village to the same degree as the Project. While the alternative seeks to efficiently develop the property by placing new development in close proximity to HGV's existing and planned infrastructure and services, the alternative's more dispersed design and the gated neighborhoods do not provide an efficient residential development pattern that would contribute towards creating a vibrant neighborhood while still preserving valuable open space areas to the same extent as the Project.

- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet a Project objective to establish a community encouraging and supporting multi-model forms of transportation, including walking and bicycling (Objective 2).
- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet a Project objective to preserve and enhance sensitive biological resources, habitats in dedicated open space easements to the same extent as the Proposed Project (Objective 3).
- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet a Project objective to provide a variety of passive and active recreational opportunities in support of County goals to encourage healthy and active lifestyles through creation of pathways and trails providing connectivity to nearby preserved lands and the nearby village to the same extent as the Proposed Project (Objective 4).
- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet the Project objectives of providing a mixed-use development with a broad range of housing choices to support a diversity of resident and land uses within the Project, as well as increasing number and diversity of residences within the Project to optimize the operational effectively of public facilities and services of the Project and existing village (Objectives 5 and 6).
- The County finds that this alternative for social and "other considerations" is infeasible because it would fail to meet a Project objective to create a destination gathering place that provides a variety of land uses encouraging walkability, social interaction and economic vitality for the Project, and with the existing village and surrounding areas (Objective 7).
- The County finds that this alternative for social and "other considerations" is infeasible because it would fail to meet a Project objective to respond to the site's physical variables, preserving significant topographic features and taking advantage of existing site features, to the same extent as the Proposed Project (Objective 8).

Facts in Support of the Finding

Overall, the Senior Care Traffic Reduction Alternative reduces several impacts, but also increases several impacts, in comparison to the Proposed Project. The alternative would generate substantially less transportation/traffic, which would result in related decreases in noise, and reduced air quality emissions, from the Proposed Project. (Air quality impacts would be increased during the construction period, but reduced over the long-term compared to the Proposed Project.) Biological resources impacts would be greater than the Proposed Project. Cultural resources and aesthetic impacts would be similar for this alternative in comparison to the Proposed Project.

The Senior Care Traffic Reduction Alternative does not achieve all of the Project objectives to the same degree as the Proposed Project. The alternative would not fully meet Objective 1. The alternative would not provide the most efficient development pattern in close proximity to an existing village because of its dispersed development pattern. Also, although providing a new residential type for the valley, when compared to the Proposed Project, the alternative offers a substantially fewer number of units and a singular product type, which limits the ability to fully support the economic and social success of the existing village and this alternative. Although the alternative would be located near regional employment and transit centers, the lower density and dispersed land use pattern represented in this alternative would not meet Objective 2. The auto-dependent development pattern proposed by this alternative would not contribute to the establishment of a community that encourages and supports multi-modal transportation through walking and bicycling. Similarly, the alternative's limited product offering would not meet Objectives 5 and 6, which encourage a mix of residential units and a broad range of housing choices. The alternative would not support a greater diversity of residents or provide a wider range of housing opportunities to complement the adjacent village's land uses. Also, with substantially fewer units, the alternative is less effective in

optimizing the operational effectiveness of public facilities and services of the existing village. When compared to the full range of passive and active recreational opportunities provided by the Proposed Project, this alternative also is less effective in meeting Objective 4. The increased grading footprint for the alternative is inferior to the Proposed Project in achieving Objective 3 because there would be reduced preservation and enhancement of biological resources, as well as increased fragmentation of that open space when compared to the Proposed Project.

This alternative would not meet Objective 7 because it would not create a destination gathering place with a variety of land uses, such as the Project's Center House, that would encourage walkability, social interaction and economic vitality. Finally, relative to Objective 8, the alternative would require modification of 600,000 cy of soil more than the Proposed Project, have a larger grading footprint, and, ultimately, result in more area developed long-term in lots and streets than the Proposed Project. As a result, the amount of topographic variation and visibility to existing site characteristics would be lessened from that achieved by the Proposed Project due to the greater acreage allotted to lots and streets under the alternative, the obscuring of site soils with structures, and the reduced sight-lines into the site and between structures afforded by the Proposed Project.

This alternative also fails to support County General Plan goals related to smart growth and focusing development in areas adjacent to primary access routes and necessary infrastructure to the same extent as the Proposed Project. A total of 386 residences (15 percent less than the Proposed Project) would be provided in proximity to the Nordahl Transit Station.

With this reduced project, it also would provide fewer or shorter construction jobs for its residents employed in the construction industry than would the larger Proposed Project. Facilitating the economic prosperity of its residents by created more and longer job opportunities in the construction industry is a worthwhile goal for the County. This is balanced, however, by the fact that jobs associated with elder care (anticipated to require both skilled nursing and other workers) would be provided under this alternative. Additionally, it is noted that an accepted metric of housing affordability is when a person need not spend 30 percent or more of their income on housing because it generally leaves sufficient funds for meeting a household's other food, medical, transportation and other needs. The lack of housing supply is contributing to scarcity and high housing prices that put a strain on the general welfare of County residents Relative to this alternative, however, the County finds that although the alternative would not maximize the County's ability to provide more housing numbers for its residents, this is balanced by the opportunity to provide housing for a specialized segment of its residents – the increasing population of elderly residents who may require assisted living facilities.

In conclusion, the Senior Care Traffic Reduction Alternative is rejected because it fails to attain some objectives of the Project (Objectives 2, 5, 6 and 7), and fails to attain others to the same extent as the Proposed Project (Objectives 1, 3, 4 and 8). It also fails to provide the significant public benefits associated with implementation of the Proposed Project.

Project benefits lost include: connections to existing trails, as well as provision of additional trails/pathways, that would benefit both non-vehicular transportation (including equestrian uses) and health goals; and a community destination gathering location proposed by the Project; each of which would benefit the community beyond the Project. Limited commercial opportunities that complement existing elements of HGV and contribute to the overall functioning of the village as a whole also would be lost. Project TIF fees would also support improvements to roadways in the vicinity, benefitting all users of the associated roadways.

As explained in the Statement of Overriding Considerations, which are separate and independent from these Findings, the County has determined that the benefits of the Proposed Project outweigh any environmental

impacts that are avoided by the Senior Care Traffic Reduction Alternative. The County adopts and incorporates by reference herein the analysis in the FEIR with regard to the Project and Project alternatives.

v. BIOLOGICALLY SUPERIOR ALTERNATIVE

1. Biologically Superior Alternative Description

This alternative utilizes the densities of the Village designation while addressing the issues relative to Diegan coastal sage scrub and Diegan coastal sage scrub-dependent species that were raised by the wildlife agencies during Project batching meetings and an on-site meeting held in 2015. The alternative does not extend the development footprint as far to the east as the Proposed Project, and would preserve a larger portion of Diegan coastal sage scrub than would be preserved by the Proposed Project.

In order to accommodate the densities of the Village designation within a restricted development footprint, the Biologically Superior Alternative would locate 425 multi-family residential units within 54 three-story buildings. The westernmost of the buildings would be sited closer to Country Club Drive than the Proposed Project. Particularly along the northern portion of the Project, there would be a correspondingly lesser breadth of landscaping between the public street and alternative structures. All of the 54 buildings would be similar in height to the tallest buildings in the Proposed Project. An HOA building (including a pool and small structure) is located in the center of the development footprint and would only be available to the residents of the alternative. Landscaping would be provided throughout the alternative site. Public parks would be located within this alternative, and would be consistent with the County PLDO and Subdivision Ordinance, but no public destination gathering space would be provided because of the lack of space afforded this development footprint. All internal roads would be private, the same as the Proposed Project. Assumptions for the WTWRF and off-site utilities also would be the same as for the Proposed Project. Approximately 46.5 acres of BOS (approximately 42 percent of the site) would be permanently preserved under this alternative.

This alternative would also reduce steep slope impacts from those of the Proposed Project due to the footprint eliminating some northeastern portions of the Project, and generally being north of most on-site RPO steep slope areas. Despite this, a waiver for encroachment into insignificant RPO steep slopes as well as an exception for roadways would be required, similar to the Proposed Project. Grading would require cut and fill of approximately 710,000 cy (approximately 16 percent less than the Proposed Project). This alternative would grade approximately 65 acres (59 percent of the site), and develop approximately 50 acres (45 percent) of the site. Under this alternative, specific development locales would be additionally graded to provide the most efficient use of the limited development footprint on the site. As a result, topographic variation would remain, but not to the same extent as under the Proposed Project. Although this alternative could additionally modify more steep slopes within the development footprint than the Project, the encroachment per lot could be restricted to 10 percent. Similar to the Proposed Project, this alternative would require a GPA, rezone and approval of a Specific Plan.

2. Impact Comparison -- Proposed Project and Biologically Superior Alternative

In order to be able to accommodate the 425 residential units in a smaller footprint, this alternative would place fewer but more uniform structures within the development area, all of which would be similar in massing and height. The consistent height and uniform massing of structures under this alternative and their proximity to public roadway would directly contrast with the existing community as well as the variable height and massing of the homes proposed under the Proposed Project.

This alternative would allow a reduction in grading quantity and surface disturbance of approximately 16 and 5 percent, respectively, when compared to the Proposed Project. It would be graded to provide for a

more efficient use of the limited footprint and specific areas, however, and would not conform to the existing site topography to the same level as the Proposed Project. This is because within the development footprint, larger building pads of uniform elevation would be graded to support the larger structures. However, the overall reduced grading quantity and footprint would result in reduced views to modified slopes in certain locations, with smaller amounts of raw soil and broken rock being visible in the short term during alternative grading. As cut slopes would be minimized from the Proposed Project, potential issues with raw cut rock could be commensurately minimized as well. Because a bridge would be built over Escondido Creek, the loss of vegetation (and subsequent revegetation) would be expected to be similar for both the Project and this alternative.

Similar to the Proposed Project, this alternative would result in significant short-term and unmitigable visual effects related to construction and for some years of Project use until the landscaping required as part of alternative design reaches visual maturity. At that time, temporary visual impacts associated with views to raw soil and immature landscaping would be reduced to less than significant levels. Although the CEQA impact would be the same, the intensity of those adverse effects could be lesser for the alternative because of the smaller footprint.

The long-term more dominant massing of the alternative's structures could seem more visually consistent with the regimented and tight village core design and geometric grid layout of HGV that are visible from elevated viewpoints to the south. It would, however, have a notable difference from the Proposed Project's visual continuity with the existing less dense development to the west and east of the site. Under the Proposed Project, single-family residences would be placed so as to transition into the less dense existing development to the west and east. "Feathering" would also be accomplished through the use of open space swaths within the Project, providing notable swaths of landscaped area between housing groupings. The Biologically Superior Alternative would not provide the same feathering as the Proposed Project because of the consistent massing created by its three-story structures. Therefore, aesthetic impacts to existing development to the east and west of the site would be slightly greater than the Project. The alternative also would be less consistent with HGV than the Proposed Project, due to the uniform nature of all alternative structures. Long-term visual impacts also would be increased from those of the Proposed Project due to structural massing sited adjacent to a public roadway (Country Club Drive) at grade, and the thinner swaths of intervening landscaping along this area.

The increase in developed area (lots and streets) under this alternative over the acreage allotted to development by the Proposed Project (respectively, approximately 45 percent versus 29 percent) would render the alternative less visually open than the Proposed Project. Although landscaping controls would soften the visual impacts of these alternative structures, limitations on the type and placement of landscaping in this area would affect the ability of the alternative to visually shield the developed areas. The lack of massing variation between structures, the limited landscaping area, and the need to provide spacing between canopies and plants within a narrow band that does not allow for shielding through depth of planting, would result in greater long-term aesthetic impacts relative to the dominance, scale and diversity as viewed from the public roadway than compared to the Proposed Project.

Relative to traffic, the Proposed Project is projected to result in 4,530 ADT based on 10 trips per residence (based on SANDAG's 2002 *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, which identifies use rates by type of use/density). Using this same generation rate, the Biologically Superior Alternative would result in 4,250 ADT, or 280 fewer trips per day (six percent less) than the Proposed Project. Distributed over the roadway network, the decrease in the number of trips would be negligible. The transportation/traffic impacts associated with this alternative would be similar to the Proposed Project, resulting in one direct and five cumulative impacts to five roadway segments, one direct and one cumulative impact at a signalized intersection, and one cumulative impact at an unsignalized intersection, within the County.

For impacts to the Country Club Drive and Harmony Grove Road intersection, mitigation similar to M-TR-2a in Section A of these Findings would be implemented, requiring a new lane and dedicated right-turn lane with an overlap phase. The cumulative impact would be addressed through M-TR-2b, TIF payment, and that would also be required for this alternative (also as described in Section A of these Findings). All remaining impacts within County jurisdiction would be cumulative in nature and would be mitigated to less than significant levels through payment of the TIF or through focused road improvements (M-TR-3 through -7, and M-TR-10).

Similar to the Project, one direct and cumulative segment impact, as well as two cumulative intersection impacts, would occur in the City of Escondido. Mitigation has been identified for each of these impacts in Section B of these Findings, which, upon approval by the City and implemented, would lower the impacts to less than significant levels. Also similar to the Proposed Project, however, because implementation of the mitigation is within the power of another CEQA lead agency (the City), and beyond the purview of the County, those impacts are identified as significant and unmitigable.

Due to reduced grading and surface disturbance, this alternative would impact fewer biological resources than the Proposed Project. Based on comments received from CDFW and USFWS, the alternative was specifically designed to protect a stand of Intermediate Value habitat (sage scrub) in the eastern portion of the site that included one breeding pair of California Gnatcatchers found along the eastern boundary of the site in 2014. Therefore, differences between this alternative and the Proposed Project primarily focus on upland habitat impacts, and specifically to the Intermediate Value habitat (sage scrub), in the eastern portion of the site. The alternative also provides a broader on-site corridor for wildlife movement as described below. Impacts to Escondido Creek jurisdictional wetlands would be similar because a bridge would be installed over Escondido Creek. Approximately 46.5 acres (42 percent) would be placed in permanently preserved and managed BOS under this alternative, as opposed to approximately 34.8 acres, or 31 percent of the Project under the Proposed Project.

The Biologically Superior Alternative would have the same impact neutral (areas where impacts are not assessed, but the area cannot be included as mitigation or to off-set impacts) and off-site impacts as the Proposed Project. On-site impacts, however, would be lessened. On-site impacts would total 64.6 acres: 0.1 acre of coast live oak woodland, 2.7 acres of coastal sage-chaparral transition, 7.3 acres of Diegan coastal sage scrub, 3.0 acres of disturbed habitat, 8.7 acres of southern mixed chaparral, 41.1 acres of non-native grassland, 0.8 acre of non-native vegetation, and 0.8 acre of urban/developed.

Approximately 6.3 acres of on-site Diegan coastal sage scrub is identified as being of Intermediate Value because it is characterized by intact stands and a portion was confirmed to be used for breeding by a single pair of gnatcatcher. It also facilitates dispersal and movement functions, along with the surrounding scrub and chaparral located along the eastern edge of the site and additional habitat extending off site to the east. Although the Project site overall is located in a disturbed area, this alternative would preserve 3.5 acres of the Intermediate Value sage scrub habitat in this eastern area, and would avoid impacts to a portion of the habitat supporting the gnatcatcher nest location and surrounding foraging and dispersal habitat. The Biologically Superior Alternative would impact 4.1 acres of coastal sage scrub, most of which consists of small, fragmented and isolated stands.

As noted, the Proposed Project identifies a significant impact for loss of Diegan coastal sage scrub supporting the nesting pair. Implementation of mitigation measure M-BI-1b in Section A of these Findings would reduce that impact to less than significant levels. This alternative would reduce impacts to on-site Diegan coastal sage scrub in this same area by approximately 66 percent (2.8 acres impacted versus 6.3 acres) from those expected under the Proposed Project. Remaining impacts would be mitigated through the mitigation identified in Section A of these Findings.

Similar to the Proposed Project, the Biologically Superior Alternative would separate open space from the homes by cut slopes that would discourage the residents from approaching the open space, and would be protected by fencing and signage. The Biologically Superior Alternative could improve wildlife movement along the northeastern boundary by providing an additional 200 feet of on-site BOS (i.e., up to 500 feet wide as opposed to 300 feet wide under the Proposed Project); including the majority of the chaparral, coastal sage scrub, and coastal sage-chaparral habitat on that side of the site.

Core habitat for gnatcatcher does not exist on or in the vicinity of the Project. Previous human activity eliminated much of the coastal sage scrub, and the upland habitat that remains is mostly chaparral and grassland. The limited number and scattered locations of documented gnatcatcher occurrences in the area would indicate that the area does not support a critical, self-sustaining population of gnatcatchers, and that gnatcatcher movement through the area is limited because there is not an abundance of coastal sage scrub habitat to support multiple breeding territories. Also, a direct, north-south connection of core habitat between DDHP and Escondido Creek does not exist through the Project site due to the large area of non-native grassland, which serves as an exposed break in the scrub and chaparral. Areas along the eastern boundary of the site could facilitate north-south movement to and from Escondido Creek, although the habitat is patchy and constrained by existing development. Areas along further to the east of the site are less constrained, where a direct connection of scrub and chaparral habitat occurs along West Ridge. By preserving the coastal sage-chaparral habitat found along the slopes in BOS, however, the alternative could provide an additional 200 feet for gnatcatcher movement between the DDHP and Escondido Creek, relative to the Proposed Project. (The corridor would be about 1,200 feet wide at the widest point, versus 1,000 feet with the Proposed Project.)

Similar to the Proposed Project, design features identified in EIR Table 1-2 and Chapter 7.0 for biological resources would be applicable to this alternative. Also similar to the Proposed Project, all CEQA-identified biological impacts under this alternative would be reduced below a level of significance through mitigation measures M-BI-1a through M BI-9, as described in Section A of these Findings. The biological impacts under this alternative would be less than the Proposed Project due to the reduced footprint relative to Diegan coastal sage scrub and associated California gnatcatcher impacts and wider wildlife movement corridors.

Although considered unlikely, there is potential for significant direct impacts related to discovery of unknown buried archaeological resources or burials. As with the Proposed Project, impacts to cultural resources under this alternative would be reduced below a level of significance through applicable mitigation measures requiring an archaeological monitoring and data recovery program (CR-1 and 2), described in Section A of these Findings.

Short-term construction-related noise impacts associated with this alternative would be less than those associated with the Proposed Project, because the smaller footprint would result in a reduced amount of grading and associated rock breaking. Regardless, construction noise associated with potential blasting in non-rippable areas could result in significant construction-period noise impacts, similar to the Proposed Project. The likelihood of such impacts would be less than for the Proposed Project, because the eastern boundary of the construction envelope would be located farther west than under the Proposed Project, and therefore farther away from some existing homes near the northeastern Project boundary. Design considerations as described in EIR Table 1-2 and Chapter 7.0, and mitigation as described for M-N-4 through -6 relative to rock breaking and blasting in Section A of these Findings, would be implemented if required, which would lower these construction-period noise effects to less than significant levels, similar to the Proposed Project. Noise effects associated with bridge construction would remain. The construction noise impacts under this alternative would be less than the Proposed Project due to the reduced footprint.

Because the alternative would build multi-family housing, the threshold for CEQA-significant exterior noise impacts would be higher (65 dBA CNEL as opposed to 60 dBA CNEL for single-family residences.)

The higher threshold would not be attained because the number of trips that would be generated by this alternative would result in six percent fewer trips per day less than the Proposed Project. Therefore, no long-term operational effects to exterior use areas would occur. Title 24 interior noise levels, however, would still require confirmation and mitigation, resulting in a similar mitigation measures for interior noise effects related to vehicular noise and WTWRF noise. These impacts would be mitigated to less than significant (similar to the Proposed Project) through implementation of M-N-2 and 3, respectively as described in Section A of these Findings.

Short-term construction-related air quality impacts associated with the Biologically Superior Alternative would be less than the less-than-significant effects associated with the Proposed Project, because of the reduced amount of required grading. Operational impacts also would be incrementally less than the (less-than-significant) Proposed Project's operations, due to incrementally fewer associated vehicular trips. The Project's significant and unmitigable air quality impact associated with exceedance of the 2016 RAQS also would occur for this alternative as the RAQS modeling includes the 2011 General Plan assumptions for site development (approximately 220 lots), but not the GPA associated with the Project or the alternative. Ultimately, it is expected that implementation of Findings Section B M-AQ-1 requiring transmittal of a revised forecast to SANDAG, followed by updates to the RAQS and SIP, would lower this impact to less than significant levels.

This alternative would have fewer residences and a smaller grading footprint with additional retained existing vegetation. It would, however, exceed the General Plan development assumptions for the property. Nonetheless, as described for the Proposed Project, all impacts associated with Proposed Project emissions would be mitigated to carbon neutral net zero through implementation of M-GHG-1 (addressing construction-period emissions) and M-GHG-2 (addressing operational emissions) as well as on-site reductions and sequestration provided through the landscaping plan. Although initial GHG emissions under the Biologically Superior Alternative would be less than those of the Proposed Project, implementation of mitigation identified in Subchapter 2.7 for the Proposed Project would similarly result in less than significant impacts as both the Project and the alternative would be mitigated to net zero. When compared to the Proposed Project, impacts to GHG emissions would be similar under this alternative.

3. <u>Findings</u>

Finding

The County finds that this alternative would not avoid all significant environmental impacts identified in the FEIR, but would substantially reduce impacts to biological resources. The County also finds that specific economic, legal, social, technological, or other considerations, make this alternative infeasible (PRC Section 21081[a][3], Guidelines Section 15091[a][3]).

The County identifies the following specific economic, legal, social, technological or other considerations make this alternative infeasible. The County finds that each of these reasons, standing alone, renders this alternative infeasible:

- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet the Project objective of efficient development in close proximity to an existing village through increasing number and diversity of residences to the same extent as the Proposed Project (Objective 1). The alternative would provide only a singular product type (stacked multi-family flats), with no commercial uses incorporated into the HOA building. Therefore, this alternative would not provide a diversity of residents and land uses that would contribute to creating a complete and vibrant community.

- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet a Project objective to establish a community encouraging and supporting multi-model forms of transportation, including walking and bicycling to the same extent as the Proposed Project due to the lack of alternative trails or inclusion of a commercial component into the HOA building providing additional incentives for biking and walking within the community (Objective 2).
- The County finds that this alternative is infeasible for social and "other considerations" because it would fail to meet a Project objective to provide a variety of passive and active recreational opportunities in support of County goals to encourage healthy and active lifestyles through creation of pathways and trails providing connectivity to nearby preserved lands and the nearby village to the same extent as the Proposed Project (Objective 4).
- The County finds that this alternative is infeasible for social and "other considerations" because it is less effective in meeting the Project objectives of providing a mixed-use development with a broad range of housing choices to support a diversity of resident and land uses within the Project, as well as increasing number and diversity of residences within the Project (Objectives 5 and 6).
- The County finds that this alternative for social and "other considerations" is infeasible because it would fail to meet a Project objective to create a destination gathering place that provides a variety of land uses encouraging walkability, social interaction and economic vitality for the Project, and with the existing village and surrounding areas (Objective 7).
- The County finds that this alternative for social and "other considerations" is infeasible because it would fail to meet a Project objective to respond to the site's physical variables, preserving significant topographic features and taking advantage of existing site features, to the same extent as the Proposed Project. The alternative has less topographic variation and visibility of existing site characteristics than the Proposed Project (Objective 8).

Facts in Support of the Finding

The Biologically Superior Alternative would result in substantially fewer impacts to biological resources, and in fewer impacts to noise and air quality than the Proposed Project. Impacts to cultural resources (unlikely but mitigable if occurring) and transportation/traffic would remain the same. Aesthetic impacts would be greater for this alternative in comparison to the Proposed Project.

The Biologically Superior Alternative would meet Objective 3 because it would preserve and enhance biological resources, and to a greater extent than the Proposed Project.

The Biologically Superior Alternative would not achieve the other Project objectives to the same degree as the Proposed Project. The number of units and clustering provided in this alternative meets Objective 1 to some extent because it would provide an efficient development pattern by utilizing a compact form of development adjacent to an existing village. The alternative also would provide only a singular product type (stacked multi-family flats), with no commercial uses. Therefore, this alternative would not encourage development of a complete and vibrant community that would enhance and support the economic and social success of HGV village and the Project by providing a diversity of residents and land uses to the same extent as the Proposed Project.

The Biologically Superior Alternative may contribute to supporting Objective 2 due to the higher density clustered development pattern, which is one attribute of a community that encourages and supports multi-modal transportation. It would be inferior to the Proposed Project, however, due to the lack of alternative trails or inclusion of a commercial component that would provide additional incentives for biking and walking within the community. This alternative would not meet Objective 5 because it does not provide a mix of residential uses that would encourages a broad range of housing choices to support a diversity of

residents and land uses. This alternative may contribute to some extent to Objective 6 by increasing the operational effectiveness of public facilities and services of the existing village through increasing the number of residents, but would not optimize effectiveness when compared to the Proposed Project. The alternative would not meet the Objective 6 element of increasing the diversity of its residents, however, because it would provide only one type of housing product. Nor would it be compatible with existing development to the east and west of the site. The massing created by the alternative's three-story structures would not provide the same transition into existing uses as the Proposed Project. Long-term visual impacts also would result due to the structural massing of buildings located immediately adjacent to Country Club Drive that would be visible from the immediate vicinity of the property.

When compared to the full range of passive and active recreational opportunities provided by the Proposed Project (reduced recreation facilities to accommodate the smaller construction footprint), this alternative is less effective in meeting Objective 4. This alternative would not meet Objective 7 because it would not create a destination gathering place with a variety of land uses, such as the Project's Center House, that would encourage walkability, social interaction and economic vitality. Relative to Objective 8, although the alternative would have a smaller footprint than the Proposed Project, the alternative would have less topographic variation and visibility of existing site characteristics than the Proposed Project. This is the result of greater acreage allotted to development under the alternative, the need for focused additional grading to attain the most efficient development pattern within the reduced site envelope, and the reduced sight-lines into the site and between structures. As noted in the alternative description, it would grade approximately 65 acres (59 percent of the site), and develop approximately 50 acres (45 percent) of the site. Under this alternative, specific development locales would be additionally graded to provide the most efficient use of the limited development footprint on the site. As a result, topographic variation would remain, but not to the same extent as under the Proposed Project.

At only six percent less density (425 versus 453 residences), this alternative does come close to supporting the County General Plan goals related to smart growth and focusing development in areas adjacent to existing villages and with primary access routes and necessary infrastructure to the same extent as the Proposed Project. There would be only incrementally minimized opportunities to reduce vehicle miles traveled in comparison with the Proposed Project, with associated incrementally lowered improvements in local and/or regional air quality through emissions reductions.

Therefore, the Biologically Superior Alternative is rejected because while it achieves Objective 3 to an extent greater than the Proposed Project, it fails to attain some of the Project objectives (Objectives 5, 6 and 7), and fails to attain other objectives of the Project to the same extent as the Proposed Project (Objectives 1, 2, 4 and 8). Finally, it fails to provide the significant public benefits associated with implementation of the Proposed connections to existing trails, as well as provision of additional trails/pathways, that would benefit both non-vehicular transportation (including equestrian uses) and health goals; and a community destination gathering location/limited commercial opportunities that complement existing elements of HGV and contribute to the overall functioning of the village as a whole; each of which would benefit the community beyond the Project. Benefits accruing to County goals to implement smart growth policies also would not be attained to the same extent as under the Proposed Project.

As explained in the Statement of Overriding Considerations, which are separate and independent from these Findings, the County has determined that the benefits of the Proposed Project outweigh any environmental impacts that are avoided by the Biologically Superior Alternative. The County adopts and incorporates by reference herein the analysis in the FEIR with regard to the Project and Project alternatives.

vi. OFF-SITE AND COMBINED ON-/OFF-SITE SEWER OPTIONS ALTERNATIVE

The following alternative discussion addresses several sewer options. The sewer options are not independent build alternatives like the residential alternatives analyzed above; rather, they provide options for one focused element of the Proposed Project. The sewer option that resulted in the largest on-site effect (the on-site WTWRF) was analyzed as part of the Proposed Project in order to provide the most detailed and conservative assessment of potential impacts in the DEIR. The other sewer scenarios evaluated in these Findings are a subset of that analysis. The following discussion is not a typical CEQA alternatives analysis in that the analysis of these options were included to provide options for one focused element of the Proposed Project that would. allow the decision maker to adopt one of these options without the need for additional analysis under CEQA.

The Off-site and Combined On-/Off-site Sewer Options "Alternative" (Options A and B, respectively) includes an optional design scenario for the provision of off-site sewer service, in lieu of the proposed on-site WTWRF and related facilities), as well as an optional design scenario to provide a combined on- and off-site wastewater treatment program. All other components of the Proposed Project would remain the same, and the wastewater treatment options would be incorporated within the overall build program. These potential options are summarized below.

A1. <u>Off-site and Combined On-/Off-site Sewer Options Alternative Description: Description of the Connection to Harmony Grove Treatment Plant</u>

HGV's facility is located at the northeast corner of Harmony Grove Road and Country Club Drive, only approximately 550 feet north of the Project's northern boundary. The existing HGV WRF could be used to serve the Proposed Project if actual use rates at the HGV WRF demonstrate that it could accommodate the flows from both the Proposed Project and HGV as it is currently built. There are two conditions under which the Proposed Project wastewater flows could be accommodated by the existing HGV WRF:

- Scenario A: The original design of the plant is based on an estimate of future flows. If these flows turn out to be lower than the original estimate based on actual use rates, there may be additional permitted capacity for accommodation of Proposed Project flows.

- Scenario B: Based on the ability of the facility to treat the flows received, it may become apparent that the WRF as designed could appropriately and safely handle additional flows, and the permit could be updated to specify that the plant has increased capacity.

Because the option would only be exercised if one of the above scenarios occurs (less sewage is being treated at HGV than was expected, or the capacity of that plant proves to be greater than originally expected) the sizing of the existing HGV facility, or its site, would not be increased. This option would only be utilized if it could accommodate both projects under its current design. In order to utilize the same wastewater treatment facility, the Proposed Project would either annex into HGV's existing community financing district or establish another financing mechanism that would provide additional funding to support the services required for HGV and this project. More payers would result in savings for the rate payers of both projects during facility operations.

The full Project WTWRF (approximately 0.4 acre in size) would not be constructed under this option. Project sewage would be transferred to the HGV pump station located west of Country Club Drive on the south side of Harmony Grove Road. An 8-inch gravity-flow would be extended from the Project within Country Club Drive to Harmony Grove Road. The lines would cross Escondido Creek via installation into a bridge structure to be built commensurate with the Project. Incorporation into the bridge structure would occur from pavement on either side of the bridge, and would not require entry into the drainage.

At the junction of Country Club Drive with Harmony Grove Road, the lines would turn west to the HGV pump station, all within Harmony Grove Road and Country Club Drive road sections, and sited between two existing force main sewer lines in Harmony Grove Road. The construction period would require excavation and installation within existing roadbed followed by re-cover of the pipeline and removal of any excess soil along the pipeline right-of-way. Construction activities would move along the right-of-way (cut, install, cover) as installation occurs.

The HGV pump station was designed for 500 gpm. That facility sizing also would accommodate the Project. The existing emergency generator is also considered large enough to accommodate any additional Project flow. No changes are proposed to the emergency generator at the pump station. From the existing HGV pump station, an existing redundant system (two force mains, only one of which would be active at any one time) extending from the pump station within Harmony Grove Road to Country Club Drive and then northerly along Country Club Drive to enter the Harmony Grove WRF on the east side of Country Club Drive would be utilized.

Regardless of which treatment plant option would be implemented, wet weather storage would be required to accommodate the Project. Just as for the Proposed Project, up to 8,127,000 gallons of wet weather storage would be needed. This on-site storage would be provided through use of underground vaults sited beneath the recreational areas of the Project site, including possibly community gardens, as proposed for the Project. The approach to biosolids and reclaimed water would be the same as identified for the Proposed Project. Biosolids are a byproduct of wastewater treatment. Due to the size of the Proposed Project, it is likely that liquid solids would be trucked to another wastewater treatment plant for dewatering regardless of sewer option selected. This would require transport to that facility by an estimated one truck per week, as described in Chapter 1.0. Once biosolids are dewatered, they would be trucked to a landfill for final disposal, estimated to require one truck per month. Similar to the Proposed Project, and regardless of the location of treatment facility, all Project wastewater is proposed to be reclaimed and reused for irrigation of on-site parks, parkways, and common areas (excluding the community gardens).

A2. <u>Impact Comparison -- Proposed Project and Off-site and Combined On-/Off-site Sewer Options Alternative: Connection to the Harmony Grove Treatment Plant</u>

Less than significant long-term visual effects associated with the Proposed Project WTWRF structure and wall construction would be eliminated under this scenario. Connection to the HGV WRF also would eliminate need to modify on-site topography to raise the WTWRF out of the floodplain, and would lessen modification of on-site existing conditions in the northwest corner of the Project. Significant and unmitigable construction-period impacts associated with construction-period raw earth and structure visibility prior to maturity of Project landscaping maturity would be incrementally lessened. Construction activities associated with the connecting pipelines would be visible along short segments of Country Club Drive (south of Harmony Grove Road only) and Harmony Grove Road during the installation process. These effects would vary from the existing condition, but would be temporary in effect. Once installed within Country Club Drive and Harmony Grove Road, there would be no surficial elements that would modify area views. Based on (1) the temporary nature of the construction impact; (2) the small footprint of the linear construction right-of-way; and (3) the lack of permanent visual change associated with the pipelines and tie-in to the Harmony Grove pump station, less than significant visual impacts would result for this sewage option. .

Relative to traffic, construction and operation of off-site pipelines would not contribute additional long-term ADT to analyzed roadways and intersections above the ADT calculated for the Proposed Project or any of the full build alternatives. It could, however, cause additional traffic congestion along Country Club Drive and Harmony Grove Road due to temporarily reduced road capacity during pipeline installation. As with the Project, potential short-term construction effects under this sewer option would be addressed by a

Traffic Control Plan identified for the Proposed Project as a Project Design Feature and described in EIR Table 1-2 and Chapter 7.0, as well as alluded to in Sections A and B of these Findings. The Traffic Control Plan would be prepared by the Construction Contractor and approved by County DPW prior to initiation of construction. Among other controls, it would include measures to reduce traffic delays and minimize public safety impacts, such as the use of flag persons, traffic cones, detours and advanced notification signage. Implementation of this plan would address this traffic effect during construction of the pipeline and associated facilities.Accordingly, impacts associated with short term transportation/traffic under this sewer option would require implementation of a traffic control plan for mitigation of this potential for increased traffic impact during construction of the pipeline. There would not be any impacts to transportation/traffic in the long-term under this scenario as sewage treatment activities and associated staffing would occur off site at a plant that is already operational. When compared to the full WTWRF, impacts to transportation/traffic in the long-term would be similar under this design scenario.

The infrastructure required to construct this sewer option would be located completely within existing County roadways and areas identified as impacted by the Proposed Project. Where sewage lines associated with this option would cross Escondido Creek immediately south of the Harmony Grove Road/Country Club Drive intersection, they would do so within the bridge structure. The sewage lines would be added to water lines integrated into the base of the bridge deck, and would not result in separate or increased impacts to either habitat or jurisdictional waters during stream crossing. No biological impacts would result from placement of additional off-site facilities into existing disturbed and paved roadway. If not constructed commensurate with bridge construction, once construction specifics are identified, a qualified biologist would be required to review those plans to confirm if nesting season timing restrictions would be required for alternative modifications of the bridge, consistent with seasonal avoidance measures discussed in Section A of these Findings under Biology issues. The area allocated to an on-site facility under the Proposed Project would be retained in its existing condition and any other uses would require additional evaluation and approval with a revised site plan. To the extent that peripheral impacts could result, the impact would be mitigated in accordance with mitigation measure M-BI-2b in Section A of these Findings, including a mix of potential on- and off-site preservation (or purchase of credits) at an approved bank of grassland habitat and/or other like-functioning habitat at a 0.5:1 ratio. (Full details are provided in Subchapter 2.3 in Section 2.3.5.) Accordingly, this sewer option would be expected to result in less than significant impacts to on-site non-native grassland.

As noted above, the infrastructure required to construct this sewer option would be located completely within existing County roadways, or the on-site disturbance footprint (included in impacts already addressed for build alternatives). No previously recorded archaeological sites are located within the proposed alignment, and the sewer lines would be located between existing lines in Harmony Grove Road. Given the amount of disturbance (including existing sewer, water, etc. utilities) under these new roads, the potential for identification of new cultural resources or burials is considered unlikely, but possible, similar to the Proposed Project. As identified for the Proposed Project, these potential impacts would be significant but mitigable. This alternative would implement mitigation measure M-CR-1 and 2 (a combined measure) described in Section A of these Findings, that provides for (among other specifics) monitoring of construction activities by a qualified archaeologist and Luiseño monitor, halting of excavation in case of a find, retrieval of artifacts or human remains, coordination with the most likely descendant, etc. in accordance with state law to reduce significant impacts to below a level of significance.

Because the Proposed Project WTWRF would not be constructed, long term operational noise associated with the WTWRF generator(s) would not occur under this sewer option. Therefore, this sewer option would not result in operational noises levels in excess of thresholds, and impacts would not occur. Short-term construction noise could increase as the Proposed Project does not propose off-site construction of sewer lines. Under this alternative scenario, lines would be installed in short segments of Country Club Drive (south of Harmony Grove Road only) and Harmony Grove Road adjacent to the County Equestrian Park

located at the southwest side of those roads' intersection. Construction-noise related to these short-term cut and cover activities would not be expected to be in excess of the County allowed levels, and if necessary, could be shielded by temporary barriers. Overall, these impacts would be considered less than significant due to compliance with the County noise ordinance and very temporary nature, as described for utility line installation in Subchapter 2.5, Section 2.5.2.3.

Short-term construction-related air quality impacts would be less-than-significant. Under this option, the on-site grading footprint would be smaller than assessed as part of the Project for the full-sized plant (consisting only of connection to reach off-site utility lines in public roadways versus 0.4 acre graded on site), and potential off-site roadway disturbance generally would occur within streets already being impacted for other Project utilities or a short distance in length (less than 700 feet). Operational impacts would be less-than-significant because there would not any vehicular trips made on an intermittent basis to a full treatment facility and no generator would be required. This option would eliminate air quality emissions of criterion pollutants associated with WTWRF generator operations identified in the FEIR and eliminate any potential for the less than significant odor impacts identified for the on-site WTWRF. The Project's significant and unmitigable air quality impact associated with exceedance of the 2016 RAQS would not be associated with this alternative option. That impact is associated with exceeding the 2011 General Plan assumptions for site development (approximately 220 lots excluding slope and other environmental constraints) and the associated modeling completed for the RAQS, but is not directly related to utilities provision. As there are no residential uses associated with connection to the HGV WRF, evaluation of RAQS conformance does not apply

With regard to GHGs, construction impacts to Country Club Drive as improvements (including other pipelines) already would be occurring at that location. With respect to installing pipe within Harmony Grove Road, the GHG emissions would be less than what was analyzed for Project implementation of the WTWRF. GHG emissions would be less-than-significant, associated only with emissions resulting from implementing the connection point from Project lines to off-site utility lines, and excavation and placement of utility lines within existing roads. Operational impacts would not occur because there would be no additional facilities and the existing facilities would remain the same at the HGV WRF and there would not be new vehicular trips made on an intermittent basis to the WRF. Accordingly, there would be no additional GHG impacts and no additional mitigation measures would be required.

Other environmental issues also would be less than significant for connection to the HGV WRF. As described in the FEIR Chapter 3.0, Subchapters 3.1 and 3.2; other evaluated resource topics were assessed to have less than significant impacts. This option would result in pipes being added to existing disturbed roadways and those roadways do not contain known or potentially undisturbed and sensitive resources related to minerals, agricultural, paleontology or hazardous materials). Because no residential structures would be removed or built, there would not be any population and housing effects, recreation or other public services, utilities or land use and planning needs. Relative to installation of pipelines within existing roadways, standard construction requirements and best management practices are required as part of the Project. It is also noted, relative to topographic variation, however, that connection to the HGV WRF would eliminate need to modify on-site topography to raise the WTWRF out of the floodplain, and would allow retention of more on-site existing topography in the northwest corner of the Project.

This option would result in the construction of a sewer pipeline off site and extending north and west that would connect to the HGV WRF pump station, which would not be expanded. The Proposed Project would only be allowed to connect if there is capacity available at this site without requiring expansion. The presence of a Project-related sewer line adjacent to entitled and building out portions of HGV would not encourage growth. Future projects would be required to conform to the density within the County's General Plan or to obtain a GPA and would be limited due to the capacity of the HGV WRF. Regardless, future

projects would be required to complete additional studies regarding impacts to the environment, including growth inducement.

A3. Findings

The County finds that this sewer option is intended to disclose the impacts that would occur if this alternative is approved and that the specific impacts associated with this option have been fully addressed, with mitigation identified for (the very few) potential significant impacts. The County additionally finds that this sewer option avoids, or lessens significant environmental impacts identified in the FEIR and that that it is a feasible alternative to the on-site sewer facility option of the Project. This option would, however, require further consultation and coordination with other jurisdictions. This has the potential to add time and delay in the construction of the proposed development and furthering timely accomplishment of the Project objectives, such as providing for a range of for sale, market rate, and detached housing types to accommodate broad market needs. None of the following Findings render this option infeasible (PRC 21081, Guidelines 15091):

Finding

- The County finds that the on-site WTWRF was fully analyzed as part of the Proposed Project and that the specific impacts associated with the facility have been fully addressed, with potential significant impacts mitigated and subsumed within the analysis of the whole Project.
- The County finds that the on-site WTWRF would result in critical sewer functions for the Project being retained within the Project, and that this is preferred over options requiring additional off-site facilities.
- The County finds that no specific economic, legal, social, technological, or other considerations, make the on-site WTWRF sewer treatment option infeasible under PRC Section 21081(a)(3), Guidelines Section 15091(a)(3).
- The County finds that pipeline construction within Country Club Drive north of Harmony Grove Road would result in increased construction noise and potential congestion over the road impacts associated with building the on-site WTWRF.
- The County finds that connecting to the HGV WRF would require the Local Agency Formation Commission (LAFCO) action for sewer services, and the ultimate operator of the HGV WRF has not been determined at this time. The potential connection to the HGV WRF is speculative at this time as there is not clarity as to permanent service provider and capacity within that facility to serve the Project and therefore finds that sewer option infeasible for social and "other considerations."
- The County also finds that no specific economic, legal, social, technological, or other considerations, make this sewer treatment option infeasible under PRC Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3).
- The County finds that connection to the HGV WRF option is infeasible because utilization of the HGV WRF facility could require successful negotiations of an interagency agreement with Rincon del Diablo Municipal Water District if they become the owner and operator the facility and would require LAFCO approval. Therefore, in the absence of a long-term commitment for service, the HGV WRF option is not capable of being accomplished in a successful manner within a reasonable period of time and is less desirable than the certainty provided by the long-term on-site facility. Therefore, the County finds this sewer option infeasible for social and "other considerations."

Facts in Support of the Finding

As documented in the DEIR, when combined with the underlying residential development pattern, the on- and off-site sewer options that could replace the on-site WTWRF, would be expected to result in generally similar but incrementally less impacts to those described for the Proposed Project. Specifically, this could include potentially significant and unmitigable impacts related to aesthetics and air quality, as well as significant (or potentially significant) but mitigated impacts for the issues of biological resources, cultural resources, noise, transportation/traffic and greenhouse gas emissions. This is because, when incorporated with the overall Project (all residential and recreational uses), the sewer scenarios do not strongly differentiate from the greater and more numerous impacts associated with the Project as a whole – they are subsumed within it.

The on-site WTWRF is the preferred and proposed sewer treatment option. Evaluated as part of the Proposed Project, significant impacts associated with its construction and operation were fully addressed in the DEIR. Use of this option would not result in any off-site construction impacts associated solely with installation of subsurface pipeline associated with sewage transfer, and would not require system modifications to any existing County facilities.

The on-site WTWRF can be implemented without negotiating service or capacity agreements with other agencies, such as the Rincon del Diablo Municipal Water District and is therefore the only sewer option capable of being accomplished in a successful manner and with increased certainty relative to timing.

The Project residents would be required to pay for the cost of their sewer services.

B1. Off-site and Combined On-/Off-site Sewer Options Alternative Description: Description of the Combined On-/Off-site Wastewater Treatment

Each of the specifics described above regarding the HGV WRF existing facilities and capacities applies to this scenario as well. This design scenario would integrate Proposed Project facilities into the existing HGV WRF, but not assume full transfer of all operations to the existing facility. It would increase the efficiencies of both facilities by avoiding redundancies that would result in constructing identical facilities that would not be needed to serve the additional sewage generated by the Project, such as an operations or administration building. Thus the Project would construct only those facilities that would complement the existing system in place at HGV and that may be needed to serve the additional sewage generated by the Project.

This approach would be able to utilize existing solids processing facilities on the HGV site, reducing the volume of solids to be delivered by truck elsewhere. Under this option, the existing laboratory at the Harmony Grove WRF would also be utilized by the on-site facility (similar to the Proposed Project). A pump station would be included within the on-site facilities, and off-site utilities would include the gravity feed lines to the existing pump station on Harmony Grove Road, as well as a sewage solids line and potential fiber optics line extending from the Project north along Country Club Drive into the HGV WRF. The fiber optics line is conservatively assumed – it would not be necessary if a radio-based system is implemented.

Additional operational studies, as well as design plans and specifications, would be required for all of the facilities described above. These studies and plans are not expected to affect the environmental analyses below. The Proposed Project analyzed the largest potential facility, with the associated largest footprint. As such, it represents a worst-case footprint and potential alternative elements adequate to complete environmental analyses on site, and otherwise would place lines into already disturbed paved street (also

affected by placement of Proposed Project utilities). Refinement of this alternative scenario would not worsen environmental impacts associated with this lesser design.

B2. Impact Comparison -- Proposed Project and Off-site and Combined On-/Off-site Sewer Options Alternative: Combined On-/Off-site Treatment

On-site elements would be minimized compared to the facilities described for the Proposed Project. Some functions would remain at facilities on the Proposed Project site, others would be transferred to existing facilities at the HGV WRF. Regardless of final build decisions and including an additional small pump station, this scenario would be expected to build fewer or smaller facilities at the Proposed Project, which would lessen the already less than significant long-term visual effects assessed to the WTWRF. Screening landscaping would be required as described in EIR Section 1.2.2.5, *Landscape*, and on Table 1-1 specific to shrubs and vines, for the Proposed Project.

Construction activities associated with the connecting pipelines would be visible along a short segment of Country Club Drive from the Project to the HGV WRF entrance, as well as along Harmony Grove Road during the installation process. These effects would vary from the existing condition, but would be temporary in effect. Once installed within the roadways, there would be no surficial elements that would modify area views. Based on (1) the temporary nature of the construction impact; (2) the small footprint of the linear construction right-of-way; and (3) the lack of permanent visual change associated with the pipelines and tie-in to the Harmony Grove pump station and WRF, less than significant visual impacts would result.

Construction and operation of off-site pipelines and related utility (fiber optic) lines would not contribute additional ADT to analyzed roadways and intersections above the ADT calculated for the Proposed Project. It could, however, cause additional traffic congestion along Country Club Drive and Harmony Grove Road due to temporarily reduced road capacity during pipeline installation. Transportation/Traffic effects would not demonstrably vary from the Proposed Project. As with the Project, potential short-term construction effects under this sewer option would be addressed by a Traffic Control Plan identified for the Proposed Project as a Project Design Feature as noted in Section A of these Findings and described in EIR Table 1-2 and Chapter 7.0. The Traffic Control Plan would be prepared by the Construction Contractor and approved by County DPW prior to initiation of construction. Among other controls, it would include measures to reduce traffic delays and minimize public safety impacts, such as the use of flag persons, traffic cones, detours and advanced notification signage. Implementation of this plan would address this traffic effect during construction of the pipeline and associated facilities.

Potential impacts to biological resources under this option would be essentially the same as the Proposed Project (significant but mitigable), based on the following considerations: (1) the disturbance footprint for the on-site treatment elements would be similar to but smaller than the Proposed Project full WTWRF; and (2) the pipelines/utility lines would be confined to previously developed/disturbed areas, with no new associated impacts to biological resources. Utility lines associated with this option (sewage, fiber optic, etc.) would be placed into existing roadway. No biological impacts are anticipated from placement of additional off-site facilities into existing disturbed and paved roadway. If not constructed commensurate with bridge construction, once construction specifics are identified, a qualified biologist would be required to review those plans to confirm if nesting season timing restrictions would be required for alternative modifications of the bridge, consistent with seasonal avoidance identified in Section A of these Findings under Biological Resources.

Accordingly, this sewer option would be expected to result in a reduced (smaller) but still anticipated impact to on-site non-native grassland and any associated species. The reduced impact would be mitigated in accordance with mitigation measure M-BI-2b in Section A of these Findings, including a mix of potential

on- and off-site preservation (or purchase of credits) at an approved bank of grassland habitat and/or other like-functioning habitat at a 0.5:1 ratio.

Potential impacts to cultural resources under this alternative could be slightly greater than those identified for the Proposed Project, as there would be additional ground disturbance within Country Club Drive north of the Harmony Grove Road intersection. Undiscovered archaeological resources could be located beneath the off-site force main corridors in Harmony Grove Road and in Country Club Drive. No previously recorded sites are located within the proposed alignments, and the sewer/utility lines would be located either between, or in the immediate vicinity of, existing lines in Harmony Grove Road and in Country Club Drive. Given the amount of disturbance (including existing sewer, water, etc. utilities) under these new roads, the potential for identification of new cultural resources or burials is considered possible, but unlikely, similar to the Proposed Project. As identified for the Proposed Project, these potential impacts would be significant but mitigable. M-CR-1 and 2 (a combined measure) in Section A of these Findings provides for (among other specifics) monitoring of construction activities by a qualified archaeologist and Luiseño monitor, halting of excavation in case of a find, retrieval of artifacts or human remains, coordination with the most likely descendant, etc. in accordance with state law to reduce significant impacts to below a level of significance.

Although only a portion of the Proposed Project WTWRF would be constructed under this scenario, the combined facility may include the on-site generator. If the generator is not part of the on-site components, potential noise associated with that element would be less than the noise of the Proposed Project. If a generator is placed on site, similar to the Proposed Project, associated noise levels could exceed the nighttime allowable limit and therefore could require mitigation. Mitigation would be the same as for the Proposed Project – this alternative would implement Mitigation Measure M-N-3, as described in Section A of these Findings under Noise, requiring a final noise impact analysis as part of facilities design demonstrating that exterior noise levels from all stationary WTWRF elements combined would not exceed the one-hour exterior noise level at the property line based on implementation of a 6-foot on-site sound wall at the facility.

Construction noise could increase as the Proposed Project does not propose off-site construction of sewer lines. Under this alternative scenario, sewer/utility lines would be installed in short segments of Country Club Drive and Harmony Grove Road adjacent to the County Equestrian Park located at the southwest side of those roads' intersection, as well as for a short section in Country Club Drive north of Harmony Grove Road in order to tie directly into the HGV WRF. Construction-noise related to these short-term cut and cover activities would not be expected to be in excess of the County-allowed levels, and if necessary, could be shielded by temporary barriers where adjacent to the park. North of Country Club Drive, the use on the east side of the road primarily would be the HGV WRF, which is not a noise-sensitive use. On the west side of the road, some HGV slopes and homes would be sited, but the homes would be behind an existing permanent noise wall installed by HGV, which would be expected to block the construction noise. Overall, potential impacts would be considered less than significant due to compliance with the County noise ordinance and very temporary nature.

For this sewer scenario, short-term construction-related air quality impacts would be expected to be similar or less than the less-than-significant effects associated with the Proposed Project. This is because the on-site grading footprint would be smaller than assessed as part of the Project for the full-sized plant, and potential off-site roadway disturbance generally would occur within streets already being impacted for other Project utilities. Operational impacts also could be incrementally less than the (less-than-significant) Proposed Project's operations, due to incrementally fewer associated vehicular trips. The Project's significant and unmitigable air quality impact associated with exceedance of the 2016 RAQS would not be associated with this sewer alternative. That impact is associated with exceeding the 2011 General Plan assumptions for site development (approximately 220 lots without consideration for slopes or other

constraints) and the associated modeling completed for the RAQS, but is not directly related to utilities provision. Conformance or non-conformance with the RAQS is addressed above for each of the full-build alternatives, and is not further addressed here.

With regard to GHGs, construction impacts to Country Club Drive as improvements (including other pipelines) already would be occurring at that location south of Harmony Road, but also would include pipelines into the HGV WRF north of Harmony Grove Road. While there would still be some level of construction on site, it would still be a smaller facility. Therefore construction GHG emissions would be expected to be less than analyzed for the Proposed Project. Operational impacts also could be less because there would be smaller and shared facilities and the existing facilities would remain the same at the HGV WRF. Because of the shared facilities, it is possible that existing trips would be split between the two facilities. If there are additional trips, they would be minimal, associated with intermittent employee checks.

Other environmental issues also would be less than significant for the on-/off-site connection to the HGV WRF. As described in the FEIR Chapter 3.0, Subchapters 3.1 and 3.2; other evaluated resource topics were assessed to have less than significant impacts. This option would result in pipes being added to existing disturbed roadways and those roadways do not contain known or potentially undisturbed and sensitive resources related to minerals, agricultural, paleontology or hazardous materials). Because no residential structures would be removed or built, there would not be any population and housing effects, recreation or other public services, utilities or land use and planning needs. Relative to installation of pipelines within existing roadways, standard construction requirements and best management practices are required as part of the Project.

This option would result in the construction of a sewer pipeline off site and extending north and west to connect to HGV WRF facilities, which would not be expanded. The option would only be allowed to connect if there is capacity available at this site without requiring expansion. The presence of a Project-related sewer lines adjacent to entitled and building out portions of HGV would not encourage growth. Future projects would be required to conform to the density within the County's General Plan or to obtain a GPA and would be limited due to the capacity of the HGV WRF, the shared nature of the facility and the facility on site would be sized only to serve the Project in light of its sharing the existing HGV WRF. Regardless, future projects would be required to complete additional studies regarding impacts to the environment, including growth inducement.

B3. <u>Findings</u>

The County finds that this design option is intended to disclose the impacts that would occur if this sewer alternative is approved. This alternative would not avoid all significant environmental impacts identified in the FEIR, but could reduce impacts to biological resources and operational noise. The County additionally finds that this option avoids, or lessens significant environmental impacts identified in the FEIR, but that it would comprise a less preferred alternative to the Project (PRC 21081, Guidelines 15091:

Finding

- The County finds that the on-site WTWRF was fully analyzed as part of the Proposed Project and that the specific impacts associated with the facility have been fully addressed, with potential significant impacts mitigated and subsumed within the analysis of the whole Project.
- The County finds that the on-site WTWRF would result in critical sewer functions for the Project being retained within the Project, and that this is preferred over options requiring additional off-site facilities.

- The County finds that no specific economic, legal, social, technological, or other considerations, make the on-site WTWRF sewer treatment option infeasible under PRC Section 21081(a)(3), Guidelines Section 15091(a)(3).
- The County finds that the combination on- and off-site design scenario includes retention of facilities beyond the underground wet weather storage on site and would not contribute to lessening of environmental impacts to the same extent as the full connection to HGV WRF.
- The County finds that the combination on-and off-site design scenario would result in similar noise impacts as an on-site generator is a potential element of this option, similar to the on-site WTWRF and would not contribute to a lessening of environmental impacts.
- The County finds that the on-/off-site option would require LAFCO action for sewer services, and the ultimate operator of the HGV WRF has not been determined at this time. The potential shared use of HGV WRF facilities is speculative at this time as there is not clarity as to permanent service provider and capacity within that facility and therefore finds that sewer option infeasible for social and "other considerations."
- The County finds that the on-/off-site connection to the HGV WRF option is infeasible because utilization of parts of the HGV WRF facility could require successful negotiations of an interagency agreement with Rincon del Diablo Municipal Water District if they become the owner and operator the facility and would require LAFCO approval. Therefore, in the absence of a long-term commitment for service, the HGV WRF combination option is not capable of being accomplished in a successful manner within a reasonable period of time and is less desirable than the certainty provided by the long-term on-site facility. Therefore, the County finds this sewer option infeasible for social and "other considerations."

Facts in Support of the Finding

As a stand-alone Project element, implementation of the combined on-/off-site sewer option could incrementally lower on-site biological impacts through retention of non-native grassland area that would otherwise be developed, could potentially eliminate operational WTWRF noise impacts associated with an on-site generator if that generator is not required to support on-site plant elements, incrementally lessen potential air quality construction emissions associated with grading and construction on this part of the site, and could potentially incrementally lessen the less than significant aesthetics impacts. Intermittent traffic trips, and any associated air quality emissions from those trips, would be expected to be similar to those assessed to the Proposed Project. This alternative could eliminate an unlikely impact to unknown, but potentially subsurface, cultural resources located in this portion of the property, but would increase the same potential due to utility installation north of Harmony Grove Road in Country Club Drive as the Proposed Project does not assume ground disturbance in that area.

Potential impacts of the combined on-/off-site sewage treatment option would be largely short-term (construction-related) in nature and otherwise subsidiary to the larger impacts of the development alternatives. The combined on-/off-site sewer option, which would eliminate portions of the on-site WTWRF, would be expected to result in generally similar impacts to those described for the Proposed Project or other build alternative when combined with the residentially related portions of the Project. Specifically, and dependent upon the build option selected, this could include potentially significant and unmitigable impacts related to aesthetics, transportation/traffic, and air quality, as well as significant (or potentially significant) but mitigated impacts for the issues of aesthetics, transportation/traffic, biological resources, cultural resources, noise and greenhouse gas emissions.

SECTION E – STATEMENT OF OVERRIDING CONSIDERATIONS

To Be Inserted Here Upon Completion

SECTION F – NO RECIRCULATION REQUIRED

The County of San Diego Board of Supervisors hereby finds that the responses to comments made on the DEIR, Revised DEIR, and any revisions reflected in the FEIR merely clarify and amplify the analysis presented in the documents and do not trigger the need to recirculate the EIR under CEQA Guidelines Section 15088.5(b), which provides that "[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR."

Pursuant to CEQA Guidelines section 15088.5(a):

> *[a] lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification…. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:*
>
> > *(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
> >
> > *(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.*
> >
> > *(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.*
> >
> > *(4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (Mountain Lion Coalition v. Fish and Game Com. (1989) 214 Cal.App.3d 1043)*

Each of these findings that represent "significant new information" as specified in the CEQA Guidelines is addressed below.

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

No new significant environmental impacts would result or were identified since circulation of the DEIR and Revised DEIR. In addition, no new mitigation measures have been proposed that would result in significant environmental impacts since circulation of the DEIR and Revised DEIR. The FEIR includes revisions to mitigation measures or new measures in response to comments on the DEIR; however, these mitigation measures reduce significant impacts to a less-than-significant level. The new measures were circulated for public review and comment. The FEIR also incorporates new Project design features in response to comments on the Revised DEIR. None of these revised DEIR or Revised DEIR measures result in new environmental impacts, but are designed to clarify and/or bolster the requirements of the mitigation measures to further reduce the impacts of the Project. Therefore, the County has determined that no new significant environmental impacts would result from the Proposed Project or from a new mitigation measure proposed to be implemented.

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

As previously discussed under the first finding, the FEIR includes revisions to mitigation measures or new measures in response to comments on the DEIR; however, these mitigation measures reduce significant impacts to a less-than-significant level. None of these revised measures result in new environmental impacts, but are designed to clarify and/or bolster the requirements of the mitigation measures to further reduce the impacts of the Project. Therefore, the County finds that the Proposed Project would not result in a substantial increase in the severity of an environmental impact.

(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.

The Applicant has not declined to adopt a feasible mitigation measure. Identification of appropriate mitigation measures comprised part of the DEIR and Revised DEIR, and are were available for review during public circulation. The DEIR also provided a reasonable range of feasible alternatives in Chapter 4.0. One additional alternative was proposed in responses to comments received on the DEIR, but review and analysis shows that: (1) the reductions in CEQA impacts offered by the alternative are already available through existing EIR alternatives (including a lesser intensity alternative), and (2) the alternative is infeasible based on failure to attain Proposed Project objectives to the same extent as the Project and financial considerations. This is fully explained in the response to comment. Therefore, the County finds that the Proposed Project would not require recirculation pursuant to this finding.

(4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (Mountain Lion Coalition v. Fish and Game Com. (1989) 214 Cal.App.3d 1043)

The County finds that the DEIR, which (excluding supporting figures) includes approximately 760 pages of analysis in Chapters 2.0, 3.0 and 4.0, and the Revised DEIR Greenhouse Gas Emissions Subchapter 2.7, which includes approximately 35 pages of summary analysis, supported by numerous technical reports and expert opinion, were not inadequate or conclusory such that the public was deprived of a meaningful opportunity to review and comment on the EIR. Accordingly, the County finds that recirculation is not required pursuant to CEQA.

The County recognizes that new information has been added to the EIR since circulation of the DEIR and Revised DEIR, but the new information serves simply to clarify or amplify information already found in the DEIR or Revised DEIR or improve the Proposed Project and its protection of the environment. It does not rise to the level of "significant new information."

Other changes and revisions to the DEIR and Revised DEIR that are not specifically described above were also found not to amount to "significant new information" requiring recirculation. They comprise additional clarification statements, typographical corrections (including a corrected Figure 4-2, showing the identified 119 lots), and formatting updates. None of the new information added to the FEIR raises important new issues about significant adverse effects on the environment. The ultimate conclusions about the Project's significant impacts do not change in light of any new information added to the EIR. Therefore, any new information in the EIR is insignificant for purposes of recirculation, particularly as set forth in Section 15088.5(b) of the CEQA Guidelines.

SECTION G – CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, CEQA GUIDELINES § 15090

The Board of Supervisors certifies that the Final EIR, dated May 2018, on file with the Department of Planning & Development Services, as Environmental Log No. PDS2015-ER-15-08-006, has been completed in compliance with CEQA and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors, and that the Board of Supervisors reviewed and considered the information contained therein before approving the Project, and that the EIR reflects the independent judgment and analysis of the Board of Supervisors. State CEQA Guidelines § 15090.

STATEMENT OF LOCATION AND CUSTODIAN OF DOCUMENTS OR OTHER MATERIALS THAT CONSTITUTE A RECORD OF PROCEEDINGS

May 2018

Project Name: **Harmony Grove Village South**

Reference Case Numbers: **PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5600, PDS2015-ER-15-08-006, State Clearinghouse No. 2015081071**

The CEQA [Section 21081.6(a)(2)] requires that the lead agency (in this case the County of San Diego) specify the location and custodian of the documents or other material that constitute the record of proceedings upon which its decision is based. It is the purpose of this statement to satisfy this requirement.

Location of Documents and Other Materials That Constitute the Record of Proceedings:

County of San Diego, Planning & Development Services
Project Processing Center
5510 Overland Avenue, Suite 110
San Diego, California 92123

County of San Diego, Clerk of the Board of Supervisors
1600 Pacific Highway, Room 402
San Diego, California 92101

Custodian:

County of San Diego, Planning & Development Services
Project Processing Center
5510 Overland Avenue, Suite 110
San Diego, California 92123

County of San Diego, Clerk of the Board of Supervisors
1600 Pacific Highway, Room 402
San Diego, California 92101

Attachment O – Ownership Disclosure

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) PDS2015-SP-15-002

Assessor's Parcel Number(s) 235-011-06, 238-021-08, 238-021-09, 238-021-10

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

RCS Harmony Partners, LLC

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

David Kovach, Kovach Group of Companies
Marcel Arsenault, Real Capital Solutions
Robert W. Comstock, Comstock Homes

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: **Section 1127 of The Zoning Ordinance defines *Person* as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

N. David Kovach

Print Name

3.3.15

Date

--- OFFICIAL USE ONLY ---

SDC PDS RCVD 03-27-15
SP15-002, GPA15-002

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) PDS2015-TM-####; PDS2015-SP-15-002; PDS2015-GPA-15-002

Assessor's Parcel Number(s) 235-011-06, 238-021-08, 238-021-09, 238-021-10

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

RCS Harmony Partners, LLC

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

David Kovach, Kovach Group of Companies

Marcel Arsenault, Real Capital Solutions

Robert W. Comstock, Comstock Homes

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: **Section 1127 of The Zoning Ordinance defines *Person* as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

David Kovach

Print Name

03.10.18

Date

----- *OFFICIAL USE ONLY* -----

SDC PDS RCVD 04-02-18
STP18-011

Attachment P – Service Availability Forms

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

F

Please type or use pen

RCS Harmony Partners LLC 619.930.5435
Owner's Name Phone

2305 Historic Decatur Road Suite 100
Owner's Mailing Address Street

San Diego, CA CA 92106
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:_____
☐ Boundary Adjustment
☒ Rezone (Reclassification) from A70 and RR to S88 zone.
☐ Major Use Permit (MUP), purpose:_____
☐ Time Extension...Case No._____
☐ Expired Map. .Case No._____
☒ Other GPA

B. ☒ Residential .. Total number of dwelling units 453
☐ Commercial ... Gross floor area_____
☐ Industrial ..... Gross floor area_____
☐ Other ..... Gross floor area_____

C. Total Project acreage 111.0 Total lots 242 Smallest proposed lot 0.03 Acres

Assessor's Parcel Number(s) (Add extra if necessary)

235-011-06-00	
238-021-08-00	
238-021-09-00	
238-021-10-00	

Thomas Guide. Page _____ Grid _____

Project address Street

Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____ Date: 6.15.16

Address: 2305 Historic Decatur Road (See above) Phone: 619.930.5435

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Rancho Santa Fe Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:
2604 Overlook Point Dr., 1.3 miles

A ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 2.85 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. ☐ District conditions are attached. Number of sheets attached:_____
☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

☐ Within the proposed project _____ feet of clearing will be required around all structures.
☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

_____ Tony J. Michel, Fire Chief (858) 756-5971 6-16-16
Authorized Signature Print Name and Title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Sc

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

David Kovach, ROG Harmony Partners (949) 300-6742
Owner's Name Phone

Kovach Group of Companies 2305 Historic Decatur Road Suite 100
Owner's Mailing Address Street

San Diego CA 92106
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**
- [X] Rezones changing Use Regulations or Development Regulations
- [X] General Plan Amendment
- [X] Specific Plan
- [ ] Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
- [ ] Rezones changing Special Area or Neighborhood Regulations
- [X] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [ ] Boundary Adjustment
- [ ] Major Use Permit (MUP), purpose:_____
- [ ] Time Extension...Case No._____
- [ ] Expired Map...Case No._____
- [ ] Other_____

C.
- [X] Residential . . . . . Total number of dwelling units 453
- [ ] Commercial . . . . . Gross floor area_____
- [ ] Industrial . . . . . Gross floor area_____
- [ ] Other . . . . . Gross floor area_____

D. [ ] Total Project acreage 111 Total number lots 1

Assessor's Parcel Number(s)
(Add extra if necessary)

235-011-06	
238-021-08	
238-021-09	
238-021-10	

Thomas Guide Page 1129 Grid C7

south of Harmony Grove Road & east of Country Club Drive
Project address Street

San Dieguito Community Plan/Harmony Grove 92029
Community Planning Area/Subregion Zip

Applicant's Signature: [signature] Date:_____

Address: 2305 Historic Decatur Road Suite 100 Phone: (949) 300-6742

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

Escondido Union School District
District Name:

If not in a unified district, which elementary or high school district must also fill out a form?
Escondido Union High School District

Indicate the location and distance of proposed schools of attendance.

Elementary: Bernardo School miles: 4.7
Junior/Middle: Del Dios Academy of Arts & Sciences miles: 2.9
High school:_____ miles:_____

- [X] This project will result in the overcrowding of the [ ] elementary [ ] junior/school [ ] high school. ***(Check)***
- [X] Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- [X] Project is located entirely within the district and is eligible for service.
- [ ] The project is not located entirely within the district and a potential boundary issue may exist with the_____ school district.

Cindy Kroon 2/5/2015
Authorized Signature

Cindy L. Kroon
Print Name

Administrative Analyst
Print Title

760-432-2195
Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

David Kovach, ROG Harmony Partners (949) 300-6742
Owner's Name Phone

Kovach Group of Companies 2305 Historic Decatur Road Suite 100
Owner's Mailing Address Street

San Diego CA 92106
City State Zip

ORG_____ **Sc**
ACCT_____
ACT_____
TASK_____
DATE_____

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**
- [x] Rezones changing Use Regulations or Development Regulations
- [x] General Plan Amendment
- [x] Specific Plan
- [ ] Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
- [ ] Rezones changing Special Area or Neighborhood Regulations
- [x] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [ ] Boundary Adjustment
- [ ] Major Use Permit (MUP), purpose:_____
- [ ] Time Extension...Case No._____
- [ ] Expired Map...Case No._____
- [ ] Other_____

C.
- [x] Residential . . . . . Total number of dwelling units 453
- [ ] Commercial . . . . . Gross floor area_____
- [ ] Industrial . . . . . Gross floor area_____
- [ ] Other . . . . . Gross floor area_____

D. [ ] Total Project acreage 111 Total number lots 1

Assessor's Parcel Number(s)
(Add extra if necessary)

235-011-06	
238-021-08	
238-021-09	
238-021-10	

Thomas Guide Page 1129 Grid C7

south of Harmony Grove Road & east of Country Club Drive
Project address Street

San Dieguito Community Plan/Harmony Grove 92029
Community Planning Area/Subregion Zip

Applicant's Signature: _____ Date:_____

Address: 2305 Historic Decatur Road Suite 100 Phone: (949)-300-6742

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Escondido Union High School Dist.

If not in a unified district, which elementary or high school district must also fill out a form? Escondido Union School Dist.

Indicate the location and distance of proposed schools of attendance.

Elementary:_____ miles:_____
Junior/Middle:_____ miles:_____
High school: San Pasqual High School miles: 7.8 mi

- [x] This project will result in the overcrowding of the [ ] elementary [ ] junior/school [ ] high school. ***(Check)***
- [x] Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- [x] Project is located entirely within the district and is eligible for service.
- [ ] The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature — Michael Simonson *Print Name*

Asst Supt. Business Services *Print Title* — 760-291-3210 *Phone*

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

2015-10

Please type or use pen

David Kovach, RCS Harmony Partners, LLC (949) 300-6742
Owner's Name Phone

Kovach Group of Companies 2305 Historic District Road Suite 100
Owner's Mailing Address Street

San Diego CA 92106
City State Zip

ORG_____ **S**
ACCT___
ACT____ DPWWWDPOSSAL
TASK_____
DATE_____ AMT $ 15.00

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance:_____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☒ Specific Plan or Specific Plan Amendment
☒ Rezone (Reclassification) from A70 & RR to S88 zone
☐ Major Use Permit (MUP), purpose:_____
☐ Time Extension...Case No._____
☐ Expired Map...Case No._____
☒ Other GPA from SR0.5 to VR10.9 and SR0.5

B. ☒ Residential . . . . . Total number of dwelling units 453
☐ Commercial. . . . . Gross floor area_____
☐ Industrial . . . . . Gross floor area_____
☐ Other . . . . . Gross floor area_____

C. Total Project acreage 111 Total lots_____ Smallest proposed lot_____

D. Is the project proposing its own wastewater treatment plant? Yes ☒ No ☐
Is the project proposing the use of reclaimed water? ☒ ☐

Assessor's Parcel Number(s)
(Add extra if necessary)

235-011-06	
238-021-08	
238-021-09	
238-021-10	

Thomas Guide Page 1129 Grid C7

south of Harmony Grove Road & east of Country Club Drive
Project address Street

San Dieguito Community Plan/Harmony Grove 92029
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [signature] Date:_____

Address: 2305 Historic Decatur Road Suite 100 Phone: (949) 300-6742

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District name SAN DIEGO COUNTY SANITATION DISTRICT Service area_____

A. ☐ Project is in the District.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☒ Project is not in the District and is **not** within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Facilities to serve the project ☒ ARE * ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached:_____

☐ Project will not be served for the following reason(s):_____
* AVAILABLE SUBJECT TO ATTACHED CONDITIONS.

C. ☐ **District conditions are attached. Number of sheets attached:**_____
☐ **District has specific water reclamation conditions which are attached. Number of sheets attached:**_____
☐ **District will submit conditions at a later date.**

D. ☐ **How far will the pipeline(s) have to be extended to serve the project?** _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Jeff Bosway JEFF BOSWAY - UNIT MGR. (8)694-2711 3/3/15
Authorized Signature *Print Name and Title* *Phone* *Date*

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT *On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123*

Kovach Group, Harmony Partners LLC
Sewer Availability Form
Residential 453 DU
APNs: 235-011-06, 238-021-08, 09, 10
March 3, 2015

ATTACHMENT

Sewer facilities to serve the project may be available subject to the following conditions:

1. Applicant must identify and evaluate all potential sewer service providers/agencies and demonstrate that the San Diego County Sanitation District ("District") is the superior preferred alternative based on economic and operational considerations.

2. Project must be annexed into the District and its Sphere of Influence by the Local Agency Formation Commission (LAFCO) in conformance with the California Government Code.

3. District approval of a project sewer study that addresses, at a minimum, the following elements: estimated sewage generation; identification of all required wastewater collection, treatment/reclamation, and storage facilities; preliminary design and layout of the facilities; identification of all costs associated with on-going maintenance and operation of the facilities; and financial analysis demonstrating how on-going facility costs could be funded by revenue generated from within the project without charging unreasonable fees to customers, as determined by the District.

4. Applicant will be responsible to fund and construct required facilities; to fund all plans, designs, and required studies; to obtain and pay for all necessary regulatory and operational permits; and to pay all costs associated with easement acquisition, annexation into the District, and any necessary agreements/improvements required by other agencies.

5. Applicant will also be responsible for all future conditions that may be placed on the project, including but not limited to: submission of facility plans, construction plans, and permitting plans, all to the satisfaction of the District.

6. Applicant must satisfy all conditions of map approval and improvement agreements, including construction by the developer and acceptance by the District of any necessary on-site or off-site sewerage facilities, property, and easements.

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

David Kovach, RCG Harmony Partners, LLC (949) 300-6742
Owner's Name Phone

Kovach Group of Companies 2305 Historic Decatur Road Suite 100
Owner's Mailing Address Street

San Diego CA 92106
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____
AMT $_____

W

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:_____
☐ Boundary Adjustment
☒ Rezone (Reclassification) from A70 & RR to S88 zone.
☐ Major Use Permit (MUP), purpose:_____
☐ Time Extension...Case No._____
☐ Expired Map...Case No._____
☒ Other GPA from SR0.5 to VR10.9 and SR0.5

B. ☒ Residential ..... Total number of dwelling units 453
☐ Commercial..... Gross floor area_____
☐ Industrial ..... Gross floor area_____
☐ Other ..... Gross floor area_____

C. ☒ Total Project acreage 111 Total number of lots_____

D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☒ Yes ☐ No

Assessor's Parcel Number(s)
(Add extra if necessary)

235-011-06	
238-021-08	
238-021-09	
238-021-10	

Thomas Guide Page 1129 Grid C7

south of Harmony Grove Road & east of Country Club
Project address Street

San Dieguito Community Plan/Harmony Grove
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [signature] Date: 1/27/15

Address: 2305 Historic Decatur Road Suite 100 Phone: (949) 300-6742

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Rincon Del Diablo MWD Service area ID-1

A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached_____. (Number of sheets)
☐ Project will not be served for the following reason(s):_____

C. ☐ District conditions are attached. Number of sheets attached:_____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached:_____
☒ District will submit conditions at a later date. See attached letter

D. ☒ How far will the pipeline(s) have to be extended to serve the project? Subject to analysis and looping reqts.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [signature] Print Name Randy Whitmann

Print Title Senior Engineer Phone 760 745 5522 Date 1/30/15

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT.
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

Board of Directors
Dr. Gregory M. Quist, President
David A. Drake, Vice President
Diana L. Towne, Treasurer
James B. Murtland, Director
David L. Draper, Director

Rincon del Diablo Water

A Public Agency Serving the Greater Escondido Valley Since 1954

General Manager
Greg Thomas
Board Secretary
Thomas Butler
General Counsel
Redwine and Sherrill

January 30, 2015

County of San Diego
Planning & Development Services
Zoning Counter
5510 Overland Ave., Ste. 110
San Diego, CA 92123

Reference: Project Facility Availability – Water
David Kovach, RCS Harmony Partners, APN 235-011-06, 238-021-08, 09 &10

Gentlemen:

The above referenced project lies within the Rincon Del Diablo Municipal Water District's (Rincon's) Improvement District 1 (ID 1) service area. At this time, it is eligible to receive water for fire and normal domestic use following completion of the required facilities, in accordance with all District Rules and Regulations.

Please be advised that in response to critical water issues throughout the State, on August 11, 2014, the Board of Directors of Rincon issued a mandatory Level 2 Drought Alert as defined in the Drought Response Plan (Ordinance No. 08-120) and as amended in Resolution No. 14-04. The amended Resolution provides that at this time, Rincon will not suspend consideration of water availability certifications for all commercial projects and residential projects of more than one home, but may consider that action at a later date. If the current drought continues, Rincon may be forced to re-evaluate the Level 2 Drought Alert and impose further restrictions such as the suspension of new potable water availability certifications and rescinding outstanding certifications. Therefore, Rincon will re-evaluate water availability for this project at the time the plans are submitted and we are requested to determine requirements necessary to serve the project. The drought levels in Rincon's Drought Response Plan support those set by our wholesaler, the San Diego County Water Authority.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Randy Whitmann
Senior Engineer

Board of Directors

David A. Drake, President
Diana L. Towne, Vice President
James B. Murtland, Treasurer
Dr. Gregory M. Quist, Director
Erin R. Lump, Director

Rincon del Diablo Water

A Public Agency Serving the Greater Escondido Valley Since 1954

General Manager
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August 20, 2015

County of San Diego
Planning & Development Services
Zoning Counter
5510 Overland Ave., Ste. 110
San Diego, CA 92123

Subject: Project Facility Availability – Water
David Kovach, RCS Harmony Partners, APN 235-011-06, 238-021-08, 09 & 10

As you are aware, the Rincon del Diablo Municipal Water District (Rincon) filled out a Project Water Facility Availability Form for the subject project and included comments via an attached letter dated January 30, 2015 (January letter). Because of the continuing drought conditions, the County has requested that Rincon provide an update to the January letter. This letter, along with the January letter, shall provide our collective comments on the project.

On April 1, 2015, the Governor issued Executive Order B-29-15 proclaiming a continued state of drought emergency and mandated a 25% reduction in water use across the State. He further tasked the State Water Resources Control Board to develop guidance and regulations to obtain the 25% reduction.

The January letter referenced Rincon being in a mandatory Level 2 Drought Alert, where the district was not suspending the installation of new water meters for projects. Since the issuance of the Governor's Order, Rincon remains in a Level 2 Drought Alert but the ordinance has been modified where the availability of meters for projects are to be considered on a case-by-case basis. Therefore, the ability to serve this project will still depend on the drought conditions when the project is submitted for approval and will depend on restrictions placed by our water wholesalers, Metropolitan Water District and the San Diego County Water Authority, and subsequent actions by Rincon's Board of Directors.

We appreciate the opportunity to update our comments. If you have any questions or require additional information, please call.

Sincerely,

Randy Whitmann, Senior Engineer

Attachment Q – General Plan Consistency Table

General Plan Land Use Element		
Policy Number	**Policy Text**	**Explanation of Project Conformance**
Guiding Principle 1	**Support a reasonable share of projected regional population growth.**	*Consistent.* Overall, HGVS supplies a small percentage of the County's projected regional housing need. The 2011 General Plan Update was accompanied by an EIR, which included estimates about numbers of housing units in this area of the County. These estimates included existing units, which could be counted, and assumptions about un-built, approved land development projects as well as pending land development projects, which have been subsequently approved. The estimates regarding the amount of residential units in a given area was important in the development of General Plan documents as they provided a baseline at the time for assessing impacts of future development and ensuring that service levels are adequate and housing needs would be met. The project provides a range of housing types that can aid the County in meeting its required housing needs for projected population growth, including multi-family housing options that are currently unavailable in the area.
Guiding Principle 2	**Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.**	*Consistent.* A model of compact development begins with a central core, referred to as a "Village" or, in very rural communities, a "Rural Village" in which the highest intensities of development are located. Under ideal conditions for achieving sustainability, the central core would be surrounded by areas of very low density. In the unincorporated San Diego County, the ideal model has been modified with semi-rural areas surrounding the central core to reflect the existing pattern of development for most of the unincorporated County. Therefore, in the County's Community Development Model, the central core is surrounded by areas of lesser intensity including "Semi-Rural" and "Rural Lands." Consistent with this model, HGVS is a model of compact development which expands the existing HGV Village core to become part of the same compact, walkable community that will be connected by an

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		integrated network of multi-use trails and pathways, continuing those that were part of the HGV Specific Plan. The project features the most intense uses within a ½ mile of the adjacent HGV Village Center where HGV's highest densities are also located. The residents of these neighborhoods will be encouraged to walk to the amenities and services that are available at the HGV Village Center and the commercial/civic zone of HGVS, located within a 10-minute walk of each other by interconnected trails and pathways. HGVS will provide a transition from the Village portion of the site and the existing surrounding residential, semi-rural, and rural uses by maintaining the perimeter of the site within the existing Semi-Rural regional category. This land surrounds the HGVS's Village area along the southwestern, southern, and eastern property boundaries. Lower intensity single-family uses (typically with larger lot sizes) are planned in this area in addition to designated open space. These designated open space areas reduce visual effects along the project's perimeter, provide views to natural areas, and contribute to a rural and open environment. HGVS has been designed to provide a wider range of housing options that are not only compatible with the housing options of HGV but also enhance the viability of the commercial uses located in the adjacent Village Center. Both HGV and HGVS when combined, create a range of housing opportunities that will result in an economically vibrant community. This compact form of development will also allow for the preservation of an increased amount of open space, natural habitat, and agriculture that will contribute to the retention of the semi-rural and rural setting and lifestyle of the adjacent communities. It may also minimize infrastructure costs. The Project will provide all of the necessary facilities and services required to meet its needs.

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		HGVS would be served by the Rincon del Diablo Water District with water service being extended to the site. As detailed above, HGVS also includes parks and recreational facilities, an internal private road system, storm drain facilities, underground utility lines, and water lines. A Sewer Master Plan outlines several options for providing wastewater service to the Project, including the potential for an on-site water reclamation facility with distribution system, detention basins, and wet weather storage ponds. The Project is located in the Escondido Union Elementary and High School Districts and would be required to pay the appropriate fees as required by State law. Although there are no schools located in HGV or HGVS, there are some schools presently assigned to serve the area. A new fire station is being constructed approximately 1.3 miles from the most distant structure and will provide service to this area. The Rancho Santa Fe Fire Protection District (RSFFPD) has been approved by the Local Area Formation Committee (LAFCO) to expand its services to cover this area. The County's General Plan acknowledges that "considerable growth in the region is likely to gravitate toward existing urbanized areas to facilitate access to jobs and services and reduce vehicle commutes and gasoline consumption" (County of San Diego General Plan, 2011, page 2-7). HGVS is located very close to several major employers, such as Palomar College, Cal State San Marcos, and Palomar Medical Center. California State University San Marcos is located less than three miles to the northwest, Palomar Medical Center is located approximately two miles to the north and the Escondido Energy and Technology Center (ERTC), an industrial/commercial, employment and services center, is located within a mile north-northeast of HGVS. Other nearby land uses include numerous shopping and service areas within the

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		Cities of Escondido and San Marcos, such as large big box uses at Valley Parkway and I-15 and along Auto Park Way. HGVS is also located approximately three miles from the closest transit stations (Nordahl Road Sprinter Station and the Escondido Transit Center), and approximately two miles west of the I-15 and SR-78 intersection. In addition, HGVS is contiguous to the existing Harmony Grove Village and the County's General Plan favors the placement of housing in and adjacent to existing and planned villages.
Guiding Principle 3	**Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.**	*Consistent.* The Project will expand the existing HGV Village to become part of the same compact, walkable community. HGV and HGVS will be connected to each other by an integrated network of facilities, including parks, multi-use trails, pathways, and roadway connections. HGVS features the most intense uses within a ½ mile of the adjacent HGV Village Center where HGV's highest densities are located. The residents of these neighborhoods will be encouraged to walk to the amenities and services that are available at the HGV Village Center and the HGVS Civic/Commercial area – these uses are located within a half (½) mile, and less than 10-minute walk of each other, by interconnected trails and pathways. HGVS has been designed to provide a wider range of housing options that are not only compatible with the housing options of HGV but also enhance the viability of the commercial uses located in the adjacent Village Center and the HGV Equestrian Ranch, which require a larger market in order to be successful. Both HGV and HGVS when combined, create a range of housing opportunities that will result in an economically vibrant community. The Project will also assist in satisfying demand for housing created by large nearby employment centers such as Palomar College, Cal State San Marcos, and Palomar Medical Center. HGVS will contribute additional

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		funding needed to support the cost of maintaining HGV's public facilities and services. The residential uses would provide additional revenue for the Fire Authority Having Jurisdiction and, if the Project tied into the HGV wastewater treatment facility (one of the options being considered), the cost of sewer service could decrease for HGV residents. The proximity of HGVS's higher density, residential neighborhoods to HGV and its Village Center, decreases the need for infrastructure, spreads the associated maintenance costs over a larger base, and allows services to be provided in a more efficient manner. Clustering of development on the site will preserve a balance of open space vistas, natural features, and the community character of the surrounding areas. The Specific Plan incorporates a Conservation and Open Space Plan that retains approximately 68% of the entire site as undeveloped open space (approximately 75 acres) that accommodates a biological open space preserve, naturalized open space, landscaped areas, parks, and multi-use trails. The design principles outlined in the Specific Plan will ensure that the community character will be upheld. In particular, the Project's Design Guidelines are intended to ensure overall cohesiveness between HGVS and HGV. HGVS is designed to accommodate a system of interconnected trails and pathways, continuing those that were included in the original HGV Specific Plan, to encourage pedestrian and bicycle activity and establish important links to Harmony Grove Village, the Del Dios Highlands Preserve, and the Elfin Forest Recreational Reserve. HGVS proposes to utilize consistent street trees, similar planting materials, lighting, signage, walls, fences, and architecture to provide a continuous link between HGV and HGVS, strengthening the concept that the two communities constitute one unified village. The architectural design is rural in

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		inspiration and is described as Western Farmhouse/Cottage; the style reflects a quaint, casual character that is compatible with the look of the surrounding character and agricultural heritage the Harmony Grove community. The Project's architectural design guidelines identify elements that should be used to reduce the apparent size, bulk, and scale of proposed buildings. The smaller lot single-family development would replicate the character and design of the existing development, which reflects rural, farmhouse styles. Multi-family housing types would be designed to appear as detached single-family homes or re-purposed rustic/agricultural buildings.
Guiding Principle 4	**Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.**	*Consistent.* HGVS utilizes the compact model of sustainable village development and includes a variety of small lot sizes and residential opportunities in a compact development footprint. As discussed above, the Specific Plan incorporates a Conservation and Open Space Plan to permanently protect approximately 35 acres of the Specific Plan area within biological open space. This open space is also intended to be compatible with regional open space plans including the County's Draft North County Multiple Species Conservation Plan (NC Plan), and Resource Protection Ordinance. This will provide a significant contribution to establishing an interconnected preserve system, minimizing the habitat fragmentation that often results from attempting to save resources on a project-by-project basis.
Guiding Principle 5	**Ensure that development accounts for physical constraints and natural hazards of the land.**	*Consistent.* The development footprint of HGVS took into consideration the physical constraints on the property, such as significant biological resources, including sensitive habitats, rare and sensitive plant and animal species, visual resources, flood prone areas, and steep slopes. The Project maintains a 100-foot buffer and 100-

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		foot limited building zone from wetlands associated with Escondido Creek, has been designed to maintain existing drainage patterns to the extent feasible, and create an opportunity to re-establish a drainage feature that was largely eliminated from the site due to early agricultural activities. In addition, HGVS has been designed to maximize open space (including preserve areas) by clustering development in areas that contain steep slopes (either found insignificant as part of the waiver process detailed in the RPO or for which encroachment is permitted as a utility/roadway exemption). The Project utilized encroachment into certain steep slope areas to avoid impacts to other areas on the project site that contained significant biological resources that were identified in the draft North County Multiple Species Conservation Program for possible future conservation. [The preservation of high-quality biological resources, located contiguous to the permanent open space area of the Del Dios Highland Preserve (DDHP), played a crucial role in the project's design; rather than the standard subdivision design that would target development of all non-RPO slope areas regardless of whether sensitive biological resources are located there.] This results in the preservation of a large swath of open space in the southern portion of the property, containing approximately 35 contiguous acres of high quality biological resources. The Fire Protection Plan analyzed the potential fire safety issues of HGVS and includes detailed fire prevention measures that will be incorporated into the project design. A multitude of measures will be implemented, such as construction of roads onsite that include an additional travel lane within 800 feet of all project structures to provide additional capacity for evacuation, enhanced ignition-resistant construction, ember resistant vents, fuel modification zones that exceed County

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		standards, and additional measures as identified in the Fire Protection Plan to ensure that safety is not compromised.
Guiding Principle 6	**Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.**	*Consistent.* The HGVS traffic study indicates that the local street system could accommodate the Project. Based on the County of San Diego significance criteria, HGVS would result in ten significant traffic impacts. Of these ten impacts, two are direct and cumulative and eight are cumulative only. Physical mitigation is proposed for direct impacts and payment of the transportation impact fee would reduce cumulative impacts to below a level of significance in the County. Contribution to improvement costs would be provided to reduce cumulative impacts in the City of Escondido. However, simply because the County does not have control over improvements in the City of Escondido, the impacts would be considered significant under the California Environmental Quality Act (CEQA). The roadway network proposed by HGVS improves multi-modal circulation and implements the County's Community Trails Master Plan. The Project design is based on a compact form of development that includes a network of trails, sidewalks, and pathways that will encourage residents to walk or bike. A system of public and private trails and pathways would link key open space features of the Project site and provide connections to off-site areas and planned public trails. Multi-use trails and pathways accommodate pedestrians, bicyclists, and horseback riders, encouraging physical activity and reducing reliance on automobiles. These multi-modal features help to support public health objectives. Country Club Drive will be redesigned to encourage pedestrian activity. Additional landscaping, shade trees, and interpretive signage will also be provided to promote walking. HGVS also includes soft surface trails along the private

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		drives. HGVS is located approximately three miles from the closest transit stations (Nordahl Road Sprinter Station and the Escondido Transit Center), and approximately two miles west of the I-15 and SR-78 intersection.
Guiding Principle 7	**Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.**	*Consistent.* HGVS will be developed in accordance with the Community Development Model resulting in reduced automobile use and increased opportunities for walking and bicycling. Residents, both within the project and from the surrounding area, will be able to use the extensive trail system to move through HGVS without using their automobiles. HGVS is designed to reduce vehicle trips and emissions by providing housing opportunities near employment centers. In addition, the Greenhouse Gas Analysis outlines several mitigation measures and Project design features to reduce construction and operational greenhouse gas emissions.
Guiding Principle 8	**Preserve agriculture as an integral component of the region's economy, character, and open space network.**	*Consistent.* By developing this project, growth in the County will be directed to an area that is not considered an important agricultural resource. The compact form of the development will provide new housing, which will reduce the pressure on more agriculturally productive farms from being developed. Notwithstanding the fact that maintaining agriculture in the face of increasing land, water and energy costs will continue to become increasingly difficult. The Project encourages features that respect the agricultural heritage of the area, such as community gardens and edible landscaping at the Center House.
Guiding Principle 9	**Minimize public costs of infrastructure and services and correlate their timing with new development.**	*Consistent.* HGVS implements this principal because it is a sustainable, compact planned community located in close proximity to existing and planned infrastructure and services. Because of its' compact design, it requires a less extensive road network and infrastructure to meet its' needs. All of the internal streets within the Project

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		are proposed as private streets, but are built to ensure that emergency and safety vehicles can easily access all parts of the site. As private streets they will be maintained by the project HOA, and will not; therefore, require any public costs for their maintenance and upkeep. Services will be phased to ensure they are available when needed. The cost of services will be borne by the residents of the project. Infrastructure and public services will be funded by the developer or through a financing mechanism that is funded only by HGVS. Payment of transportation impact fees, school fees, and other similar fees will ensure that the cost to the public is minimized. Recreation facilities will be located within the community.
Guiding Principle 10	**Recognize community and stakeholder interests while striving for consensus.**	*Consistent.* HGVS has conducted a multi-year community outreach process including community workshops at the San Dieguito Sponsor Group, several presentations and detailed discussions with Harmony Grove/Elfin Forest Town Council members, Escondido Creek Conservancy members, and one-on-one meetings with adjacent property owners. The project was modified in response to the comments and issues raised during these meetings to provide accommodations for horses (such as the provision for an equestrian hitching post and staging areas), increase lot sizes around the perimeter of the site, and incorporation of additional fire safety features. Each of these groups may have an opportunity to review and comment on certain future implementation development proposals based on the standards and review authority of each entity.
Goal LU-1	**Primacy of the Land Use Element.** A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories	

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Policy LU-1.1	**Assigning Land Use Designations.** Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.	*Consistent.* This Policy provides that land use designations on the Land Use Map are to be assigned in accordance with the Community Development Model and boundaries established by the Regional Categories Map. This does not prevent future amendments to the Regional Land Use Map; rather the Regional Categories Map and the Land Use Maps are graphic representations of the Land Use Framework and the related goals and policies of the General Plan. The Land Use Maps must be interpreted in conjunction with the language of the General Plan's Goals and Policies which expressly provide authority to make future amendments as may be determined appropriate by the County Board of Supervisors. (County of San Diego General Plan, adopted August 3, 2011, page 3-18, which page is incorporated herein by this reference). HGVS will expand the HGV Village pursuant to the requirements set forth in General Plan Policy LU-1.4,and will further implement the Community Development Model by concentrating the highest densities of uses closest to HGV while decreasing intensities adjacent to existing larger lot residential development and nearby open space areas.
Policy LU-1.2	**Leapfrog Development.** Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development	*Consistent.* HGVS will expand HGV Village and will further implement the Community Development Model by generally concentrating the highest densities of uses closest to HGV while decreasing intensities adjacent to nearby semi-rural uses and open space areas to the west, south, and east of the site. This design allows for the benefits of compact development which include increasing the amount of land that can be preserved contiguous to existing open space areas, decreasing the need for additional infrastructure, and enhancing the walkability of the communities.

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	Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.	
Policy LU-1.3	**Development Patterns.** Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	*Consistent.* By providing new housing opportunities consistent designed in accordance with the Community Development Model, the Project will implement an important organizational vision of the General Plan by concentrating the highest densities within the Village, and closest to the existing commercial uses of Harmony Grove Village, while decreasing intensities adjacent to the adjacent Equestrian Ranch and nearby open space areas. The roadway network proposed by HGVS improves multi-modal circulation and implements the County's Community Trails Master Plan. The Project design is based on a compact form of development that includes a network of trails, sidewalks, and pathways that will encourage residents to walk or bike. A system of public and private trails and pathways would link key open space features of the Project site and provide connections to off-site areas and planned public trails. Multi-use trails and pathways accommodate pedestrians, bicyclists, and horseback riders, encouraging physical activity and reducing reliance on automobiles. These multi-modal features help to support public health objectives. Country Club Drive will be redesigned to encourage pedestrian activity. Additional landscaping, shade trees, and interpretive signage will also be provided to promote walking.
Policy LU-1.4	**Village Expansion.** Permit new Village Regional Category designated land uses only	*Consistent.* **Environmental.** The design of HGVS was based on a comprehensive opportunities and constraints

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	where contiguous with an existing planned Village and where all of the following criteria are met: • Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding. • Potential Village development would be accommodated by the General Plan road network. • Public facilities and services can support the expansion without a reduction of services to other County residents. • The expansion is consistent with community character, the scale, and the orderly contiguous growth of a Village area.	analysis that included a review of environmental, topographic, and visual resources. The Project has been designed to preserve the largest block of contiguous open space, maintain existing drainage patterns to the extent feasible, create an opportunity to re-establish a drainage feature that was largely eliminated from the site due to early agricultural activities, balance Resource Protection Ordinance steep slope preservation with biological open space preservation, and maintain significant visual resources. The proposed development is concentrated mainly in areas of the site that have been previously disturbed and which contain non-native grassland. The more sensitive biological habitat is located in the southern portion of the site and consists of southern mixed chaparral, a small patch of coast live oak woodland, and jurisdictional drainages. HGVS has been designed to preserve approximately 35 acres of contiguous open space within the southern portion of the site, which will be dedicated as required by the County and remain as biological open space. This equates to approximately 31-percent of the site. The biological open space preserve is primarily possible due to the compact nature of the development. All onsite grading and improvements for HGVS are designed to avoid the existing 100-year floodplain except for a very small area allocated to a wastewater treatment facility (WWTF) that will be raised out of the floodplain. The Project's grading plan has been designed to fit into the existing topography. Rather than leveling the site, the post graded conditions would follow the natural topography, whenever feasible. The site naturally rises and falls, and the grading has been designed to reflect this pattern.

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		Roadway Network. The HGVS traffic study indicates that the local street system could accommodate the Project. Primary access to HGVS is provided by two Mobility Element roads north of the Harmony Grove Road and Country Club Drive intersection (County Club Drive continues south from that intersection along the Project's western boundary). HGVS will reconfigure the intersection at Country Club Drive and Harmony Grove Road to enhance safety and access for pedestrians, bicyclists, and equestrian riders. At the intersection, Country Club Drive would be designed to include four lanes (a dedicated right turn lane, a dedicated left turn lane, and two through lanes) consistent with the configuration of Country Club Drive as it joins Harmony Grove Road from the north. Beginning at the Escondido Creek bridge, the roadway would transition to three lanes. The roadway network proposed by HGVS would improve multi-modal circulation and implement the County's Community Trails Master Plan. All of the streets within the Project site are proposed as private streets but are built to ensure that emergency and safety vehicles can easily access all parts of the site. HGVS is also located approximately three miles from the closest transit stations (Nordahl Road Sprinter Station and the Escondido Transit Center), and approximately two miles west of the I-15 and SR-78 intersection. **Public Facilities.** Compliance with General Plan Policies, County ordinances, and mitigation measures identified through the environmental review process and project approval process would ensure that public facilities and services needed to support HGVS would not result in a reduction of services to other county residents. HGVS would be required to provide the infrastructure and facilities needed to provide

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		services to the Project either directly or through the payment of fees. (Policy LU-12.1) A phasing plan has been provided as a part of this Specific Plan to ensure that such facilities would be available at the appropriate time. (Policy LU-12.2) Service Providers would be required to provide "will-serve" letters indicating that they can provide service to HGVS prior to the recordation of final maps and the issuance of any building permits for the Project. (Community Facility Availability Forms have been received from service providers indicating that service will be available to HGVS. County Policy I-84.) The RSFFPD is currently responsible for providing emergency services to the project. The RSFFPD submitted an application to the Local Area Formation Committee (LAFCO) to expand its jurisdiction to cover the project area. The application has been ratified by LAFCO and RSFFPD has received final approval from the State of California. HGVS will be required to pay development impact fees pursuant to the County's Fire Mitigation Fee Ordinance, Sec. 810.301, et seq., to fund its fair share of the capital facilities and equipment needed to serve HGVS. The fee is collected to fund capital facilities and equipment needed to serve new development. (Section 810.308) The ongoing costs of providing services to the Project would be provided by existing property taxes and any special assessments imposed on property owners to fund such services. HGVS may annex into an existing community facility district or establish its own assessment district. A Sewer Master Plan has been prepared for HGVS. Several options for providing wastewater service to HGVS have been analyzed. Sewer facilities or improvements may be constructed onsite as

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		needed to serve the Project. HGVS would be served by the Rincon del Diablo Water District. Drainage and water quality facilities would be constructed on-site by the applicant. HGVS is located in the Escondido Union Elementary and High School Districts and would be required to pay the appropriate fees as required by State law. **Consistent with Scale and Orderly and Contiguous Growth.** HGV was designed to implement the Community Development Model by concentrating the highest densities of uses within a "Village Center" and decreasing the density progressively as development moves further away from the Village Center. HGV's Village Center is surrounded by a variety of single-family residential uses on lots that range in size from approximately 2,500 square feet near the Village Center to 1.5 acres further away from the core. HGV is designed so that homes and lots will be smaller near the core and "more cottage-like." Over two-thirds of all residences within HGV will be located within the Village Center, or approximately 519 homes. HGV was intended to create a community with an appropriate density that can support convenience retail and commercial uses with the net result of establishing a concentrated use pattern at the center and a less dense development pattern at the perimeter. HGVS will be expanding the HGV Village by locating its highest intensities of development contiguous to the Village Center. The proximity of the Project's densest residential neighborhoods to HGV and its Village Center, an area described in HGV's Specific Plan as the heart of the community, illustrates the contiguous nature of these areas and how they are part of the same compact, walkable village. Residents will be encouraged to walk to amenities and services that are within half (½) a mile (approximately 2,100

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		feet), and less than a 10-minute walk from both the HGV Village Center and the commercial/civic uses of HGVS. Approximately 53 acres of HGVS is designated as Village Residential. Within this core area, the Specific Plan provides for a maximum of 423 dwelling units, which equates to a density of approximately 8 dwelling units per acre (du/ac). This is consistent with the density for the Village Center (Planning Area 1) of the adjacent HGV Specific Plan of approximately 8.7 dwelling units per acre. This design allows for the benefits of compact development which include increasing the amount of land that can be preserved contiguous to existing open space areas, decreasing the need for additional infrastructure, and enhancing the walkability of the communities. Surrounding the Village Residential designation along the western, southern, and eastern perimeter, the remaining 58 acres of HGVS is designated Semi-Rural Residential with a density of 0.5 dwelling units per acre. Up to 30 dwelling units are proposed within this Semi-Rural Residential area in addition to open space. This establishes a development pattern that is less dense around the perimeter. Country Club Drive will be improved to enhance the Project's connection with the HGV Village Center and a multi-use pathway will provide a pedestrian linkage to both HGV and HGVS. In particular, a north-south, multi-use trail (10 feet in width), was planned as part of the County's Community Trails Master Plan and the HGV Specific Plan. The 10-foot trail runs along the west side of Country Club Drive, via the bridge over Escondido Creek to the south entry of HGVS and will connect HGV's Village Center directly to HGVS. The HGV Specific Plan intended that this decomposed granite trail establish an important walkable link between HGV's Village Center, the

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		Equestrian Ranch, HGVS and other multi-use trails that extend further south and connect to the Del Dios Highlands Preserve and Elfin Forest Recreational Reserve. The Project will also enhance connections to HGV by encouraging pedestrian activity along Country Club Drive by providing a five to six foot pathway along the east side of Country Club Drive and by providing landscaping, shade trees, and interpretive signage. A bridge will be constructed over Escondido Creek to replace the existing substandard "Arizona" crossing. This bridge would further enhance the connection between HGVS and HGV. The proximity of the Project's higher density, residential neighborhoods to HGV and its Village Center decreases the need for infrastructure, spreads the associated maintenance costs over a larger base, and allows services to be provided in a more efficient manner. The Project has been designed to provide a wider range of housing options that are not only compatible with the housing options of HGV but also enhance the viability of the commercial uses located in the adjacent Village Center. Both HGV and HGVS, when combined, create a range of housing opportunities that will result in an economically vibrant community. As discussed above, HGVS's lower density uses are located around the perimeter of the site and transition into the surrounding Semi-Rural uses. The project's highest densities would be located in the northern and central portions of the site to avoid impacting the combined sensitive habitats and steep slopes located in the southern part of the site.
Policy LU-1.7	**Maximum Residential Densities.** Determine the maximum number of dwelling units permitted within the boundaries of any subdivision	*Consistent.* The proposed General Plan Amendment includes amending the General Plan Regional Category and Land Use Designation(s) through re-designating a portion of the HGVS site from a Semi Rural Regional Category to a Village

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	or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.	Regional Category, and changing a portion of the site from the Semi-Rural residential designation of 2 dwelling units per acre (SR-0.5) to a Village Residential designation of 10.9 dwelling units per acre (VR-10.9). With the current General Plan Land Use designations, the maximum buildout potential for the project site is 174 lots. The proposed General Plan land use designations within the Village Regional Category portion of the project site are Village Residential 10.9 and Neighborhood Commercial. Within the VR-10.9 area, a density of approximately 8.4 dwelling units is proposed. VR-10.9 is the closest General Plan land use designation for this proposed density. The proposed density is consistent with the adopted density for the Village Center (Planning Area 1) of the adjacent Harmony Grove Village Specific Plan, which contains 519 dwelling units on 60 residential acres (or approximately 8.7 dwelling units per acre). The Neighborhood Commercial designation is implemented by the commercial/civic zone.
Policy LU-1.8	**Density Allocation on Project Sites**. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation.	
Policy LU-1.9	**Achievement of planned Densities.** Recognizing that he General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in	*Consistent.* The Land Use Maps must be interpreted in conjunction with the language of the General Plan's Goals and Policies which expressly provide authority to make future amendments as may be determined appropriate by the County Board of Supervisors. HGVS will expand HGV Village pursuant to the requirements set forth in General Plan Policy LU-1.4, and will further implement the Community Development Model by concentrating the highest densities of

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	cases where regulations or site-specific characteristic render such densities infeasible.	uses closest to HGV while decreasing intensities adjacent to existing larger lot residential development and nearby open space areas.
Goal LU-2	**Maintenance of the County's Rural Character.** Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	
Policy LU-2.1	**Community Plans**. Maintain updated Community Plans, as part of the General Plan to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.	*Consistent.* The proposed project includes an amendment to the San Dieguito Community Plan in order to add HGVS as an independent but compatible component of the HGV Specific Plan area, revise portions of the Community Plan text for General Plan conformance, and adjust the Village boundary line. The amendment would also allow sewer services to be provided to Semi-rural designated areas beyond the HGV Village boundaries.
Policy LU-2.3	**Development Densities and Lot Sizes.** Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	*Consistent.* This Project proposes to amend the General Plan Regional Land Use Map to re-designate a portion of the Project site as Village consistent with Policy LU-1.4. The Project is located contiguous to the "Village Center" located within HGV. HGVS has been designed as a mixed-use walkable development that complements the natural environment, adheres to the community character, and connects both HGVS and HGV into one village. Like HGV, HGVS is a residential village community that provides a mix of housing opportunities and commercial/civic uses that are compatible with the existing and planned character of the contiguous HGV. Land is utilized efficiently through compact development. HGVS has been designed to maximize open space (including biological open space adjacent to existing preserve areas) and enhance recreational opportunities. The development has been clustered on the site to preserve a large swath of open space in the southern portion of the property that contains high quality biological resources. In addition to maximizing open space, HGVS is designed to minimize the perception of

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		built structures. The 453 residences do not equate to 453 structures. A substantial number of the residences would be in structures built to accommodate multiple dwellings. Many HGVS lots have been designed to accommodate one to four single-family or multi-family (i.e., single-family attached) buildings on the same plot of land. It is important to note that the County encourages new developments with access to sewer to provide housing opportunities for a range of household incomes by offering both a variety of housing types (multi-family to single-family), and a variety of lot sizes. HGVS has the flexibility to support a wide range of units in varying layouts without affecting the development footprint.
Policy LU-2.4	**Relationship of Land Uses to Community Character.** Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.	*Consistent.* The Project has been designed to be consistent with the character and development objectives of the surrounding communities by incorporating design polices set forth in the Harmony Grove Subarea of the San Dieguito Community Plan. HGVS is proposing to expand the HGV village to become part of the same compact, walkable community that will be connected by an integrated network of multi-use trails and pathways. HGVS features the most intense uses within a ½ mile of the adjacent HGV Village Center where HGV's highest densities are also located. The Project has been designed to provide a wider range of housing options that are not only compatible with the housing options of HGV but also enhance the viability of the commercial uses located in the adjacent Village Center. Both HGV and HGVS, when combined, create a range of housing opportunities that will result in an economically vibrant community.
Policy LU-2.5	**Greenbelts to Define Communities.** Identify and maintain greenbelts between communities to reinforce the	*Consistent.* The Community Plan identifies HGV as a residential village composed of four planning areas that includes a pedestrian-oriented mixed-use core that combines commercial, residential,

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	identity of individual communities.	live/work, recreational and public uses along with open space, green belt system, creek channels, and an equestrian ranch. The Community Plan emphasizes the need for HGV to preserve the unique features of a rural lifestyle while integrating the urban lifestyle of a Village. In approving HGV, the County determined that it was a logical extension of an urban designation and was considered compatible with the existing character of the community and the more urban uses of the surrounding jurisdictions. (HGV Specific Plan, Page 124.) A system of recreational multi-use trails is required to connect the most urban center with the larger homes at the periphery of the Specific Plan area with the existing residential community. Design features that are compatible with a rural equestrian theme are encouraged to be used in HGV. The Project also incorporates various design features to reduce visual effects along the Project perimeter such as using the Semi-Rural regional category to feather into existing surrounding uses such as the HGV Equestrian Ranch, existing residences, the Harmony Grove Spiritualist Association, and open space. Dedicated open space areas are also used as buffers. These open space lots will provide views to natural areas and reinforce the surrounding rural environment. Buffers will also be provided to preserve wetlands on the northern site adjacent to Escondido Creek.
Policy LU-2.6	**Development near Neighboring Jurisdictions.** Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the	*Consistent.* A model of compact development begins with a central core, referred to as a "Village" or, in very rural communities, a "Rural Village" in which the highest intensities of development are located. Under ideal conditions for achieving sustainability, the central core would be surrounded by areas of very low density. In the unincorporated San Diego County, the ideal model has been modified with semi-rural areas surrounding the central core to reflect the existing

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	neighboring jurisdiction incompatible.	pattern of development for most of the unincorporated County. Therefore, in the County's Community Development Model, the central core is surrounded by areas of lesser intensity including "Semi-Rural" and "Rural Lands." Consistent with this model, HGVS is a model of compact development which expands the existing HGV Village core to become part of the same compact, walkable community that will be connected by an integrated network of multi-use trails and pathways, continuing those that were part of the HGV Specific Plan.
Policy LU-2.8	**Mitigation of Development Impacts.** Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	*Consistent.* An EIR was prepared for the proposed project and was circulated for public review. Significant impacts were identified for Aesthetics (Potential conflict with Important Visual Elements or Inconsistency with Applicable Design Guidelines); Transportation/Traffic (Roadway Segments; Existing Plus Cumulative Plus Project Impacts); Biological Resources (Special Status Species; Riparian Habitat and Sensitive Natural Communities; Local Policies, Ordinances, and Adopted Plans); Cultural and Tribal Resources (Archaeological Sites; Human Remains); Noise (Transportation Noise Levels; Operational Noise Levels; Construction Noise Levels) Greenhouse Gases (GHG) and Air Quality. The impacts associated with these environmental issue areas have been mitigated to impact levels less than significant. Significant and unmitigatable impacts were identified for Aesthetics (Potential Conflict with Important Visual Elements or Inconsistency with Applicable Design Guidelines); Transportation/Traffic (Roadway Segments; Air Quality (Conformance to RAQS; Operation); Transportation/Traffic (Existing Plus Cumulative Plus Project Impacts).

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Policy LU-2.9	**Maintaining Rural Character**. Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider other options to mitigate LOS where appropriate.	*Consistent.* The Project does not contain any Mobility Element Roadways. Nevertheless, Country Club Drive will be designed to align properly with the configuration of Country Club Drive north of Harmony Grove Road. HGV, in implementing the approved Specific Plan, reconfigured Country Club Drive on the north side of Harmony Grove Road to include four lanes at the intersection. This results in a situation where the four lanes on the north do not align properly with the two lanes on the south side. HGVS proposes to improve the function of this intersection. Among aesthetic improvements, ingress and egress to the land area south of Harmony Grove Road will be greatly improved, particularly during emergency events. The Project is consistent with the character of HGV and the proposed cross section for Country Club Drive is very similar to that of the Town Collector in HGV.
Goal LU-3	**Diversity of Residential Neighborhoods.** A land use plan that accommodated a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.	
Policy LU-3.1	**Diversity of Residential Designations and Building Types.** Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	*Consistent.* The project will include a variety of housing types and residential land uses. The Project will also consist of various lot sizes and development densities. The Specific Plan describes concepts for five different residential housing types: Cottage, Bungalow, Harmony Court, Farmhouse, and Granary. HGVS is designed with the flexibility to locate these housing types in different configurations with minimal or no change to the graded footprint. For example, a home site currently illustrated by a cluster of four single-family homes could accommodate a multi-family building. Similarly, a site that currently illustrates a multi-family building could accommodate one to four single-family homes. In other words, although the location and typical schematics for each of the residential types are generally planned; the final specific location and
Policy LU-3.2	**Mix of Housing Units in Large Projects.** Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes.	

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		design details may vary through final site design. Such site plan changes may not result in an increase over the total number of units permitted by this Specific Plan and must be done in a manner sensitive to the surrounding semi-rural and rural uses. In general, multi-family housing types are situated closer to the interior of the development area or otherwise buffered from surrounding less intense single-family residential uses.
Policy LU-3.3	**Complete Neighborhoods**. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences.	*Consistent.* The Project is an expansion of an existing Village and will not contain more than 1,000 dwelling units. The project proposes to construct 453 dwelling units, with a maximum of 5,000 sf of commercial/civic uses, of which 1,500 sf must be made open to the public. The project would preserve approximately 68-percent of the site in open space; including 71 acres of open space (34.8 acres of preserved biological open spaces (BOS), 20-acres of naturalized open space, and 16 acres of landscaped areas) and approximately 4 acres of public and private parks.
Goal LU-4	**Inter-jurisdictional Coordination.** Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.	
Policy LU-4.1	**Regional Planning.** Participate in regional planning to ensure that the unique communities, assets, and challenges of the unincorporated lands are appropriately addressed with the implementation of the planning principles and land use requirements, including the provisions of SB375.	*Consistent.* The County's Community Development Model is based on the principles of SB375 whereby development is clustered within villages served by a variety of transportation options. HGVS is processing a General Plan Amendment to be included within the village. The development will contribute to the viability of HGV and provide a system of multi-use trails that provide multi-modal links to uses throughout the village. Such a development pattern allows for the preservation of the unique assets within the community such as open space habitat and hillsides. In addition, compact development such as the proposed project, supports healthy

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		communities by reducing vehicle miles traveled where commercial uses are present.
Goal LU-5	**Climate Change and Land Use.** A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.	
Policy LU-5.1	**Reduction of Vehicle Trips within Communities.** Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.	*Consistent.* The Project has been designed to provide a range of housing types that will complement the existing uses and densities of the contiguous HGV and enhance the viability of the Village Center. The Project would encourage walkability and connectivity to the contiguous Village by providing trails to HGV and the existing and planned trail system. Bicycle parking facilities and an equestrian hitching post would be provided at the commercial/community center in HGVS adjacent to Country Club Drive to encourage alternative forms of transportation.
Policy LU-5.2	**Sustainable Planning and Design**. Incorporate into new development sustainable planning and design.	*Consistent.* HGVS will be designed in accordance with sustainable community principles, such as pedestrian orientation, a variety of housing types, and efficient/green building design and low impact development techniques. The Project will maintain a buffer from sensitive wetlands and develop in less biologically sensitive areas. The Project would encourage walkability and connectivity to the contiguous Village in nearby HGV, by providing trails throughout the Project that connect to HGV and the existing and planned trail system. Bicycle parking facilities and an equestrian hitching post would be provided in the destination gathering location adjacent to Country Club Drive to encourage multi-modal transportation. Additionally, opportunities to capture rainwater and recycled water for irrigation purposes and other uses would be integrated into the development.
Policy LU-5.3	**Rural Land Preservation.** Ensure the preservation of existing open space and rural areas (e.g., forested areas,	*Consistent.* HGVS is requesting a General Plan Amendment which would result in a change in the Project's Land Use Designation from Semi-Rural to Village and Semi-Rural. A large portion of the

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	agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.	land within the Semi-Rural category would be preserved in the southern portion of the property. This open space connects to the larger open space system within the Del Dios Highlands Preserve.
Policy LU-5.5	**Projects that Impede Non-Motorized Travel**. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	*Consistent.* The Project would not impede bicycle and pedestrian access. It would enhance it. The Project proposes to contribute to the development of a bridge over Escondido Creek, which would accommodate a 10' multi-use trail, connecting HGV to HGVS. In addition, the Project incorporates a number of trails that connect to the regional trail system and has designed roadways to allow for shared use by vehicles and bicycles.
Goal LU-6	**Development-Environmental Balance**. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.	
Policy LU-6.1	**Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	*Consistent.* Important biological resources in the region generally include core blocks of chaparral in the Harmony Grove hills and coastal sage scrub in the Elfin Forest area, in addition to perennial waters and riparian habitat associated with Escondido Creek and San Dieguito River corridors. Oak woodlands and chaparral typify the biological character of much of the area. The region hosts core populations of sensitive plants, including Encinitas baccharis, wart-stemmed ceanothus, and summer holly, in addition to important habitat for several sensitive animals, including coastal California gnatcatcher and least Bell's vireo, among others. However, the project proposes to preserve biological open space on site. The Project has completed biology studies as required under CEQA. Development has been sited on the least sensitive areas as feasible. HGVS

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		has been designed to maximize open space preserve areas and enhance recreational opportunities. Together, natural open space, common area landscaping, and recreational areas are important framework elements within HGVS, and cumulatively, represent approximately 75 acres or 68-percent of the entire project area. Biological open space is made up of areas which will remain undisturbed and unaffected by grading or development within HGVS and contain high biological value. Biological open space also includes sage scrub restoration areas on graded slopes outside of fuel modification zones. Additionally, impacts to natural resources will be mitigated per County requirements.
Policy LU-6.2	**Reducing Development Pressures.** Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.	*Consistent.* The project has been designed to recognize the unique topography, ecosystems, and natural characteristics of the site. The natural beauty and biological diversity of the area contributes to a high quality of life for current and future residents. It is imperative that the development respect the existing landform and preserve and protect environmentally sensitive lands to the extent practical. Therefore, the project was designed based on a comprehensive opportunities and constraints analysis, which included review of environmental, topographic, and visual resources. County Resource Protection Ordinance (RPO) wetlands are associated with Escondido Creek, which is located north of the project site, generally runs parallel to Harmony Grove Road, and is crossed by Country Club Drive. The project provides a minimum 100-foot buffer from these wetlands in addition to a 100-foot limited building zone. Other biological resources on the site include Diegan Coastal Sage Scrub, Coastal Sage Chaparral Scrub, Granitic Southern Mixed Chaparral, and Non-Native Grasslands. A small

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		percentage of the site contains Coast Live Oak Woodland and there are a few jurisdictional drainages that are located in the southern portion of the project site. The north central and southwestern portions of the site are relatively flat. RPO steep slopes occur in the northeastern corner, the southeastern region, the southern tip of the site, and a couple of isolated areas in the central western portion of the site. RPO steep slopes are defined as having a natural gradient of 25-percent or greater and a minimum rise of 50 feet. The site has been designed to conserve the largest block of open space, maintain existing drainage patterns to the extent feasible, create an opportunity to re-establish a drainage feature that was largely eliminated from the site due to early agricultural activities, balance RPO steep slope preservation with open space preservation, and preserve significant visual resources.
Policy LU-6.3	**Conservation-Oriented Project Design.** Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.	*Consistent.* The Project will be implemented by a Specific Plan. The Project will be designed in a manner that supports conservation by locating development in areas with less sensitive resources. The Project also intends on preserving areas that contain sensitive biological resources. The Project will incorporate various design features, such as dedicated open space lots and buffers to reduce visual effects along the Project perimeter and to achieve compatibility with the existing community.

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Policy LU-6.5	**Sustainable Stormwater Management.** Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.	*Consistent.* On-site land would be utilized efficiently through compact development. Existing drainage patterns generally would be maintained and a remnant drainage may be restored. Unlined drainages, permeable pavement, and open space corridors that serve as water quality features are a few of the low impact development (LID) techniques proposed to treat stormwater runoff and provide opportunities to recharge the groundwater aquifer through percolation. Hardscape areas have been minimized to both reduce the urban heat island effect and to maximize pervious surfaces for stormwater infiltration. Features such as detention basins, landscaped areas and swales, permeable pavers and decomposed granite (DG) walkways have been incorporated into the project design. Drought tolerant, fire wise, and native landscaping would be planted. Opportunities to capture rainwater and recycled water for irrigation purposes and other uses would be integrated into the development. Buildings would be sited (oriented) to benefit as possible from existing passive solar energy and rely on renewable energy sources to the extent possible. An electric car charging station would be provided at the community center.
Policy LU-6.6	**Integration of Natural Features into Project Design.** Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	*Consistent.* The Project will preserve mature oak trees and has been designed to avoid a large open space area in the southern portion of the site that contains sensitive chaparral habitat. A multitude of design considerations has been incorporated into the overall landscape concept plan. The primary objective of the landscape design is to provide a cohesive theme that ties HGVS to HGV. Utilizing consistent street trees and similar planting materials will provide a continuous link between HGV and HGVS,

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		strengthening the concept that the two projects constitute one unified village. The plant palette gives consideration to the natural landform, coastal sage/chaparral habitats, and mature oaks and sycamores which follow water courses through the site. The landscape design concept reflects the natural setting in and around the site, referencing the boulder-strewn steep hillsides and dense riparian corridor that edges the northern project boundary.
Policy LU-6.7	**Open Space Network.** Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.	*Consistent.* The Project has been designed to minimize impacts and preserve the largest block of contiguous open space by clustering homes in the least sensitive portion of the site. Significant steep slopes, oak woodland habitats, and chaparral within the southern portion of the site would be protected as biological open space. In addition, the Project will construct a bridge at Country Club Drive and Escondido Creek which will provide a safer wildlife crossing for animals traveling east and west along the creek.
Policy LU-6.8	**Oversight of Open Space.** Require that open space associated with future development that is intended to be preserved in perpetuity either be: 1. Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 2. Transferred into public ownership of an agency that manages preserved open space.	*Consistent.* A Resource Management Plan will be prepared for the Project which will identify how the open space will be maintained. An open space easement will be placed over the preserve area. Approximately 75 acres, or 68 percent, of the project site area would consist of green space, including proposed Biological Open Space, park areas and HOA maintenance district areas. Biological open space is made up of areas which will remain undisturbed and unaffected by grading or development within HGVS and contain high biological value. Biological open space also includes sage scrub restoration areas on graded slopes outside of fuel modification zones. Within the project area, approximately 35 acres or 31-

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	The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.	percent of HGVS will remain in biological open space. Naturalized Open Space is made up of areas which may be graded in the course of HGVS development, but will be revegetated or restored with native and/or drought tolerant plant materials and, often, will be indistinguishable from natural open space. Included in this category is a remnant drainage located interior to the development footprint that may be restored to a naturalized state. Naturalized Open Space also includes areas of native vegetation that will not be subject to grading, but which will require the introduction of a permanent irrigation system for fire protection purposes as well as areas that require thinning of non-irrigated native vegetation. Naturalized open space also includes areas that fall within fuel modification zones and limited building zones. Some of these areas may require road access and occasional maintenance by a homeowner's association. Naturalized open space areas represent approximately 20 acres or about 18-percent of HGVS. Landscaped areas play a major role in characterizing HGVS. The compact building sites are designed to allow landscape areas between buildings, providing for a sense that the homes rest in the land. Landscaped areas also include sloping areas behind homes, parkways along roadsides, and open areas adjacent to roads. Landscaped areas will be irrigated permanently and will be planted with a combination of natives and exotics. Landscaped areas are distributed

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		throughout the project area and make up approximately 16 acres or 14-percent of HGVS. In addition, the project proposes the development of 13 public and private parks, totaling approximately 4.1-acres.
Policy LU-6.9	**Development Conformance with Topography.** Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	*Consistent.* The north central and southwestern portions of the site are relatively flat. RPO steep slopes occur in the northeastern corner, the southeastern region, the southern tip of the site, and a couple of isolated areas in the central western portion of the site. The Project's encroachment onto RPO steep slopes is limited to isolated and insignificant steep slopes that are not highly visible. The steep slope areas where encroachment would occur are considered insignificant because the slopes are not visually notable or interesting topographic features, not part of an identifiable peak, promontory, or ridgeline, and are not perceived as an integral element of the surrounding peaks that are a part of the Harmony Grove setting. The Project has been designed to reflect the natural topography of the site and promote the natural movement and infiltration of stormwater through low impact development techniques. Significant slopes and ridgelines are being preserved.
Policy LU-6.10	**Protection from Hazards.** Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	*Consistent.* The project has developed a comprehensive fire protection plan that includes a fire safety master plan to maximize protection from fires. The plan provides detailed fire protection standards for the development to protect property and residents from wildfire. The Fire Protection Plan includes a Fuel Modification Zone, which ensures that structures will be a minimum of 100 feet from wildland fuels for all lots and some lots will include nearly 200 feet of FMZ. The standard 100-foot buffer includes a minimum of 75 feet of irrigated Zone 1 (which
Policy LU-6.11	**Protection from Wildfires and Unmitigable Hazards.** Assign land uses and densities in a manner that minimizes development in extreme, very	

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	high and high fire threat areas or other unmitigable hazardous areas.	exceeds County standards) and a minimum of 25 feet of thinned Zone 2. The interior of the project will include an irrigated landscape that excludes the intermingling of native fuels. Individual lot owners will be subject to strict limitations, prohibiting owners from erecting combustible structures within these FMZs. The Fire Protection Plan also includes a Landscape Free Area which is basically a one to three-foot-wide landscape free area is required adjacent to stucco building structures' foundations to prevent flame impingement under the stucco along the weep screed and help prevent ember penetration into the structure stucco walls. Additional measures that will be implemented, include the construction of roads on site that include an additional travel lane within 800 feet of all project structures to provide additional capacity for evacuation, enhanced ignition-resistant construction, ember resistant vents, and brush management zones that exceed minimum requirements.
Goal LU-9	**Distinct Villages and Community Cores.** Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers that contribute to a community's identity and character.	
Policy LU-9.1	**Village and Community Core Planning.** Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities and amenities of Village areas, Town Center and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.	*Consistent.* The Project will be implemented by a Specific Plan that will provide detailed planning guidelines for the future development of the Project and will ensure that it will blend harmoniously with the existing HGV. The Specific Plan includes detailed design guidelines that will guide development of all aspects of the Project and ensure that build out of the Project will occur in a manner that complements and balances development within HGV.
Policy LU-9.2	**Density Relationship to Environmental Setting.**	*Consistent.* There are approximately 44.3 acres of slopes on the property which meet or exceed 25

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	Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations.	percent slope, and 26.5 acres that meet the preliminary definition of RPO steep slopes based on 25 percent slope and at least 50 feet of vertical rise. This means that approximately 24 percent of Project site is subject to analysis under the RPO. The areas in question include slopes located in the small northeast hills of the Project site, on the central slope where Project elevation begin rising above the valley floor, and in the southern third of the Project, where terrain is overall higher and more rugged. Of the approximately 7.7 acres of RPO steep slopes that would be impacted by the Project, the majority is either excepted (approximately 2.2 acres) or subject to waiver approximately (4.7). Less than 1 acre overall (0.88 acre) of protected RPO steep slope area would be permanently encroached upon, and that encroachment would fall within the allowable 10 percent per lot. In addition, the study area contains 1.13 acres of RPO wetlands, all of which are off site in Escondido Creek and associated with the bridge footprint study area. The off-site RPO wetlands consist of mule fat scrub, southern willow riparian forest, and coast live oak woodland that support wetland conditions. Off-site impacts would occur to 0.72-acre RPO wetlands at the Country Club Drive low-water crossing over Escondido Creek. The anticipated improvements would include construction of a new bridge that would span the flood limits of the Creek and allow for safe passage for the existing residents and future residents of the Project that rely on Country Club Drive. Impacts would be mitigated below a level of significance through off-site establishment, rehabilitation and preservation (mitigation measures M-BI-6a through M-BI-6c, M-BI-7 and M-BI-8 in the EIR). Implementation of these mitigation measures would fully mitigate

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		impacts to these jurisdictional areas. The typical mitigation ratio for impacts to wetlands is 3:1 (with a minimum 1:1 creation ratio thereby replacing the values of the impacted wetland). Rehabilitation and creation of wetland habitat would mitigate impacts to impacted wetlands because they would benefit both native plant species and animal species that utilize the drainage, and would not alter of the function of the wetlands. Because the Proposed Project would mitigate its impacts to wetlands at a 3:1 ratio, including a minimum 1:1 creation ratio and 2:1 rehabilitation/preservation ratio, no net loss of wetland habitat would occur. The mitigation ratio for Waters of the U.S./ streambed is 1:1, which is a ratio the resource agencies reviewed and approved. The preservation of 0.03 acre of Waters of the U.S./streambed within the on-site BOS would adequately conserve conveyance functions as it pertains to the receiving water of Escondido Creek.
Policy LU-9.3	**Village and Community Core Guidelines and Regulations.** Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development is compatible with the overall scale and character of established neighborhoods.	*Consistent.* The project has been designed as a mixed-use walkable development that complements the natural environment, adheres to the community character, and connects both HGVS and HGV into one vibrant village. Like HGV, HGVS is a residential village community that provides a mix of housing opportunities and commercial/civic uses that are compatible with the existing and planned character of the contiguous HGV. Design elements within Harmony Grove Village South, such as lighting, signage, walls, fences, and architecture, strive to be as consistent as possible with those of Harmony Grove Village. While these design elements unite to link these two planning areas thematically, Harmony Grove Village South will expand and complement the overall village architectural vernacular,

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		reminiscent of how communities naturally evolve and integrate new development over time. HGVS has been designed to preserve and reflect the community character and agricultural heritage of Harmony Grove. This is reflected in the architectural style of the development, which is inspired by late 19th and early 20th century homesteads, cottages, and farms. In addition to cottage and farmhouse style residences, buildings are designed to represent granaries, barns, schoolhouses and mills reminiscent of the agricultural history of the Harmony Grove area. Multi-unit homes respect the predominant single-family character of Harmony Grove by being designed to appear as a single farmhouse or agricultural building. In addition, community gardens and edible landscaping could be featured, such as grapevines and citrus and pomegranate trees that reflect the agricultural heritage of the area and provide a recreational opportunity for HGVS residents.
Policy LU-9.4	**Infrastructure Serving Villages and Community Cores**. Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores as sized for the intensity of development allowed by the Land Use Map.	*Consistent.* The project will implement the infrastructure improvements needed to serve the development as indicated in the Specific Plan. The Proposed Project would require the extension of waste water, recycled and potable water pipelines, as well as gas, electric, and phone/cable lines throughout the development and to off-site connection points. All existing public utilities and services would be improved, and new facilities would be constructed and available concurrent with need. All new on-site utility lines would be installed underground within improved roadbeds. Roadway improvements include improvements to the segment of Country Club Drive across the Escondido Creek from its current configuration which is paved to a width of 20 feet, with two 10-foot travel lanes to two 12-foot travel lanes, a 14-

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		foot travel or turn center lane, and two 8-foot shoulders.
Policy LU-9.5	**Village Uses.** Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	*Consistent.* The Project will offer a diverse mix of residential, limited commercial/retail, and open space/recreation, consistent with the goals of the community development model and the overall objectives of the Harmony Grove Subarea Plan. The development of the Project will enhance the commercial viability of the Village Center and HGV Equestrian Ranch, located a short distance away. The Project will locate single family and multi-family residential uses on lots of varying sizes that will be connected to the contiguous village by a network of connecting trails. Residents will be located within approximately a ten minute (1/2 mile) walk from services offered in the HGV Village Center and the community/commercial center within HGVS. The network of trails will encourage residents to walk and bike throughout the community.
Policy LU-9.6	**Town Center Uses.** Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors.	*Consistent.* The Project is designed to encourage residents to walk to amenities and services provided both within the HGVS commercial/civic zone and HGV's "Village Center." The HGV Village Center is described as the heart of the community with public areas, community facilities, commercial uses, residences and recreational opportunities. It contains HGV's highest densities, consisting of smaller homes with over two-thirds of all the HGV residences located there. The outer edges of HGV then feather out into the "Semi-Rural" uses of the adjacent HGV Equestrian Ranch and other existing land uses, open space areas, and the surrounding rural environment. Development of the Project will enhance the viability of the Village and the HGV Equestrian Ranch by providing additional patrons for these uses and connecting such uses to the Project by pedestrian and bicycle trails and roadways. Similarly, the center of HGVS features a compact

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		development with a mix of residential home types and commercial/civic uses. Lower-intensity residential uses are generally located around the perimeter of the site, providing transitions into the existing surrounding semi-rural uses. Primary access is provided by Harmony Grove Road (the nearest east-west connector) and Country Club Drive (a north-south connector that abuts HGVS's western boundary) — this "crossroads" intersection is the heart of Harmony Grove, and is less than 500 feet from the northern property boundary of HGVS.
Policy LU-9.7	**Town Center Planning and Design**. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.	*Consistent.* Commercial, office, and civic, land uses have been established within an area identified as the Village Center and Equestrian Ranch in HGV. HGVS will enhance and help to connect these uses by including a commercial/community center that will tie in with the town center uses within HGV. In addition, the Project's Design Guidelines establish compatibility with HGV and the surrounding uses.
Policy LU-9.8	**Village Connectivity and Compatibility with Adjoining Areas.** Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape	*Consistent.* The Project includes a road network, pedestrian routes, and amenities that tie into the contiguous HGV development. In addition, the Specific Plan outlines site, building, and landscape design guidelines that are consistent and compatible with those of HGV.

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	design that is compatible with surrounding areas.	
Policy LU-9.9	**Residential Development Pattern.** Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.	*Consistent.* HGVS will enhance HGV by completing the Village and providing a variety of housing opportunities that are currently unavailable in HGV.
Policy LU-9.10	**Internal Village Connectivity.** Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.	*Consistent.* The Project will encourage walkability and connectivity to the contiguous HGV by providing trails that connect to the existing and planned trail system. Bicycle parking facilities and an equestrian hitching post would be provided at the commercial/community center adjacent to Country Club Drive to encourage alternative forms of transportation.
Policy LU-9.11	**Integration of Natural Features in Villages.** Require the protection and integration of natural features, such as unique topography or streambeds, into Village projects.	*Consistent.* The Project has been designed to recognize the unique topography and natural characteristics of the site. Development respects the natural landform and preserves and protects environmentally sensitive lands to the extent possible.
Policy LU-9.12	**Achieving Planned Densities in Villages.** In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.	*Consistent.* The Project provides a variety of single family to multi-family housing types that are compatible with the character of the community and serve a variety of ages and income groups.
Goal LU-10	**Function of Semi-Rural and Rural Lands.** Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.	

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Policy LU-10.1	**Residential Connectivity.** Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.	*Consistent*. The Project would encourage walkability and connectivity to the contiguous Village by providing trails and walkways that connect to HGV and the existing and planned regional trail system. In addition, the Project has been designed to preserve a large swath of open space in the southern portion of the property that connects to the larger Del Dios Highlands Preserve.
Policy LU-10.2	**Development—Environmental Resource Relationship.** Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	*Consistent*. Development is sited in the least biologically sensitive areas of the site to the extent possible. Site design would preserve natural features and provide viewsheds and openness to surrounding natural areas.
Policy LU-10.3	**Village Boundaries.** Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.	*Consistent*. The Project incorporates a Semi-Rural regional category around the southern and eastern perimeter of the site to provide a buffer between the Village and adjacent Semi-Rural and Rural lands.
Goal LU-11	**Commercial, Office, and Industrial Development.** Commercial, office, and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.	
Policy LU-11.1	**Location and Connectivity.** Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.	*Consistent*. The Project includes a commercial use that is centrally located and easily accessed from Country Club Drive. This area is within ½ mile and an approximate 10 minute walk from the HGV village center. It is also immediately adjacent to the planned HGV Equestrian Ranch, which is approved to offer limited retail and residential uses in addition to horse boarding, training, and showing. HGVS offers a high level of connectivity

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		and accessibility between its residential uses and these commercial areas. The establishment of additional residential uses will contribute to the viability of nearby commercial uses by expanding local population of potential consumers.
Policy LU-11.2	**Compatibility with Community Character.** Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.	*Consistent*. Commercial development is required to have a compatible architectural style. It is intended to be designed to appear like a repurposed agricultural use.
Policy LU-11.3	**Pedestrian-Oriented Commercial Centers.** Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage "strip" commercial development. "Strip" commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.	*Consistent*. The main commercial center is located within HGV, which is adjacent to the project. However, a small scale commercial use is proposed within HGVS which will connect to HGV with multi-use trails and roadways. No strip commercial development is proposed or permitted by the Specific Plan.
Policy LU-11.4	**Town Center Intensity and Vitality.** Encourage revitalization of Town Center areas to strengthen neighborhoods, expand local	*Consistent*. The Project will enhance the viability of the Town Center within HGV, by increasing the amount of residents in the area that may utilize the retail services. Single family and multi-family residential uses will be connected to the

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	employment opportunities, and establish or enhance a sense of place.	contiguous village by a network of connecting trails. Residents will be located within approximately a ten minute (1/2 mile) walk from services offered in the HGV Village Center and HGV Equestrian Ranch.
Goal LU-12	**Infrastructure and Services Supporting Development.** Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.	
Policy LU-12.1	**Concurrency of Infrastructure and Services with Development.** Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.	*Consistent*. The Project will implement the infrastructure improvements needed to serve the development as indicated in the Specific Plan.
Policy LU-12.2	**Maintenance of Adequate Services.** Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.	*Consistent*. All significant impacts to public facilities required for the Project will be mitigated when feasible, and existing levels of public services to existing residents maintained as required by this policy.
Policy LU-12.3	**Infrastructure and Services Compatibility.** Provide public	*Consistent*. The project will provide the infrastructure and facilities necessary to provide

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	facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.	services to the Project consistent with County standards and state laws. Three alternatives for sewer service were studied for the project, including a new onsite wastewater treatment facility, use of the exiting HGV Treatment Plant and a combined onsite and offsite facility. If determined to be appropriate by the Board of Supervisors, the project will collocate its sewer infrastructure.
Policy LU-12.4	**Planning for Compatibility.** Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads, an LOS D or better may not be achieved.	*Consistent*. The project will provide the infrastructure and facilities necessary to provide services to the Project consistent with County standards and state laws. Three alternatives for sewer service were studied for the project, including a new onsite wastewater treatment facility, use of the exiting HGV Treatment Plant and a combined onsite and offsite facility. If determined to be appropriate by the Board of Supervisors, the project will collocate its sewer infrastructure. If the Project does need to provide a separate treatment facility, it will be appropriately screened with walls and landscaping. No public utilities or facilities would be located within open space preserve areas. No Mobility Element roadways are located within the Project area.
Goal LU-13	**Adequate Water Quality, Supply, and Protection.** A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.	
Policy LU-13.1	**Adequacy of Water Supply.** Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both	*Consistent*. The Rincon del Diablo Water District will provide water services to the site. The Project includes a number of measures to conserve water such as utilizing reclaimed water for irrigation and encouraging the use of rain barrels or cisterns to water the community gardens and private yards.

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	indoor and outdoor water conservation measures to reduce demand.	
Policy LU-13.2	**Commitment of Water Supply.** Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	*Consistent*. The Project has obtained a Project facility availability form from the Rincon del Diablo Water District.
Goal LU-14	**Adequate Wastewater Facilities.** Adequate wastewater disposal that addresses potential hazards to human health and the environment.	
Policy LU-14.1	**Wastewater Facility Plans.** Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans.	*Consistent*. A Sewer Study was been prepared for the Project. Three alternatives for sewer service were studied for the project, including a new onsite wastewater treatment facility, use of the exiting HGV Treatment Plant and a combined onsite and offsite facility.
Policy LU-14.2	**Wastewater Disposal.** Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	*Consistent*. A Sewer Study was been prepared for the Project. Three alternatives for sewer service were studied for the project, including a new onsite wastewater treatment facility, use of the exiting HGV Treatment Plant and a combined onsite and offsite facility. If determined to be appropriate by the Board of Supervisors, the project will collocate its sewer infrastructure. If the Project does need to provide a separate treatment facility, it will be appropriately sized for the project.
Policy LU-14.3	**Wastewater Treatment Facilities.** Require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a	*Consistent*. Three alternatives for sewer service were studied for the project, including a new onsite wastewater treatment facility, use of the exiting HGV Treatment Plant and a combined onsite and offsite facility. The sewer service alternative that ultimately provides service to the

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	public agency. Coordinate the planning and design of such facilities with the appropriate agency to be consistent with applicable sewer master plans.	project will be owned and operated by either the San Diego County Sanitation District or the Rincon del Diablo Water District.
Policy LU-14.4	**Sewer Facilities.** Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except: • When necessary for public health, safety, or welfare; • When within existing sewer district boundaries; • When necessary for a conservation subdivision adjacent to existing sewer facilities; or • Where specifically allowed in the community plan.	*Consistent*. Three alternatives for sewer service were studied for the project, including a new onsite wastewater treatment facility, use of the exiting HGV Treatment Plant and a combined onsite and offsite facility. Sewer systems would not be sized to serve capacity beyond the project. Upon approval of the project, sewer services will not be extended beyond the Village boundary.
Goal LU-18	**Adequate Civic Uses.** Civic uses that enhance community centers and places.	
Policy LU-18.1	**Compatibility of Civic Uses with Community Character.** Locate and design Civic uses and services to assure compatibility with the	*Consistent*. The commercial/civic use proposed at the center of the site is compatible with the character of the contiguous HGV.

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	character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, and small swap meets, farmers markets, or other community gatherings.	
Policy LU-18.2	**Co-Location of Civic Uses.** Encourage the co-location of civic uses such as County library facilities, community centers, parks, and schools. To encourage access by all segments of the population, civic uses should be accessible by transit whenever possible.	*Consistent*. The planned commercial/civic use area will be centrally located and combined with a park use. This area can be accessed by multi-use trails.

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Goal M-1	**Balanced Road Network.** A safe and efficient road network that balances regional travel needs with the travel requirements and preferences of local communities.	
Policy M-1.1	**Prioritized Travel within Community Planning Areas.** Provide a public road network that accommodates travel between and within community planning areas rather than accommodating overflow traffic from State highways and freeways that are unable to meet regional travel demands.	*Consistent*. The Project focuses will improve the existing circulation system by including an intersection upgrades at Harmony Grove Road and Country Club Drive, improving Country Club Drive south of Harmony Grove Road, and constructing a bridge that will accommodate multi-modal travel over Escondido Creek. These improvements accommodate travel within the Harmony Grove Village. This Project is not located in an area that would receive cut through or overflow traffic.
Policy M-1.2	**Interconnected Road Network**. Provide an interconnected public road network with multiple	*Consistent*. The proposed design for Country Club Drive will improve the function of the existing intersection and provide for additional capacity to expedite emergency access out of or into the site. The proposed

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	connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.	uses within the Project allow for shorter routes between trip origin and destination by bringing housing closer to jobs and commercial/retail opportunities.
Goal M-2	**Responding to Physical Constraints and Preservation Goals**. A road network that provides adequate capacity to reasonably accommodate both planed land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character.	
Policy M-2.1	**Level of Service Criteria**. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to specific criteria. When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.	*Consistent*. The Project, under Existing, Plus Cumulative, Plus Project conditions would contribute to cumulative effects leading to LOS E on five segments of County ME roads; including Country Club Drive between Hill Valley Drive and Kauana Loa (one segment), Harmony Grove Road between Wilgen Drive and Enterprise Street (three segments) and Harmony Grove Village Parkway between Harmony Grove Road and Citracado (one segment). Payment toward the County of San Diego TIF Program would mitigate the cumulative impact at this location to below a level of significance within the County's jurisdiction. Since the Harmony Grove Road segment between Kauana Loa and Enterprise is located within the City of Escondido's jurisdiction, the Project shall also make a fair share payment toward the future improvements along this segment proposed by the Citracado Parkway Extension Project to form a cul-de-sac on Harmony Grove Road east of the proposed Citracado Extension. This is required as a Project Condition. Implementation of these mitigation measures would mitigate this cumulative intersection impact to below a level of significance.
Policy M-2.2	**Access to Mobility Element Designated Roads.** Minimize	*Consistent*. The Project provides two primary entrances onto Country Club Drive. The portion of

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	direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.	Country Club Drive that would be accessed by non-through Project roads, south of the intersection with Harmony Grove Road, is not a ME Road.
Policy M-2.3	**Environmentally Sensitive Road Design.** Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.	*Consistent*. The Project has located public and private roads to minimize impacts to significant biological, environmental, and visual resources. In addition, the Project will construct a bridge over Escondido Creek which will enhance wildlife movement by providing a means of traveling east/west along the creek underneath the bridge and out of the way of vehicular traffic.
Policy M-2.4	**Roadway Noise Buffers.** Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or	*Consistent*. Traffic noise would be generated by existing and planned community traffic on public Country Club Drive (CCD) (which abuts, but is not within the boundaries of Project). This section of CCD is south of Project ingress, and would not carry Project trips. As such, Project-related speed reduction measures are not appropriate. The only operational noise reduction measure necessary is one on-site sound wall for a lot that is located within the southwestern portion of the development.

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	buffers, prior to berms and walls.	
Policy M-2.5	**Minimize Excess Water Runoff.** Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.	*Consistent*. Two hydromodification/water quality basins would be located on-site. In addition, several other low impact development techniques have been incorporated into the design such as disconnecting impervious surfaces, using permeable paving materials, and the re-creation of a drainage that serves as a swale through the center of development.
Goal M-3	**Transportation Facility Development.** New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.	
Policy M-3.1	**Public Road Rights-of-Way.** Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network, Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.	*Consistent*. Roadways have been designed to meet County standards and accommodate all roadway users. For example, multi-use trails, pedestrian walkways, and sharrows have been incorporated to serve pedestrians, bicyclists, and equestrian riders.
Policy M-3.3	**Multiple Ingress and Egress.** Require development to provide multiple ingress/egress routes in	*Consistent*. The Project contains multiple access routes. Two primary entrances would be provided from Country Club Drive south of the Escondido Creek Crossing. The internal roadway network provides several options to access these points of

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	conformance with State law and local regulations.	ingress/egress. In addition, a service road is provided from the terminus of Private Drive J to Country Club Drive.
Goal M-4	**Safe and Compatible Roads.** Roads designed to be safe for all users and compatible with their context.	
Policy M-4.1	**Walkable Village Roads.** Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.	*Consistent*. Multi-modal modes of travel would be provided throughout the Project. Multi-use trails, pedestrian walkways, and sharrows have been incorporated to serve pedestrians, bicyclists, and equestrian riders.
Policy M-4.2	**Interconnected Local Roads.** Provide an interconnected and appropriately scaled local public road network in Village and Rural Villages that reinforces the compact development patterns promoted by the Land Use Element and individual community plans.	*Consistent*. The Project provides an interconnected roadway network that links HGVS to HGV and improves the existing Arizona Creek crossing over Escondido Creek by constructing a bridge that will facilitate better access.
Policy M-4.3	**Rural Roads Compatible with Rural Character.** Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible,	*Consistent*. While a majority of the site will be located within the Village Regional Category, an effort has been made to design roadways consistent with the rural character. The project will construct DG pedestrian walkways rather than concrete. The only roadways located within the Semi-Rural Regional Category are 24'-30' residential cul-de-sacs.

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	utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character.	
Policy M-4.4	**Accommodate Emergency Vehicles.** Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	*Consistent*. Coordination has occurred with the Rancho Santa Fe Fire Protection District and County Fire Authority to ensure that the roadways will accommodate emergency vehicles. Country Club Drive will be designed to include three lanes to expedite emergency evacuation while still accommodating emergency vehicles to enter the development.
Policy M-4.5	**Context Sensitive Road Design.** Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	*Consistent*. The roads have been designed to be consistent with the project surroundings. For example, they have been sited to conform to the topography to the extent feasible, they take on a curvilinear alignment to reflect the character of the area, and the will construct DG pedestrian walkways rather than concrete sidewalks. In addition, a bridge will be constructed over Escondido Creek which will enhance wildlife movement by providing a means of traveling east/west along the creek underneath the bridge and out of the way of vehicular traffic.
Policy M-4.6	**Interjurisdictional Coordination.** Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently	*Consistent*. A portion of the Harmony Grove Road segment between Kauana Loa and Enterprise is located within the City of Escondido's jurisdiction. For the County, the Project will contribute to the TIF. Within the City, the Project will make a fair share payment toward the future improvements along this segment (to form a cul-de-sac on Harmony Grove Road east of the proposed Citracado Extension as proposed by the Citracado Parkway Extension Project). This is required as a Project Condition. Both of these actions would support construction of concurrent or sequential road improvements to optimize and maintain road capacity.

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	or sequentially to optimize and maintain road capacity.	
Goal M-5	**Safe and Efficient Multi-Modal Transportation System.** A multi-modal transportation system that provides for the safe, accessible, convenient, and efficient movement of people and goods within the unincorporated County.	
Policy M-5.1	**Regional Coordination.** Coordinate with regional planning agencies, transit agencies, and adjacent jurisdictions to provide a transportation system with the following: • Sufficient capacity consistent with the County General Plan Land Use Map. • Travel choices, including multiple routes and modes of travel to provide the opportunity for reducing vehicle miles traveled. • Facilities sited and designed to be compatible with the differing scales, intensities, and characteristics of the unincorporated communities while still accommodating regional, community, and neighborhood travel demands. • Maximized efficiency to enhance connectivity between different modes of travel.	*Consistent*. This policy refers to the County's directive to coordinate with regional agencies and adjacent jurisdictions on the transportation system. This Project has designed its roadways to provide for multiple travel choices and to reflect the character of the contiguous HGV and surrounding rural community to the extent feasible.

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Policy M-5.2	**Impact Mitigation for New Roadways and Improvements.** Coordinate with Caltrans to mitigate negative impacts from existing, expanded, or new State freeways or highways and to reduce impacts of road improvements and/or design modifications to State facilities on adjacent communities.	*Consistent*. This Project does not involve the expansion or construction of a new State freeway or highway.
Goal M-8	**Public Transit System**. A public transit system that reduces automobile dependence and serves all segments of the population.	
Policy M-8.3	**Transit Stops That Facilitate Ridership.** Coordinate with SANDAG, NCTD, and MTS to locate transit stops and facilities in areas that facilitate transit ridership, and designate such locations as part of planning efforts for Town Centers, transit nodes, and large-scale commercial or residential development projects. Ensure that the planning of Town Centers and Village Cores incorporates uses that support the use of transit, including multi-family residential and mixed-use transit–oriented development, when appropriate.	*Consistent*. The Project has been designed to be "transit ready." A turn out for a future bus stop has been incorporated into the Center House use area.
Policy M-8.4	**Transit Amenities.** Require transit stops that are accessible to pedestrians and bicyclists; and provide	*Consistent*. The Project is not located in an area that currently receives transit service. The Project has been designed to be "transit ready." A turn out for a future bus stop has been incorporated into the Center House use area.

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	amenities for these users' convenience.	
Policy M-8.5	**Improved Transit Facilities.** Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.	*Consistent*. The Project is not located in an area that currently receives transit service. The Project has been designed to be "transit ready." A turn out for a future bus stop has been incorporated into the Center House use area. Project is not located in an area that receives transit service.
Policy M-8.8	**Shuttles.** Coordinate with Tribal governments, the Reservation Transportation Authority, and other large employers to provide shuttles and other means of connecting transit stops with job locations, civic, and commercial uses, where appropriate.	*Consistent*. The Project would provide residential homes within close proximity to business parks which would enhance the potential viability of a shuttle system.
Goal M-9	**Effective Use of Existing Transportation Network.** Reduce the need to widen or build roads through effective use of the existing transportation network and maximizing the use of alternative modes of travel throughout the County.	
Policy M-9.1	**Transportation Systems Management.** Explore the provision of operational improvements (i.e. adding turn lanes, acceleration lanes, intersection	*Consistent*. The Project provides operational improvements to Country Club Drive while still accommodating bicycle, equestrian, and pedestrian networks.

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	improvements, etc.) that increase the effective vehicular capacity of the public road network prior to increasing the number of road lanes. Ensure operational improvements do not adversely impact the transit, bicycle, and pedestrian networks.	
Policy M-9.4	**Park-and-Ride Facilities.** Require developers of large projects to provide, or to contribute to, park-and-ride facilities near freeway interchanges and other appropriate locations that provide convenient access to congested regional arterials. Require park-and-ride facilities that are accessible to pedestrians and bicyclists, and include bicycle lockers and transit stops whenever feasible.	*Consistent*. This policy refers to the County's directive to require developers to contribute to or provide park-and-ride facilities. The Project will not interfere with the County's achievement of this policy.
Goal M-10	**Parking for Community Needs.** Parking regulations that serve community needs and enhance community character.	
Policy M-10.1	**Parking Capacity.** Require new development to: • Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity. • Provide parking facilities for motorcycles and bicycles.	*Consistent*. The Project provides sufficient parking capacity and exceeds County standards in terms of the number of visitor parking spaces required. Garages are provided for resident parking. Bicycle parking will be provided at the commercial/community center.

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	• Provide staging areas for regional and community trails.	
Policy M-10.2	**Parking for Pedestrian Activity.** Require the design and placement of on-site automobile, motorcycle, and bicycle parking in Villages and Rural Villages that encourages pedestrian activity by providing a clear separation between vehicle and pedestrian areas and prohibit parking areas from restricting pedestrian circulation patterns.	*Consistent*. The Project provides a comprehensive system of pedestrian walkways and trails, which are separated from vehicular areas.
Policy M-10.3	**Maximize On-street Parking.** Encourage the use of on-street parking in commercial and/or high density residential town center areas to calm traffic and improve pedestrian interaction. Traffic operations and pedestrian safety must not be compromised.	*Consistent*. Ample on street parking is provided without compromising traffic operations and pedestrian safety.
Policy M-10.4	**Shared Parking.** Support town center plans, when desired by the community, that incorporate onstreet and/or shared vehicular parking facilities to reduce on-site parking requirements.	*Consistent*. Ample on street parking is provided. The Project only proposes a limited commercial/community center, so shared parking is not needed.
Policy M-10.5	**Reduced Parking.** Accommodate appropriate reductions in onsite parking requirements in situations such as:	*Consistent*. The Project does not require reduced parking due to any of these situations.

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	• Development of low-income and senior housing. • Development located near transit nodes. • Employment centers that institute Transportation Demand Management programs. • Development that integrates other parking demand reductions techniques such as parking. • Cash out, when ensured by ongoing permit conditions.	
Policy M-10.7	**Parking Area Design for Stormwater Runoff.** Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.	*Consistent*. Parking areas will include permeable paving to reduce stormwater runoff.
Goal M-11	**Bicycle and Pedestrian Facilities.** Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.	

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Policy M-11.1	**Bicycle Facility Design.** Support regional and community-scaled planning of pedestrian and bicycle networks.	*Consistent*. The Plan provides multi-use trails, pedestrian walkways, and sharrows throughout the development to be utilized by pedestrians and bicyclists. Bicycle parking facilities would be provided at the commercial/ community center.
Policy M-11.2	**Bicycle and Pedestrian Faculties in Development.** Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.	*Consistent*. Various bike routes and multi-use trails are included within the Project.
Policy M-11.3	**Bicycle Facilities on Roads Designated in the Mobility Element.** Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.	*Consistent*. Various bike routes and multi-use trails are included within the Project area and along Country Club Drive. There are no Mobility Element roadways within or adjacent to the Project site.
Policy M-11.4	**Pedestrian and Bicycle Network Connectivity.**	*Consistent*. The Project provides multi-use trails, pedestrian walkways, and sharrows throughout the

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	Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planed adjacent community and countywide networks.	development to be utilized by pedestrians and bicyclists. The trails connect to existing and planned regional trails.
Policy M-11.7	**Bicycle and Pedestrian Facility Design**. Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.	*Consistent*. To maintain the character of the area, a DG multi-use trail is proposed along Country Club Drive and, rather than concrete sidewalks, DG is the preferred material for internal trails and pedestrian walkways.
Policy M-11.8	**Coordination with the County Trails Program.** Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.	*Consistent*. The Project is cohesively tied together by a coordinated bicycle and pedestrian trail that would provide connections to adjacent neighborhoods and additional recreational trails.
Goal M-12	**County Trails Program.** A safe, scenic, interconnected, and enjoyable non- motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.	
Policy M-12.1	**County Trails System**. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.	*Consistent*. The trails within the Community Trails Master Plan have been incorporated into the site design.
Policy M-12.2	**Trail Variety.** Provide and expand the variety of trail experiences that provide	*Consistent*. A system of multi-use trails intended to serve pedestrians, equestrians, and non-motorized vehicles is included throughout the Project site. The

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	recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.	multi-use trail along Country Club Drive (to be constructed by HGV) would be 10 feet wide and edged by shade trees and informal landscaping. Smaller pedestrian trails, ranging four to six feet in width, would connect to the regional trail system.
Policy M-12.4	**Land Dedication for Trails.** Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.	*Consistent*. The Project proposes to improve trails within the development footprint and grant easements to accommodate trails that transcend the open space preserve.
Policy M-12.5	**Future Trails.** Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.	*Consistent*. This Project does not contain any County-owned lands or lands under public ownership. Nevertheless, it will offer trail connections to provide links to the larger regional system, such as to the Del Dios Highlands Preserve.
Policy M-12.8	**Trails on Private Lands.** Maximize opportunities that are fair and reasonable to secure trail routes across private property, agricultural and grazing lands, from willing property owners.	*Consistent*. The Project will improve trails within the development footprint and grant easements to accommodate trails that transcend the open space preserve.
Policy M-12.9	**Environmental and Agricultural Resources.** Site and design specific trail segments to minimize impacts to sensitive environmental resources,	*Consistent*. The proposed trails have been incorporated into the Project in a way that minimizes impacts to sensitive environmental resources. To the extent feasible, trails have been sited along existing disturbed areas.

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	ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.	
Policy M-12.10	**Recreational and Educational Resources.** Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.	*Consistent*. Multi-use trails weave through the site and capture the natural, scenic, and cultural value of the area.

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Goal COS-1	**Inter-Connected Preserve System.** A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.	
Policy COS-1.1	**Coordinated Preserve System**. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.	*Consistent*. Steep slopes and oak woodland habitats located on the chaparral and southern portion of the site would be protected as biological open space. This is a draft North County MSCP pre-approved mitigation area that connects to the Del Dios Highlands Preserve. In addition, a bridge will be constructed at Country Club Drive and Escondido Creek which will provide a safer wildlife crossing for animals traveling east and west along the creek.
Policy COS-1.2	**Minimize Impacts.** Prohibit private development within established preserves. Minimize impacts within established preserves when	*Consistent*. The Project site is not an established preserve. It is however a Draft North County MSCP pre-approved mitigation area. The development has been designed to minimize impacts and preserve the largest block of contiguous open space by clustering homes in the least sensitive portion of the site.

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	the construction of public infrastructure is unavoidable.	
Policy COS-1.3	**Management.** Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.	*Consistent*. The Project will provide a resource management plan to guide the management of the onsite open space resources.
Policy COS-1.4	**Collaboration with Other Jurisdictions.** Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.	*Consistent*. The proposed Project does not impede the County's achievement of this policy.
Policy COS-1.6	**Assemblage of Preserve Systems.** Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities.	*Consistent*. The proposed development is clustered on the site to preserve a large swath of open space in the southern portion of the planning area that includes high quality biological resources.
Policy COS-1.8	**Multiple-Resource Preservation Areas.** Support the acquisition of large tracts of land that have multiple resource preservation benefits, such as biology, hydrology, cultural, aesthetics, and community character. Establish funding mechanisms to serve as an alternative when mitigation requirements would not	*Consistent*. The Project will preserve a large tract of land within permanent open space.

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	result in the acquisition of large tracts of land.	
Policy COS-1.9	**Invasive Species.** Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.	*Consistent.* The Project uses native, drought tolerant plant species. Pepper trees are proposed along the main roadway to be consistent with the character of the contiguous HGV development and iconic rural California landscapes. As a condition of the Project, no Pepper trees would be planted within 50 feet of native habitat (Escondido Creek or biological open space).
Policy COS-1.10	**Public Involvement.** Ensure an open, transparent, and inclusive decision-making process by involving the public throughout the course of planning and implementation of habitat conservation plans and resource management plans.	*Consistent.* The public will be involved in this Project consistent with the requirements of CEQA and the County's process of obtaining a recommendation from the local community planning group.
Goal COS-2	**Sustainability of the Natural Environment.** Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.	
Policy COS-2.1	**Protection, Restoration and Enhancement.** Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.	*Consistent.* The site is currently designated for residential development. The Project includes a General Plan Amendment, Rezone, and Specific Plan to guide development of the site. The proposed development is clustered on the site to preserve a large swath of open space in the southern portion of the planning area that includes high quality biological resources. This open space area provides a connection to the regional preserve system. The site has been designed to conserve the largest block of open space, maintain existing drainage patterns to the extent feasible, create an opportunity to re-establish a drainage that was largely eliminated from the site due to prior agricultural activities, fit in with the natural landform, and preserve significant biological resources. In addition, the Project will

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		construct a bridge over Escondido Creek, which will enhance the health of the creek.
Policy COS-2.2	**Habitat Protection through Site Design.** Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	*Consistent.* Development is sited in the least biologically sensitive areas of the site to the extent possible. Site design would preserve natural habitat and provide viewsheds and openness to surrounding natural areas.
Goal COS-3	**Protection and Enhancement of Wetlands.** Wetlands that are restored and enhanced and protected from adverse impacts.	
Policy COS-3.1	**Wetland Protection.** Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.	*Consistent.* County Resource Protection Ordinance (RPO) wetlands are associated with Escondido Creek. A 50-foot buffer from these wetlands would be located along the northern portion of the site adjacent to Escondido Creek in addition to a 100-foot limited building zone.
Policy COS-3.2	**Minimize Impacts of Development.** Require development projects to: • Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and • Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydro modification, land and vegetation clearing, and the	*Consistent.* The Project will maintain appropriate buffers from wetland habitat. A 1602 Streambed Alteration Agreement will be obtained for work within the creek associated with bridge construction. The proposed development will improve water quality and the function of the creek through the construction of the bridge, addition of water quality detention basins, and other low impact development techniques.

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	introduction of invasive species.	
Goal COS-4	**Water Management.** A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.	
Policy COS-4.1	**Water Conservation.** Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	*Consistent.* Recycled water will be used for irrigation of common area landscaping. In addition, rain barrels and cisterns may be used for watering the community gardens or private yard areas. This will substantially reduce the demand for the use of imported water.
Policy COS-4.2	**Drought-Efficient Landscaping.** Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	*Consistent.* The Project follows a "Modified California Native" landscape palette. This palette reflects the natural landscape and open space framework of the community. It uses drought-tolerant and native species such as oaks and sycamores, scrub species, boulder-strewn steep hillsides, and riparian plants. In addition, the Project will utilize reclaimed water for irrigation in combination with an efficient irrigation system with features such as rainfall shut off devices.
Policy COS-4.3	**Stormwater Filtration.** Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.	*Consistent.* Two hydromodification/water quality basins would be located on the site. In addition, several other low impact development techniques have been incorporated into the design such as disconnecting impervious surfaces, using permeable paving materials, and the recreation of a remnant drainage that serves as a swale through the center of development.

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Policy COS-4.4	**Groundwater Contamination**. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.	*Consistent.* The Project does not contain any land uses with a high potential to contaminate groundwater. The wastewater treatment facility will comply with all County standards.
Policy COS-4.5	**Recycled Water.** Promote the use of recycled water and gray water systems where feasible.	*Consistent.* Common area landscaping will be irrigated with reclaimed water.
Goal COS-5	**Protection and Maintenance of Water Resources.** Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.	
Policy COS-5.1	**Impact to Floodways and Floodplains.** Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element.	*Consistent.* Development has been restricted in the floodway and floodplain. Only a portion of the proposed wastewater treatment facility, if constructed, is located within this area. This is a non-habitable structure and would be developed pursuant to applicable Federal and County requirements.
Policy COS-5.2	**Impervious Surfaces.** Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	*Consistent.* Two hydromodification/ water quality basins would be located on the site. In addition, several other low impact development techniques have been incorporated into the design such as disconnecting impervious surfaces, using permeable paving materials, and the recreation of a remnant drainage that serves as a swale through the center of development.
Policy COS-5.3	**Downslope Protection.** Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration,	*Consistent.* The Project includes onsite drainage improvements that mimic existing drainage patterns. The Project will construct two combination water quality/hydromodification/detention basins that will mitigate for water quality and hydromodification management impacts. They will also attenuate the 100-year storm event to match existing condition flowrates. Storm drain outlet locations discharge to unimproved channels, so energy dissipation will be provided to minimize erosion potential.

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	and protecting downstream biological resources.	
Policy COS-5.4	**Invasive Species.** Encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.	*Consistent.* Work will occur within Escondido Creek in order to construct a bridge. Creek restoration activities will include the removal of invasive species as part of the Project mitigation efforts.
Policy COS-5.5	**Impacts of Development to Water Quality.** Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.	*Consistent.* The Project will construct two detention basins that will mitigate for water quality. In addition, the Project will include a number of low impact development techniques to reduce stormwater runoff and improve water quality.
Goal COS-6	**Sustainable Agricultural Industry.** A viable and long-term agricultural industry and sustainable agricultural land uses in the County of San Diego that serve as a beneficial resource and contributor to the County's rural character and open space network.	
Policy COS-6.1	**Economic Diversity.** Support the economic competitiveness of agriculture and encourage the diversification of potential sources of farm income, including value added products, agricultural tourism, roadside stands, organic farming, and farmers markets.	*Consistent.* The Project provides community gardens that celebrate the area's agricultural heritage. The Specific Plan also indicates that a farmer's market is a permitted use within the commercial/community center area.
Policy COS-6.2	**Protection of Agricultural Operations.** Protect existing agricultural operations from encroachment of incompatible land uses by doing the following: • Limiting the ability of new development to	*Consistent.* There are no existing agricultural operations that would experience encroachment from this Project.

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	take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations. • Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses. • Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development. • Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to	

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	protect surrounding agriculture. • Supporting local and State right-to-farm regulations. • Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process.	
Policy COS-6.4	**Conservation Easements.** Support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands.	*Consistent.* The site does not contain any active agricultural lands.
Goal COS-7	**Protection and Preservation of Archaeological Resources.** Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.	
Policy COS-7.1	**Archaeological Protection.** Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	*Consistent.* Based on record search review and survey, no known important resources are located on site. In addition, a mitigation measure identifying actions to be taken in case of discovery of currently unknown resources during Project grading is required as a Project Condition.
Policy COS-7.2	**Open Space Easements.** Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully	*Consistent.* Based on record search review and survey, no known important resources are located on site. In addition, a mitigation measure identifying actions to be taken in case of discovery of currently unknown resources during Project grading is required as a Project Condition.

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	mitigate impacts to archaeological resources.	
Policy COS-7.3	**Archaeological Collections.** Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.	*Consistent.* Based on record search review and survey, no known important resources are located on site. In addition, a mitigation measure identifying actions to be taken in case of discovery of currently unknown resources during Project grading, including recordation, collection, and appropriate curation of any collections found, is required as a Project Condition.
Policy COS-7.4	**Consultation with Affected Communities.** Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.	*Consistent.* The County has consulted with local tribes pursuant to SB18 consultation guidelines.
Policy COS-7.5	**Treatment of Human Remains.** Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.	*Consistent.* Based on record search review and survey, human remains are not expected on site. Regardless, a mitigation measure identifying actions to be taken in case of unexpected discovery of human remains, including contact with the MLD as identified by the Native American Heritage Commission, will be completed in accordance with current regulations. This is required as a Project Condition.
Goal COS-8	**Protection and Conservation of the Historical Built Environment.** Protection, conservation, use, and enjoyment of the County's important historic resources.	
Policy COS-8.1	**Preservation and Adaptive Reuse.** Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and	*Consistent.* No significant historic resources occur on the site. However, a remnant fireplace which is a known visual resource will be relocated and restored as a community gathering place.

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	encourage the preservation of historic structures identified during the ministerial application process.	
Policy COS-8.2	**Education and Interpretation.** Encourage and promote the development of educational and interpretive programs that focus on the rich multicultural heritage of the County of San Diego.	*Consistent.* The Project will relocate and restore a remnant fireplace on the site, which may include interpretive signage.
Goal COS-9	**Educational and Scientific Uses.** Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.	
Policy COS-9.1	**Preservation**. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	*Consistent.* Surficial and underlying deposits within the Project site include historic fill; Quaternary-age topsoil, alluvium and colluvium; and Cretaceous-age granitic rocks. These deposits exhibit either low (alluvium) or no potential (all other on-site materials) for the occurrence of significant paleontological resources, and the site is not within an area requiring paleontological monitoring on the San Diego County Paleontological Resources Potential and Sensitivity Map (County 2009). No unique resources are expected.
Goal COS-11	**Preservation of Scenic Resources**. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.	
Policy COS-11.1	**Protection of Scenic Resources.** Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	*Consistent.* The development does not impact prominent ridgelines or dominant landforms. Views to those resources are preserved.

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Policy COS-11.2	**Scenic Resource Connections.** Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.	*Consistent.* The Project preserves biological open space to maintain the visual quality of the natural surroundings. In addition, the Project will be providing trail connections to the regional trail system.
Policy COS-11.3	**Development Siting and Design**. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: • Creative site planning. • Integration of natural features into the project. • Appropriate scale, materials, and design to complement the surrounding natural landscape. • Minimal disturbance of topography. • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character.	*Consistent.* The Project has been designed to reflect the natural topography of the site. Development is clustered on the site to preserve a large swath of open space in the southern portion of the property that contains high quality biological resources. Drainage features, swales, and detention basins are also designed to look natural appearing. In addition, the Project utilizes lighting, signage, walls/fencing, and architectural design elements that respect the agricultural character of the area and reference those of HGV.

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	• Creation of contiguous open space networks.	
Policy COS-11.7	**Underground Utilities.** Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.	*Consistent.* All new utilities will be placed underground.
Goal COS-12	**Preservation of Ridgelines and Hillsides.** Ridgelines and steep hillsides that are preserved for their character and scenic value.	
Policy COS-12.1	**Hillside and Ridgeline Development Density.** Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	*Consistent.* The significant steep hillsides and ridgelines located in the southern portion of the property are maintained within a Semi-Rural designation.
Policy COS-12.2	**Development Location on Ridges.** Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.	*Consistent.* The Project is located within the valley that encompasses both HGV and HGVS. The surrounding peaks and ridgelines will remain undisturbed.
Goal COS-13	**Dark Skies.** Preserved dark skies that contribute to rural character and are necessary for the local observatories.	
Policy COS-13.1	**Restrict Light and Glare**. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain	*Consistent.* The Project will comply with the County's Dark Sky Ordinance.

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	the quality of night skies by minimizing light pollution.	
Policy COS-13.3	**Collaboration to Retain Night Skies.** Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.	*Consistent.* The Project includes light elements that adhere to the County of San Diego's Dark Sky Ordinance, Division 9 of the San Diego County Light Pollution Code (LPC), and the San Dieguito Community Plan Dark Skies Policies.
Goal COS-14	**Sustainable Land Development.** Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment.	
Policy COS-14.1	**Land Use Development Form**. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	*Consistent.* The proposed development is consistent with the County's Community Development Model thereby compact development is concentrated at the core and feathers out into lower density development and open space. The proposed development reflects a compact, pedestrian friendly environment. Pedestrian walkways and trails provide connections to destinations within the development and to the contiguous HGV and regional trail system.
Policy COS-14.2	**Villages and Rural Villages.** Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.	*Consistent.* The area is envisioned to support a human-scaled, pedestrian oriented environment supported by walkways, multi-use trails, and sharrows. The central commercial/community center will offer some convenience retail, service, or dining use. In addition, the Project provides multi-modal connections to HGV, which will also contain a commercial core/village center.
Policy COS-14.3	**Sustainable Development**. Require design of residential subdivisions and nonresidential development through "green" and	*Consistent.* Sustainable architectural, landscaping, and energy design concepts would be integrated into the development. Vegetated swales, detention basins, permeable pavement, "cool roofs" and open space

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	sustainable land development practices to conserve energy, water, open space, and natural resources.	corridors are a few of the low impact development techniques to be explored.
Policy COS-14.4	**Sustainable Technology and Projects.** Require technologies and projects that contribute to the conservation of resources in a sustainable manner, that are compatible with community character, and that increase the self-sufficiency of individual communities, residents, and businesses.	*Consistent.* The Project incorporates sustainable development that conforms to the natural topography and character of the site. Homes will use passive solar energy and be equipped with solar panels or the resources necessary to install them where appropriate and feasible.
Policy COS-14.5	**Building Siting and Orientation in Subdivisions.** Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.	*Consistent.* Buildings will be oriented to capitalize on opportunities for passive solar energy and to provide opportunities to utilize solar power, where feasible.
Policy COS-14.6	**Solar Access for Infill Development.** Require that property setbacks and building massing of new construction located within existing developed areas maintain an envelope that maximizes solar access to the extent feasible.	*Consistent.* New development is located at least 75 feet from existing development. This maintains adequate solar access for the existing structures.

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Policy COS-14.7	**Alternative Energy Sources for Development Projects.** Encourage development projects that use energy recovery, photovoltaic, and wind energy.	*Consistent.* The Project will install rooftop solar PV panels (a photovoltaic solar system) on all residential units and the Center House in order to supply 100 percent of the Project's electricity needs through renewable energy.
Policy COS-14.10	**Low-Emission Construction Vehicles and Equipment.** Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.	*Consistent.* Tier III or higher construction equipment will be used, with the exception of concrete/industrial saws, generator sets, welders, air compressors, or construction equipment where Tier III or higher is not available. To the extent practicable and feasible, diesel equipment fleets that exceed existing emissions standards will be utilized when commercially available in the San Diego region. To the extent practicable and feasible, electric and renewable fuel powered construction equipment will be utilized when commercially available in the San Diego region.
Policy COS-14.11	**Native Vegetation.** Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.	*Consistent.* The Project has been designed to impact the less sensitive areas of the site and brush management zones have been developed to maximize fire protection, while also considering the sensitivity of the habitat within those areas.
Policy COS-14.12	**Heat Island Effect.** Require that development be located and designed to minimize the "heat island" effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees.	*Consistent.* Landscaping would minimize the "heat island" effect by providing trees that offer shade, utilizing cool pavements, minimizing hardscape areas, and encouraging cool roofs or green roofs.
Goal COS-15	**Sustainable Architecture and Buildings.** Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.	
Policy COS-15.1	**Design and Construction of New Buildings.** Require that new buildings be designed	*Consistent.* Buildings would be sited to capitalize on existing passive solar energy and would rely on renewable energy where feasible and appropriate.

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	and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.	"Green building" techniques would be used such as utilizing recycled building materials, relying on renewable energy generation systems, and establishing ongoing sustainable operations and maintenance activities.
Policy COS-15.4	**Title 24 Energy Standards.** Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.	*Consistent.* The Project is required to meet or exceed current Title 24 standards.
Policy COS-15.6	**Design and Construction Methods**. Require development design and construction methods to minimize impacts to air quality.	*Consistent.* Based on air quality modeling, the Project would not result in any direct significant air quality impacts related to emissions exceedance. This is because of the Project Design Features, as well as construction assumptions. Examples include use of only natural gas hearths in residences, an electric car re-charge station that would be available to Project residents as well as nearby neighbors, provision of small retail on site to minimize off-site trips for a "quick cup of coffee," and provision of community trails that would support non-vehicular visits to the larger commercial uses in the village core of the larger HGV development up Country Club Drive. Construction assumptions include dust minimization measures, commitment to use of low VOCs architectural coatings, etc.
Goal COS-16	**Sustainable Mobility.** Transportation and mobility systems that contribute to environmental and human sustainability and minimize GHG and other air pollutant emissions.	
Policy COS-16.1	**Alternative Transportation Modes.** Work with SANDAG and local transportation	*Consistent.* There are currently no opportunities for public transit in the area; however, the Project does incorporate a well connected system of trails and

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	agencies to expand opportunities for transit use. Support the development of alternative transportation modes, as provided by Mobility Element policies.	walkways as well as sharrows to encourage alternative transportation modes. The Project has been designed to be "transit ready." A turn out for a future bus stop has been incorporated into the Center House use area.
Policy COS-16.2	**Single-Occupancy Vehicles.** Support transportation management programs that reduce the use of single-occupancy vehicles.	*Consistent.* See Policy COS-16.1.
Policy COS-16.3	**Low-Emissions Vehicles and Equipment.** Require County operations and encourage private development to provide incentives (such as priority parking) for the use of low- and zero-emission vehicles and equipment to improve air quality and reduce GHG emissions.	*Consistent.* Project will provide electric vehicle charging stations.
Goal COS-17	**Sustainable Solid Waste Management.** Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs.	
Policy COS-17.1	**Reduction of Solid Waste Materials.** Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.	*Consistent.* The Specific Plan encourages lifestyle analysis to be considered as part of design maintenance decisions to minimize waste. In addition, solid waste will be diverted from landfills in accordance with State law.
Policy COS-17.2	**Construction and Demolition Waste.** Require recycling, reduction and reuse of construction and demolition debris.	The Project will prepare a construction and demolition debris management plan. This plan will comply with the County's ordinance to recycle 90% of inerts and 70% of all other materials.

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Policy COS-17.4	**Composting.** Encourage composting throughout the County and minimize the amount of organic materials disposed at landfills.	*Consistent.* The Project includes community gardens. Composting will be encouraged for use on these gardens.
Policy COS-17.5	**Methane Recapture.** Promote efficient methods for methane recapture in landfills and the use of composting facilities and anaerobic digesters and other sustainable strategies to reduce the release of GHG emissions from waste disposal or management sites and to generate additional energy such as electricity.	*Consistent.* This site does not propose any waste disposal or management sites.
Policy COS-17.6	**Recycling Containers.** Require that all new land development projects include space for recycling containers.	*Consistent.* Space for recycling containers will be provided.
Goal COS-18	**Sustainable Energy.** Energy systems that reduce consumption of non-renewable resources and reduce GHG and other air pollutant emissions while minimizing impacts to natural resources and communities.	
Policy COS-18.1	**Alternate Energy Systems Design.** Work with San Diego Gas and Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting.	*Consistent.* The Project will install rooftop solar PV panels (a photovoltaic solar system) on all residential units and the Center House in order to supply 100 percent of the Project's electricity needs through renewable energy.
Goal COS-19	**Sustainable Water Supply.** Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.	
Policy COS-19.1	**Sustainable Development Practices.** Require land development, building	*Consistent.* Land is utilized efficiently through compact development. Drought tolerant, fire wise, and native

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	design, landscaping, and operational practices that minimize water consumption.	landscaping are carefully selected to minimize water consumption.
Policy COS-19.2	**Recycled Water in New Development.** Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs.	*Consistent.* Recycled water will be utilized to irrigate common landscape areas.
Goal COS-20	**Governance and Administration.** Reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006, as amended by Senate Bill 32 (as amended, Pavley. California Global Warming Solutions Act of 2006: emissions limit).	
Policy COS-20.1	**Climate Change Action Plan.** Prepare, maintain, and implement a Climate Action Plan for the reduction of community-wide (I.e., unincorporated County) and County Operations greenhouse gas emissions consistent with the California Environmental Quality Act (CEQA) Guideline Section 15183.5	*Consistent.* The Project does not conflict with the CAP. The Project would achieve no net increase in GHG emissions over existing baseline conditions (which are assumed to be zero) with the implementation of the recommended design features and mitigation measures.
Goal COS-21	**Park and Recreational Facilities.** Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.	
Policy COS-21.1	**Diversity of Users and Services.** Provide parks and recreation facilities that create opportunities for a broad range of recreational	*Consistent.* Thirteen private and public parks will developed throughout the site. The main park will be located at the civic/commercial center and may be developed with a pool/spa, barbeque/picnic area, or similar park uses. A dog park and community garden is also planned to be developed within the community.

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	experiences to serve user interests.	Other park uses may include horseshoe pits, ball courts, lawn bowling, or seating for informal gatherings.
Policy COS-21.2	**Location of Parks.** Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the "heart" of a community.	*Consistent.* An approximately one acre park has been located at the commercial/community center, which will feature a variety of recreational opportunities. This area is intended to serve as a central gathering area, functioning as the "heart of the community."
Policy COS-21.3	**Park Design.** Design parks that reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources.	*Consistent.* Park sites have been sited and sized to foster flexibility and complement the local landscape and needs of the community. Parks may integrate landscaping, turf, passive recreation facilities, pools, spas, or related recreational facilities, and dog play areas. An existing remnant fireplace will be restored and relocated in one of the parks, thereby incorporating a local visual feature.
Policy COS-21.4	**Regional Parks.** Require new regional parks to allow for a broad range of recreational activities and preserve special or unique natural or cultural features when present.	*Consistent.* No regional parks are proposed as part of this Project. However, several private parks will be provided as part of this development and a remnant fireplace will be relocated and restored on the site as a unique feature.
Policy COS-21.5	**Connections to Trails and Networks.** Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.	*Consistent.* HGVS provides trail connections through the Project site to other existing and planned trails in the area. A wayfinding/signage program is proposed along Country Club Drive to enhance connections among the Village Center, HGV Equestrian Ranch, HGVS, and recreational trails in the area.

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Goal COS-22	**Park and Recreational Services.** High-quality parks and recreation programs that promote the health and well-being of County residents while meeting the needs of a diverse and growing population.	
Policy COS-22.1	**Variety of Recreational Programs.** Provide and promote a variety of high quality active and passive recreation programs that meet the needs of and benefit County residents.	*Consistent.* HGVS will provide a variety of parks, trails, and active and passive recreational areas throughout the Project site.
Goal COS-23	**Recreational Opportunities in Preserves.** Acquisition, monitoring, and management of valuable natural and cultural resources where public recreational opportunities are compatible with the preservation of those resources.	
Policy COS-23.1	**Public Access.** Provide public access to natural and cultural (where allowed) resources through effective planning that conserves the County's native wildlife, enhances and restores a continuous network of connected natural habitat and protects water resources.	*Consistent.* The Project has been designed to maximize open space preserve areas and enhance recreational opportunities.
Goal COS-24	**Park and Recreation Funding.** Adequate funding for acquisition, development, maintenance, management, and operation of parks, recreation facilities, and preserves.	
Policy COS-24.1	**Park and Recreation Contributions.** Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law.	*Consistent.* The proposed development will comply with the County's Parkland Dedication Ordinance through either the payment of in lieu fees, dedication of parkland, or a combination.

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Goal H-1	**Housing Development and Variety.** A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.	
Policy H 1.3	**Housing near Public Services.** Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.	*Consistent*. HGVS is a high quality rural residential community that provides a diverse mix of housing opportunities that are compatible with the existing and planned character of the contiguous HGV. Compact development in and around the village core feathers out into lower density development and open space. HGVS has been designed to feather out into the planned HGV Equestrian Ranch, which is approved to offer limited retail and residential uses in addition to horse boarding, training, and showing. Although designated with a Semi-Rural regional category, this area is meant to serve as a focal point in the community. Commercial uses adjacent to the HGV Equestrian Ranch are proposed to provide opportunities for residents to work, shop, and recreate within walking and biking distance from their homes.
Policy H-1.4	**Special Needs Housing near Complementary Uses.** Encourage the location of housing targeted to special needs groups, in close proximity to complementary commercial and institutional uses and services.	*Consistent.* HGVS provides a variety of housing opportunities, which could serve some special needs groups, such as seniors. The Project provides a well-connected system of multi-use trails and pedestrian pathways as well as a commercial/community center.
Policy H 1.6	**Land for All Housing Types Provided in Villages.** Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.	*Consistent.* HGVS provides opportunities for a variety of housing types and sizes. The Project provides additional housing opportunities not available within HGV, such as multi-family units. These are sensitively designed, taking on the appearance of rural single-family homes or repurposed agricultural buildings. This allows residents to remain in the community and select the appropriate housing type for their stage in life.
Policy H 1.7	**Mix of Residential Development Types in Villages.** Support the design of large-	*Consistent.* The Project proposes to be included within the HGV boundary. As a village development, it includes a range of housing types, lot sizes, and unit sizes.

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	scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.	
Policy H 1.8	**Variety of Lot Sizes in Large-Scale Residential Developments.** Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.	*Consistent.* The portion of the Project that falls within the Semi-Rural Regional Category provides clustered single family residential development on smaller lots to improve housing options and maximize open space preserve areas.
Policy H-1.9	**Affordable Housing through General Plan Amendments.** Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.	*Consistent.* The project does not conflict with this policy. Consistent with other General Plan Amendment projects approved by the County Board of Supervisors since the adoption of the General Plan on August 3, 2011, the project does not include an affordable housing component as the County of San Diego does not have an inclusionary housing ordinance or other legal mechanism to require affordable housing units.
Goal H-2	**Neighborhoods That Respect Local Character.** Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.	
Policy H 2.1	**Development that Respects Community Character.** Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element.	*Consistent.* The Project has been sensitively designed to maintain the rural residential character of the area. The architectural style is compatible with the contiguous HGV and existing surrounding residences. Design guidelines within the Specific Plan are intended to ensure that the development enhances the rural character of the area.
Policy H 2.2	**Projects with Open Space Amenities in Villages.** Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.	*Consistent.* The development has been designed to incorporate open space and recreational facilities throughout the site. These areas are intended to facilitate social interaction. The planned civic/commercial center located near the center of the development would strengthen connections between the Village and the HGV Equestrian Ranch. These areas are intended to function as primary gathering places in

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		the community. Additional private parks and community gardens are scattered throughout the site to enhance the quality of life for residents.
Goal H-3	**Housing Affordability for All Economic Segments.** Affordable and suitable housing for all economic segments, with emphasis on the housing needs of lower income households and households with special needs.	
Policy H-3.4	**Housing for Moderate-Income Families in Villages.** Facilitate the production of housing for moderate income families within Villages by permitting developments that offer affordable housing to incorporate other compatible housing types within areas zoned for single-family residential development.	*Consistent.* HGVS offers a variety of single-family and multi-family housing types that could accommodate moderate-income families.
Goal H-5	**Constraints on Housing Development.** Promote governmental policies or regulations that do not unnecessarily constrain the development, improvement, or conservation of market rate or affordable housing.	
Policy H-5.3	**Fire Protection.** Work with local fire agencies to improve fire protection for multi-story construction.	*Consistent.* A fire protection plan (FPP) will be completed for the Project and will provide measures to reduce risk from fires. In addition, the Project will comply with the Chapter 7A ignition resistant building standards. Structures will be hardened with ignition-resistant materials and will be located a minimum of 100’ from wildland fuels.

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Goal S-1	**Public Safety.** Enhanced public safety and the protection of public and private property.	
Policy S-1.1	**Minimize Exposure to Hazards.** Minimize the population exposed to hazards by assigning land use designations and density	*Consistent*. HGVS has been designed based on a comprehensive opportunities and constraints analysis. The proposed land use designations and densities have been assigned to reflect site specific constraints and hazards.

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	allowances that reflect site specific constraints and hazards.	
Policy S-1.2	**Public Facilities Location.** Advise, and where appropriate require, new development to locate future public facilities, including new essential and sensitive facilities, with respect to the County's hazardous areas and State law.	*Consistent*. HGVS will provide the infrastructure and facilities necessary to provide services to the Project consistent with County standards and state laws. Service providers must provide "will-serve" letters verifying that they can accommodate the appropriate services. Project Facility Availability Forms must be submitted by all service providers indicating that service will be available to the Project.
Policy S-1.3	**Risk Reduction Programs.** Support efforts and programs that reduce the risk of natural and manmade hazards and that reduce the time for responding to these hazards.	*Consistent*. The Project has been designed in coordination with the County Fire Authority and provides a minimum 75' Zone 1 brush management area and a minimum 25' Zone 2 area with no intermingling of native fuels. This exceeds the County requirements. In addition, a fire protection plan (FPP) will be completed for the Project, which will identify the proposed measures to reduce the risk from fires. The Project also expedites response time by designing Country Club Drive to three lanes, and construction of a bridge over Escondido Creek. The bridge will also resolve an existing problem with the current Arizona Creek crossing whereby residents are "stranded" during flood events.
Goal S-3	**Minimized Fire Hazards.** Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	
Policy S-3.1	**Defensible Development.** Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	*Consistent*. The Project has been designed in coordination with the Rancho Santa Fe FPD and County Fire Authority and provides a minimum 75' Zone 1 brush management area and a minimum 25' Zone 2 brush management area. This exceeds the County requirements. In addition, Country Club Drive will be designed to 3 lanes to expedite emergency evacuation. Firewise landscaping is proposed.
Policy S-3.2	**Development in Hillsides and Canyons.** Require development located near ridgelines, top of slopes, saddles, or other areas where	*Consistent*. A fire protection plan (FPP) has been completed for the Project and has been approved by the Rancho Santa Fe FPD and County Fire Authority The FPP provide measures to reduce the increased risk from fires. In addition, the Project will comply with the

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	the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.	Chapter 7A ignition resistant building standards. Structures will be hardened with ignition-resistant materials and will be located a minimum of 100' from wildland fuels.
Policy S-3.3	**Minimize Flammable Vegetation.** Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	*Consistent.* The development minimizes pockets or islands of flammable/native vegetation. The Project will exceed County standards with irrigated Zone 1 Fuel Modification landscaping with no extension or intermingling of naturalized vegetation/fuels within the community.
Policy S-3.4	**Service Availability.** Plan for development where fire and emergency services are available or planned.	*Consistent.* Fire services for the project are provided by the Rancho Santa Fe FPD. The building of a new fire station is planned 1.3 miles north of the Project's property line.
Policy S-3.5	**Access Roads.** Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.	*Consistent.* The Project will provide three separate access ways to the project from Country Club Drive. The FPP found that the Proposed Project complies with all applicable fire regulations, with the exception of provision of secondary access. Secondary access to the east, west or south of HGV South has been explored and continues to be explored, but initial analysis indicates that potential routes are constrained by extreme terrain, fuels, significant biological habitat/environmental concerns, and/or easement issues. Consequently, the Project has developed an approach for secondary access that meets the intent of the code through the implementation of a list of specifically developed measures and features including clustering of the residential footprint to minimize placement of homes adjacent to wildland fuels and shorten emergency response time. The widening of Country Club Drive will provide additional emergency evacuation through the provision of a 3-lane, improved accessway that connects to a looped interior road system that ensures that the northern roadway can be

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		accessible by all residents. The FPP concludes that the Project meets the intent of the code through a layered and redundant fire protection and evacuation system.
Policy S-3.6	**Fire Protection Measures.** Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.	*Consistent.* The Project has been designed in coordination with the County Fire Authority Consolidated Codes to ensure that adequate measures are implemented to reduce the risk of structural and human loss due to wildfire. In addition, a Fire Protection Plan has been prepared that outlines the fire protection features of the Project.
Policy S-3.7	**Fire Resistant Construction.** Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	*Consistent.* The Project will meet current resistance construction codes as outlined in the Fire Protection Plan.
Goal S-4	**Managed Fuel Loads.** Managed fuel loads, including ornamental and combustible vegetation.	
Policy S-4.1	**Fuel Management Programs.** Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the	*Consistent.* The designated common area open spaces would encompass fuel modification zones, or the limited building zone (LBZ).

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	preservation of native vegetation and sensitive habitats.	
Policy S-4.2	**Coordination to Minimize Fuel Management Impacts.** Consider comments from CAL FIRE, U.S. Forest Service, local fire districts, and wildlife agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects.	*Consistent.* Comments from these agencies have been considered.
Policy S-4.3	**Forest Health.** Encourage the protection of woodlands, forests, and tree resources and limit fire threat through appropriate fuel management such as removal of dead, dying, and diseased trees.	*Consistent.* Coast live oak trees will be preserved. The Project also incorporates appropriate brush management zones, which will be maintained by an HOA.
Goal S-6	**Adequate Fire and Medical Services.** Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.	
Policy S-6.1	**Water Supply.** Ensure that water supply systems for development are adequate to combat structural and wildland fires.	*Consistent.* The Project has been designed to meet the 5000 gpm fire flow requirement of the Rincon del Diablo Water District.
Policy S-6.2	**Fire Protection for Multi-Story Development.** Coordinate with fire services providers to improve fire protection services for multi-story construction.	*Consistent.* The multi-story buildings have been considered in the FPP which was approved by the Rancho Santa Fe FPD and County Fire Authority.
Policy S-6.3	**Funding Fire Protection Services**. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined	*Consistent.* Pursuant to the County's Fire Mitigation Fee Ordinance, HGVS will pay development impact fees to contribute its fair share towards capital facilities and equipment needed to serve the new development. Existing property taxes and any special assessments imposed on property owners would be additively used to fund services.

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	necessary to adequately serve the project.	
Policy S-6.4	**Fire Protection Services for Development.** Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station), which is 5 minutes for Village development.	*Consistent.* The Project site is located less than one mile from the Harmony Grove Fire Station, which will be constructed southwest of the intersection of Village Road and Harmony Grove Road and can be provided emergency response within the Travel Time standards set forth in Table S-1.
Policy S-6.5	**Concurrency of Fire Protection Services.** Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development.	*Consistent.* The Project is required to obtain a project facility availability form from the Rancho Santa Fe FPD to ensure that fire protection staffing, facilities, and equipment are available to serve the development.
Goal S-7	**Reduced Seismic Hazards.** Minimized personal injury and property damage resulting from seismic hazards.	
Policy S-7.1	**Development Location.** Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design	*Consistent.* The site is not located close to an active or potentially active fault.

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	measures adequate to demonstrate that the fault rupture hazard would be avoided.	
Policy S-7.2	**Engineering Measures to Reduce Risk.** Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.	*Consistent.* A geotechnical report has been prepared for this Project to ensure that the development is designed and constructed in accordance with the geotechnical engineering recommendations.
Policy S-7.3	**Land Use Location.** Prohibit high occupancy uses, essential public facilities, and uses that permit significant amounts of hazardous materials within Alquist-Priolo and County special studies zones.	*Consistent.* The site is not located within an Alquist-Priolo or County special study zone.
Policy S-7.4	**Unreinforced Masonry Structures.** Require the retrofitting of unreinforced masonry structures to minimize damage in the event of seismic or geologic hazards.	*Consistent.* There are no existing buildings on the site.
Policy S-7.5	**Retrofitting of Essential Facilities.** Seismic retrofit essential facilities to minimize damage in the event of seismic or geologic hazards.	*Consistent.* There are no existing essential facilities on the site.

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Goal S-8	**Reduced Landslide, Mudslide, and Rock Fall Hazards.** Minimized personal injury and property damage caused by mudslides, landslides, or rock falls.	
Policy S-8.1	**Landslide Risks.** Direct development away from areas with high landslide, mudslide, or rock fall potential when engineering solutions have been determined by the County to be infeasible.	*Consistent.* According to the geotechnical study, there is no evidence of previous landslides and the risk is considered very low. No geologic conditions exist at the site which would preclude the development as proposed.
Policy S-8.2	**Risk of Slope Instability.** Prohibit development from causing or contributing to slope instability.	*Consistent.* The development will be designed so as not to contribute or cause slope instability.
Goal S-9	**Protection of Life and Property.** Minimized personal injury and property damage losses resulting from flood events.	
Policy S-9.1	**Floodplain Maps.** Manage development based on federal floodplain maps. County maps shall also be referred to and in case of conflict(s) between the County floodplain maps and the federal floodplain maps, the more stringent of restrictions shall apply.	*Consistent*. The Project site is partially located within the Escondido Creek floodplain however, the project does not propose habitable structures within a mapped 500- or 100-year floodplain area as depicted on the associated FEMA FIRM panel, a County Floodplain Map or a County Alluvial Plain Map.
Policy S-9.2	**Development in Floodplains.** Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.	*Consistent*. All onsite grading and improvements for HGVS would avoid the existing 100-year floodplain except for a portion of the wastewater treatment facility, which will be raised out of the floodplain.
Policy S-9.3	**Development in Flood Hazard Areas.** Require development	*Consistent*. The Project will construct a bridge over Escondido Creek to convey the flow of water and

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	within mapped flood hazard areas be sited and designed to minimize on and off-site hazards to health, safety, and property due to flooding.	eliminate existing roadway flooding hazards. All onsite grading and improvements for HGVS would avoid the existing 100-year floodplain except for a portion of the wastewater treatment facility, which will be raised out of the floodplain.
Policy S-9.4	**Development in Villages.** Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.	*Consistent*. All onsite grading and improvements for HGVS would avoid the existing 100-year floodplain except for a portion of the wastewater treatment facility, which will be raised out of the floodplain. The wastewater treatment facility needs to be located in this area because it is at the lowest elevation of the site. All environmental impacts and hazards will be mitigated and no channelization of the floodplain is proposed.
Policy S-9.5	**Development in the Floodplain Fringe**. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building	*Consistent*. The Project is proposing a General Plan Amendment to apply a Village designation to a portion of the site. No development within semi-rural or rural lands would occur within the floodplain fringe. Nevertheless, all onsite grading and improvements for HGVS would avoid the existing 100-year floodplain except for a portion of the wastewater treatment facility, which will be raised out of the floodplain. The wastewater treatment facility needs to be located in this area because it is at the lowest elevation of the site. All environmental impacts and hazards will be

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	pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.	mitigated and no channelization of the floodplain is proposed.
Policy S-9.6	**Development in Dam Inundation Areas**. Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.	*Consistent*. This site is not located within a dam inundation area.
Goal S-10	**Floodway and Floodplain Capacity.** Floodways and floodplains that have acceptable capacity to accommodate flood events.	
Policy S-10.1	**Land Uses within Floodways.** Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.	*Consistent*. All onsite grading and improvements for HGVS would avoid the existing 100-year floodplain except for a portion of the wastewater treatment facility (if constructed), which will be raised out of the floodplain. The wastewater treatment facility needs to be located in this area because it is at the lowest elevation of the site. This is a low intensity use that does not include any habitable structures. All environmental impacts and hazards will be mitigated.
Policy S-10.2	**Use of Natural Channels.** Require the use of natural channels for County flood	*Consistent*. The Project will construct a bridge over Escondido Creek to convey the flow of water and

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	control facilities except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.	eliminate existing roadway flooding hazards. The creek will remain a natural channel.
Policy S-10.3	**Flood Control Facilities.** Require flood control facilities to be adequately sized, constructed, and maintained to operate effectively.	*Consistent*. The Project will construct a bridge over Escondido Creek to convey the flow of water and eliminate existing roadway flooding hazards. The bridge will be adequately sized, constructed, and maintained.
Policy S-10.4	**Stormwater Management.** Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.	*Consistent*. Two hydromodification/water quality basins would be located on the site. In addition, several other low impact development techniques have been incorporated into the design such as disconnecting impervious surfaces, using permeable paving materials where feasible, and recreating a remnant drainage that serves as a swale through the center of development.
Policy S-10.5	**Development Site Improvements.** Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.	*Consistent*. Drainage facilities would be constructed on-site by the Project applicant.
Policy S-10.6	**Stormwater Hydrology.** Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.	*Consistent*. The Project includes onsite drainage improvements that mimic existing drainage patterns. The Project will construct two detention basins that will mitigate for water quality and hydromodification management impacts. They will also attenuate the 100-year storm event to match existing condition flowrates. Storm drain outlet locations discharge to unimproved channels, so energy dissipation will be provided to minimize erosion potential.

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Policy Number	**Policy Text**	**Explanation of Project Conformance**
Goal S-12	**Adequate Law Enforcement Facilities.** Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.	
Policy S-12.1	**New Law Enforcement Facilities.** Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.	*Consistent*. The Sheriff's department has reviewed the Project and determined that there will be no need for additional sworn personnel or new or expanded facilities.
Goal S-13	**Safe Communities.** Law enforcement facilities and services that help maintain safe communities.	
Policy S-13.1	**Sheriff Facility Locations.** Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.	*Consistent*. The Sheriff's department has reviewed the Project and determined that there will be no need for additional sworn personnel or new or expanded facilities.
Policy S-13.2	**Sheriff Facilities in Non-Residential Areas.** Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.	*Consistent*. The Sheriff's department has reviewed the Project and determined that there will be no need for additional sworn personnel or new or expanded facilities. No law enforcement facilities are proposed on the site.
Goal S-14	**Crime Prevention.** Crime prevention through building and site design.	
Policy S-14.1	**Vehicular Access to Development.** Require development to provide vehicular connections that reduce response times and	*Consistent*. The Project has been designed to reduce response time and expedite access by incorporating three lane roadways where appropriate.

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	facilitate access for law enforcement personnel, whenever feasible.	
Policy S-14.2	**Development Safety Techniques.** Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime.	*Consistent*. The Project incorporates Crime Prevention Through Environmental Design (CPTED) concepts through clustered product types and open fence types. This design encourages more eyes on the street. The Project is also designed to increase pedestrian and bicycle activity, and other techniques to enhance natural surveillance opportunities.

General Plan Noise Element		
Policy Number	**Policy Text**	**Explanation of Project Conformance**
Goal N-1	**Land Use Compatibility.** A noise environment throughout the unincorporated County that is compatible with the land uses.	
Policy N-1.1	**Noise Compatibility Guidelines.** Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	*Consistent*. These guidelines were used in preparation of the Project Acoustical Site Assessment Report.
Policy N-1.2	**Noise Management Strategies.** Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: • Avoid placement of noise sensitive uses within noisy areas. • Increase setbacks between noise	*Consistent*. One lot within the project will require a five-foot sound wall. Adequate setbacks will exist between the homes and the WTWRF, and between the homes and major roads.

General Plan Noise Element		
Policy Number	**Policy Text**	**Explanation of Project Conformance**
	generators and noise sensitive uses. • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources. • Use sound-attenuating architectural design and building features. • Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways).	
Policy N-1.3	**Sound Walls.** Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.	*Consistent*. Please see N-1.2. The recommended sound wall would be only five feet in height, which would visually read as a standard privacy wall. No adverse visual effect would occur. Also, based on the Landscape Zone Plan, the wall would be partially or wholly shielded by Riparian Landscape Zone installed along the Project perimeter.
Goal N-2	**Protection of Noise Sensitive Uses.** A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.	
Policy N-2.1	**Development Impacts to Noise Sensitive Land Uses.** Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation	*Consistent*. The noise standards from Table N-2 were used in preparation of the Project Acoustical Site Assessment Report.

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Policy Number	**Policy Text**	**Explanation of Project Conformance**
	for sensitive uses in compliance with the noise standards listed in Table N-2.	
Policy N-2.2	**Balconies and Patios.** Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.	*Consistent*. The potential patio areas closest to Country Club Drive (CCD) were modeled as outdoor use areas and no impacts would occur to any residences except for a single lot at the southwestern extent of the development residential footprint. A five-foot high sound wall would adequately attenuate noise at that location and is proposed as Project mitigation. Most of the Project residences would not have balconies. Balconies would be included in Granary buildings. The distance of these structures from CCD results in no exceedance of noise standards relative to their use.
Goal N-4	**Transportation-Related Noise Generators.** A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.	
Policy N-4.1	**Traffic Noise.** Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels.	*Consistent*. The Project does propose a GPA that would increase ADT beyond what is anticipated in the 2011 General Plan. Project noise modeling, however, did not identify any significant cumulative impacts.
Goal N-5	**Non-transportation-Related Noise Sources.** A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.	
Policy N-5.1	**Truck Access.** Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the	*Consistent*. The Project includes a very limited commercial use area; however, the use is adjacent to Country Club Drive and any trucks that would need to access the commercial area could do so without traveling through the residential areas.

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Policy Number	**Policy Text**	**Explanation of Project Conformance**
	maximum practical distance from residential zones.	
Goal N-6	**Temporary and/or Nuisance Noise.** Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.	
Policy N-6.4	**Hours of Construction.** Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.	*Consistent*. The Project would follow County guidelines for construction (Monday through Saturday, 7:00 a.m. to 7:00 p.m.) for non-emergency construction, as well as Project-related maintenance, and parking lot sweeper activity (as necessary) completed by the Project Applicant or HOA. Trash collection would be completed by others, and it is assumed that hours of operation would also comply with County ordinance.

Elfin Forest and Harmony Grove Community Plan Land Use		
Policy Number	**Policy Text**	**Explanation of Project Conformance**
Goal LU-1.5	Preservation of the rural small town feeling of Harmony Grove.	
Policy LU-1.5.1	Require minimum lot sizes of two acres outside the Village Boundary as the standard, unless significant preservation of resources is achieved and specific findings are met for the preservation of community character with the utilization of lot area averaging, planned residential developments or specific plans.	*Consistent*. This Project is processing a General Plan amendment to be included within the Village Boundary. Once it is within the village, the two acre requirement no longer applies. However, this Project is also processing a Specific Plan and preserving significant open space by clustering the development while still maintaining community character. Furthermore, the existing General Plan and zoning designations on the site permit 0.5 acre lots, suggesting that 2 acre rural residences were not anticipated on this property.
Policy LU-1.5.2	Require developers to obtain community review and input of their plans prior to permit approval.	*Consistent*. The Project has received community review through the San Dieguito Community Planning Group.

Elfin Forest and Harmony Grove Community Plan Land Use		
Policy Number	**Policy Text**	**Explanation of Project Conformance**
Policy LU-1.5.4	Restrict land use primarily to single-family residences outside of the Village.	*Consistent*. This Project is processing a General Plan amendment to be included within the Village Boundary. Once it is within the village, this policy will not apply.
Goal LU-1.6	Open access community design that fosters a feeling of "one neighborhood" despite multiple developments.	
Policy LU-1.6.1	Require large developments to retain connectivity with visual or physical pedestrian/equestrian access to community features.	*Consistent*. The Project will provide a series of trails throughout the development, which provide links to the multi-use trail along Country Club Drive. It provides connectivity to the HGV Equestrian Ranch and the Village Center within the HGV Specific Plan area. In addition, a hitching post will be provided at the commercial/community center.
Policy LU-1.6.2	Promote design of development with a rural, country theme.	*Consistent*. The Specific Plan includes design guidelines that enforce a rural/country theme. For example, multi-family units are disguised within structures that appear to be single family homes or other historic farm buildings, the architectural style is "Western Farm Village," and community gardens are included within the development to celebrate the agricultural heritage of the area.
Goal LU-1.7	Continued preservation of mature native trees.	
Policy LU-1.7.1	Require development designed that avoids the removal of mature trees and encourages shady parking areas with trees.	*Consistent*. The Project has been designed to avoid mature oak trees.
Goal LU-1.8	Dedicated open space.	
Policy LU-1.8.1	Require mitigation land for development within the community to be purchased within the community to create open space and trails.	*Consistent*. The Project has been designed to preserve a large open space area within the southern portion of the Project site. Trails are also incorporated throughout the development. A biological resources report has been developed for this Project, which identifies the mitigation requirements.
Goal LU-1.9	An attractive equestrian community that encourages environmentally sensitive, responsible horse keeping.	
Policy LU-1.9.1	Require disclosure of Harmony Grove's rural nature to potential home buyers in order	*Consistent*. Potential home buyers will be informed of the proximity of the site to rural uses such as the future

Elfin Forest and Harmony Grove Community Plan Land Use		
Policy Number	**Policy Text**	**Explanation of Project Conformance**
	for new residents to accept the consequences and benefits of living in a rural environment (i.e., proximity of large animals and small farms and ranches).	HGV Equestrian Ranch and rural residential uses where horses are kept.
Policy LU-1.9.3	Encourage proper maintenance of fences and animal enclosures.	*Consistent*. Fences will be properly maintained. No animal enclosures are proposed; however, a hitching post will be provided at the commercial/community center.
Policy LU-1.9.7	Strictly enforce manure and odor control.	*Consistent*. The only place where there may be a potential for manure is where it is used for compost. Odor will be controlled.
Policy LU-1.9.8	Promote the use of a non-motorized trail system for the enjoyment of both horses and their riders, as well as hikers and bicyclists.	*Consistent*. Country Club Drive has been designed by HGV to accommodate a 10' multi-use trail that accommodates equestrian, pedestrian, and bicycle use.
Goal LU-1.11	Becoming a green community by recycling animal wastes, using reclaimed water for irrigation, and supporting local organic agriculture.	
Policy LU-1.11.1	Encourage local distribution of composted animal wastes.	*Consistent*. The Project plans to irrigate with reclaimed water purchased from Rincon del Diablo MWD, and would support local organic agriculture through provision of community garden plots accessible to Project residents. These gardens would require use of organic fertilizers and organic pest control methods, as spelled out in an agreement between the HOA and resident applicant.
Goal LU-2.1	Preservation of the rural unincorporated community of Elfin Forest and its cohesiveness with its neighbor, the rural unincorporated community of Harmony Grove.	
Policy LU-2.1.4	Maintain open-space buffer between urban areas and rural community to preserve character of unincorporated community.	*Consistent*. The Project has been designed in accordance with the Community Development Model and maintains buffers between the Village and Semi-Rural and Rural areas.
Goal LU-2.2	Preservation of the lifestyle of the rural resident while accommodating growth.	
Policy LU-2.2.1	Ensure that the number of urban residences does not greatly exceed that of the rural residences in the greater	*Consistent.* The General Plan Amendment for the Project will modify this policy as follows:

Elfin Forest and Harmony Grove Community Plan Land Use		
Policy Number	**Policy Text**	**Explanation of Project Conformance**
	unincorporated communities of Harmony Grove and Eden Valley.	Policy LU-2.2.1 Ensure that ~~the number of urban residences does not greatly exceed that of~~ the rural ~~residences~~ residential and equestrian character of ~~in~~ the greater unincorporated communities of Harmony Grove and Eden Valley are maintained by adherence to the Community Development Model and the Community Plan Policies set forth in Section 1.1 "Community Character." The amendment to Policy LU-2.2.1 is intended to remove any confusion with respect to its meaning and to ensure consistency with the General Plan. Upon approval of the project, including the GPA, the project would be consistent with this policy.
Policy LU-2.2.2	Allow, within the village boundary, as part of a thoughtful comprehensive community plan, the keeping of livestock on a limited basis on residential lots greater than 1/3 acre that have become necessary in heretofore rural areas to comply with increased population projections.	*Consistent*. Although livestock is not anticipated to be kept within HGVS, it is permitted within the HGV portion of the village. In addition, HGVS will be providing a hitching post at the commercial/community center to accommodate patrons arriving by horseback.
Goal LU-3.1	The continued preservation of Elfin Forest and Harmony Grove's sensitive and endangered habitats.	
Policy LU-3.1.1	Encourage the restoration and maintain the watershed, creeks and riparian areas.	*Consistent*. The Project includes buffers from Escondido Creek. The proposed development will improve water quality and the function of the creek through the construction of the bridge, the addition of water quality detention basins, and low impact development techniques.
Policy LU-3.1.2	Seek a means to prevent motorized vehicles; i.e. dirt bikes, off road vehicles, etc. in these areas and effectively enforce the restriction.	*Consistent*. The Project will be designed to restrict access into the onsite open space preserve through fencing, signage, and other means as appropriate and required by the County.

Elfin Forest and Harmony Grove Community Plan Land Use		
Policy Number	**Policy Text**	**Explanation of Project Conformance**
Policy LU-3.1.3	Encourage developers and public agencies in the County to acquire Elfin Forest's sensitive environmental habitat as mitigation.	*Consistent*. The biological impacts will be mitigated and if mitigation land within Elfin Forest is available, it will be considered for purchase.
Policy LU-3.1.4	Ensure that connectivity of open space is made a priority in targeting areas to be used as mitigation properties or otherwise conserved open space, so as to preserve and increase linkages between wildlife corridors and avoid fragmentation of habitat.	*Consistent*. The proposed Project is clustered on the site to preserve a large swath of open space in the southern portion of the planning area that includes high quality biological resources. This area connects to the larger Del Dios Highlands Preserve to the south helping to provide a continuous wildlife corridor.
Goal LU-3.3	A community where significant prehistoric and historic cultural resources will be preserved.	
Policy LU-3.3.1	Require development to incorporate the prehistoric and historic rural theme of this community**.**	*Consistent*. HGVS has been designed with the theme of the community in mind. Design guidelines within the Specific Plan are intended to ensure that the development is compatible with the character of HGV and reflect the Western Farm Village theme.
Goal LU-6.1	Small-town feeling for limited commercial developments; land use and business to be compatible with community character and general goals.	
Policy LU-6.1.1	Restrict use of land for commercial development to limited community serving facilities, without large aggregations of commercial businesses, and encouraging locally owned businesses serving the community.	*Consistent*. The project includes a small commercial/community center use, which is intended to be community serving.
Policy LU-6.1.2	Restrict signage and lighting in commercial developments to the minimum required for operation and safety.	*Consistent*. Design guidelines have been incorporated into the Specific Plan to limit signage and lighting.

Elfin Forest and Harmony Grove Community Plan Circulation and Mobility		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal CM-2.3	Quiet residential streets safe for pedestrian, bicycle, and equestrian use and adequately identified for emergency response service providers. Low traffic volume and low traffic speeds and commercial weight limits; traffic calming areas; scenic highways.	
Policy CM-2.3.1	Restrict local public roads to two-lane, undivided, curving streets; with established speed and weight limits commensurate with residential equestrian neighborhoods.	*Consistent*. Most internal roadways within HGVS are two lane curvilinear streets. However, HGV in implementing the approved Specific Plan, reconfigured Country Club Drive on the north side of Harmony Grove Road to include four lanes. To improve the function of the intersection at Harmony Grove Road and Country Club Drive, the Project will realign Country Club Drive with the intersection on the opposite side. It was determined that the south side of the intersection should incorporate four lanes, and transition to three lanes adjacent and through the project site. This ingress/egress plan significantly improves emergency service access and meets the intent of the County Fire Code.
Policy CM-2.3.2	Encourage a study for traffic calming strategies where necessary, and the restriction of truck traffic to local deliveries.	*Consistent*. Internal private roadways are designed as sharrows to encourage bicyclists to share the road with vehicles. In addition, truck traffic will be limited to local deliveries at the commercial/community center.
Goal CM-3.1	All private roads are named or identified so that all emergency vehicles know where they are located.	
Policy CM-3.1.1	Create, in conjunction with the Elfin Forest – Harmony Grove Town Council, a naming system consistent with existing community street names, and a list of potential names for each unnamed street. **Implementation Program CM-3.1.1** The EFHGTC will establish a timeframe by which all unnamed streets in Elfin Forest will be correctly named and signed for emergency responders to locate.	*Consistent*. All private roads will be named and addressing signage will be located appropriately to ensure that emergency vehicles will be able to navigate the community.

Elfin Forest and Harmony Grove Community Plan Circulation and Mobility		
Policy Number	**Policy Text**	**Consistency Analysis**
	Implementation Program CM-3.1.2 The EFHGTC will develop a process associated with the timeline through which the Town Council Board will have the authority to choose a name should the street residents are unable to come up with a consensus in the time allocated.	
Goal CM-3.2	Fire access roads that provide for emergency evacuation without interference from trailers and incoming traffic.	
Policy CM-3.2.2	Consider emergency evacuation and local road conditions when granting new building permits along those constricted egress routes. **Implementation Program CM-3.2.2** A committee comprised of members of the Elfin Forest/Harmony Grove Town Council and the Elfin Forest/Harmony Grove Fire Department to study this problem and recommend possible solutions such as vegetation management and turn outs at certain points along the roads and possible amendments to the County Private Road Standards	*Consistent*. Emergency evacuation was evaluated. The Project entry roads were developed in close coordination with the County Fire Authority. Three lanes along Country Club Drive will ensure that trailers and incoming traffic will not interfere with one another.
Goal CM-5.1	Safe passage for pedestrians throughout the Harmony Grove community.	
Policy CM-5.1.1	Require construction of pedestrian trails linking each and every house as a condition of development for subdivisions with 5 or more homes.	*Consistent*. HGVS includes an extensive pedestrian trail and walkway system that provides links between all homes and connections to the HGV center, HGV Equestrian Ranch, and surrounding regional trail system.
Goal CM-6.2	A multi-use trail system linking the Harmony Grove community to major recreational areas such as Lake Hodges, Elfin Forest Preserve, and Jack's Pond.	
Policy CM-6.2.1	Seek funds to better provide crossing for pedestrians on trails.	*Consistent*. The project will construct a bridge over Escondido Creek to provide a better and safer crossing

Elfin Forest and Harmony Grove Community Plan Circulation and Mobility		
Policy Number	**Policy Text**	**Consistency Analysis**
		for pedestrians. This will resolve the existing problems associated with the current Arizona creek crossing.
Goal CM-8.1	Safe roadways for vehicle, pedestrian, equestrian, and bicycle passage.	
Policy CM-8.1.1	Encourage road designs that support low speeds appropriate for a rural neighborhood, and the use of curves, stop signs as appropriate for traffic control.	*Consistent*. The roads have been designed to be curvilinear and have stop signs for traffic control. They also permit shared use by bicyclists as a traffic calming measure.
Goal CM-10.1	Elfin Forest and Harmony Grove will wisely use its valuable water resources, as well as educational resources.	
Policy CM-10.1.1	Encourage native, drought-tolerant and fire-wise landscaping for existing development through the continued maintenance and development of the Fire Wise Garden.	*Consistent*. The Specific Plan includes a landscape palette that emphasizes native, drought-tolerant and fire wise landscaping.

Elfin Forest and Harmony Grove Community Plan Conservation and Open Space		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal COS-1.1	Agricultural resources that enhance the environment and contribute to the rural community vision.	
Policy COS-1.1.1	Encourage the establishment of "green" small family owned farms and vineyards.	*Consistent*. The Project includes community gardens that celebrate the area's agricultural heritage.
Policy COS-1.1.2	Encourage the use of recycled water for organic farms.	*Consistent*. Recycled water would be utilized for all common area landscaping. It may not be utilized on the community gardens, however. Instead, the Project encourages the use of rain barrels and cisterns to water the gardens.
Policy COS-1.1.3	Provide for farmer's markets to allow sale of local produce in the future Village.	*Consistent*. A Farmer's Market is included as a permitted use within the commercial area of the Specific Plan.
Goal COS-1.2	Native soil and topography moderately interspersed with low impact residential and agricultural uses.	
Policy COS-1.2.1	Require development to minimize impact on soil resources. Topography is to be maintained wherever possible.	*Consistent*. The Project has been designed with the topography in mind and conforms to the landform to the extent feasible.
Goal COS-1.3	The preservation of natural creeks and riparian areas.	

Elfin Forest and Harmony Grove Community Plan Conservation and Open Space		
Policy Number	**Policy Text**	**Consistency Analysis**
Policy COS-1.3.1	Promote the preservation of Escondido Creek in its natural state and ensure that any new development such as (homes, animal enclosures, driving ranges, etc.) are adequately separated and buffered from the creek to prevent erosion, runoff or pollution of the creek.	*Consistent*. The Project includes buffers from Escondido Creek. The proposed development will improve water quality and the function of the creek through the construction of the bridge, the addition of water quality detention basins, and low impact development techniques.
Policy COS-1.3.2	Integrate development plans with the native habitat in such a way as to permanently preserve vast amounts of open space and continuous wildlife corridors.	*Consistent*. The proposed Project is clustered on the site to preserve a large swath of open space in the southern portion of the planning area that includes high quality biological resources. This area connects to the larger Del Dios Highlands Preserve to the south helping to provide a continuous wildlife corridor.
Goal COS-1.6	The Escondido Creek, smaller and seasonal creeks that are free of pollution.	
Policy COS-1.6.1	Establish education programs to protect surface and groundwater in the community from runoff of pollutants. **Implementation Program COS-1.6.1** Educating residents on proper use of chemicals, encouraging organic gardening, and Best Management Practices for Large animal keeping; including French drains for washing areas, containment of manure, and composting manure.	*Consistent*. Organic community gardens are proposed to be located within the Specific Plan area and the HOA may provide educational materials regarding organic gardening practices.
Goal CM-1.7	A rural residential community which will work to conserve energy so that there is enough power to meet the needs of its residents and agricultural businesses.	
Policy CM-1.7.1	Encourage new and existing residents to explore alternative sources of energy.	*Consistent*. The Project will install rooftop solar PV panels (a photovoltaic solar system) on all residential units and the Center House in order to supply 100 percent of the Project's electricity needs through renewable energy.
Goal COS-2.1	A small neighborhood park, preferably on floodplain near creek, that is accessible by trail system.	
Policy COS-2.1.1	Make it a priority to acquire open space for small parks along	*Consistent*. The Project provides a number of private parks throughout the development area, the largest of

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	trail route, which has mature native landscaping, picnic tables and minimal playground equipment. Restrict active recreational facilities and minimize lights and paved areas.	which are positioned along Country Club Drive across from the multi-use trail. Paved areas are minimized and permeable paving materials will be used to the extent feasible. Minimal lighting will be used and the Project will comply with the County's Dark Sky Ordinance.
Goal COS-3.1	Open space preserves of coast live oak riparian forests, oak woodland chaparral, native grasslands and coastal sage scrub.	
Policy COS-3.1.1	Preservation of open space banks of native habitat is a key element of this plan. Developers are required to mitigate for damages by purchasing open space in the area in conjunction with local preservation groups.	*Consistent*. The proposed Project is clustered on the site to preserve a large swath of open space in the southern portion of the planning area that includes high quality biological resources. A biological resources report has been prepared for this Project which outlines the mitigation measures that will be required. All impacts to sensitive biological resources and habitats will be mitigated according to County requirements.
Goal COS-3.2	A community where all living things including humans, invertebrates, fishes, amphibians and reptiles, birds, mammals and native vegetation live together in harmony.	
Policy COS-3.2.1	Require developments to preserve, to the extent feasible, large banks of open space, including ridgelines, in their natural habitat.	*Consistent*. The proposed Project is clustered on the site to preserve a large swath of open space in the southern portion of the planning area that includes high quality biological resources. In addition, the development is sited to preserve significant ridgelines.
Policy COS-3.2.2	The riparian continuous corridor is preserved and protected. Any possible runoff into the stream is to be abated.	*Consistent*. The Project includes buffers from the wetland habitat. The proposed development will improve water quality and the function of the creek through the construction of a bridge, addition of water quality detention basins, and low impact development techniques.
Policy COS-3.2.3	Require developers to mitigate loss of habitat and impact to a critical population of sensitive species by purchasing mitigation land to be enjoyed as open space for all in conjunction with local public land trusts.	*Consistent*. A biological resources report has been prepared for this Project which outlines the mitigation measures that will be required. All impacts to sensitive biological resources and habitats will be mitigated according to County requirements.
Policy COS-3.2.4	Require sensitive habitat be preserved through designation as open space and through dedication of open space	*Consistent*. The proposed Project is clustered on the site to preserve a large swath of open space in the southern portion of the planning area that includes high quality biological resources. This open space area

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	easements prior to development.	will be preserved through the dedication of an open space easement.

Elfin Forest and Harmony Grove Community Plan Safety		
Policy Number	**Policy Text**	**Consistency Analysis**
Goal S-1.1	Safe ingress/egress to the community during heavy rains.	
Policy S-1.1.1	Require new construction to have County approved bridges appropriate for use and weight as access/egress.	*Consistent*. The Project will construct a bridge over Escondido Creek that will improve access/egress.