



County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 31, 2020

TO: Planning Commission

FROM: Mark Wardlaw, Director
Planning & Development Services

SUBJECT: Notice of Preliminary Decision by the Director of Planning & Development Services and Final Notice of Action by the Planning Commission Approving a Revised Vesting Tentative Map for Meadowood 5354 (District: 5)

REVISED VESTING TENTATIVE MAP INFORMATIONAL ITEM G-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision by the Director of Planning & Development Services to approve revised conditions for the Meadowood Vesting Tentative Map. The applicant is requesting a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The Director's decision will become final unless the Planning Commission takes action to schedule the Revised Vesting Tentative Map for consideration at a noticed hearing. If the Planning Commission schedules the matter for a public hearing, the Planning Commission will be the decision-making authority and its decision is appealable to the Board of Supervisors (Board).

BACKGROUND

On January 11, 2012, the Board approved a Specific Plan, General Plan Amendment, Zone Reclassification, three Site Plans, a Major Use Permit, and a Vesting Tentative Map for the Meadowood Project (Project). The Project covers approximately 389 acres, and consists of 844 residential units, public and private recreational facilities, 122 acres of biological open space, an elementary school site, and a wastewater treatment plant. The Project is located at the northeastern quadrant of the Interstate 15 (I-15) and State Route 76 Interchange within the Fallbrook Community Planning Area and I-15 Design Review Corridor. The Vesting Tentative Map was set to expire on February 11, 2015, three years after the effective date of approval. After an Assembly Bill automatic time extension and a Development Moratorium in accordance with Government Code 66452.6(f) due to processing requirements associated with obtaining other agency and jurisdictional permits, the Tentative Map is now set to expire on July 7, 2021.

Since the original approval of the Project, the applicant has been coordinating with multiple jurisdictions and agencies, including the U.S. Army Corps of Engineers and the California Regional Water Quality Control Board, in order to process a Final Map and satisfy conditions associated with the Tentative Map Resolution dated January 11, 2012. In accordance with current regulations, the Project has been required to update all applicable stormwater documents during the processing of Final Engineering for the first Final Map, which includes the processing of Grading and Improvement Plans. Conditions and requirements associated with other agency and jurisdictional permits, including the U.S. Army Corps of Engineers, have resulted in changes that substantially conform with the originally approved Project and conditions.

ANALYSIS

Conditions of the approved Vesting Tentative Map require offsite road improvements and right-of-way dedication for Pankey Road and Pankey Place, as well as Pala Mesa Drive, which runs through the adjacent Campus Park West project. Campus Park West was approved by the Board on June 18, 2014. The intent of the road improvements is to provide the Project additional emergency-vehicle access for the North County Fire Protection District and to meet the County's General Plan five-minute travel-time requirement. The North County Fire Protection District and the Project applicant have provided an Interim Vehicle Access Letter Agreement (Fire Agreement), dated May 6, 2020, which will allow the Project to develop certain phases of the Project (up to approximately 655 of the total 844 units) prior to the construction of the offsite road improvements. The conditions for the Project have been updated to phase the road improvements with timing consistent with the Fire Agreement and the County's General Plan travel-time requirement. The applicant submitted a focused traffic analysis demonstrating that the changing of the timing of offsite road improvements in accordance with the Fire Agreement will not result in a significant impact upon completion of the units identified in the Fire Agreement. The revised conditions for the Project are consistent with the County's standards for conditioning phased road improvements for fire access requirements.

The Director reviewed the application for a Revised Vesting Tentative Map and determined it conformed with all Federal, State, and County regulations, including the County General Plan, Fallbrook Community Plan, Meadowood Specific Plan, Zoning Ordinance, and the California Environmental Quality Act (CEQA). The Director's Preliminary Decision to Approve the Revised Vesting Tentative Map concluded that the proposed revisions would not result in new environmental impacts, changes in the type of use, or increase the intensity of use on the Project site.

As required by the County of San Diego Subdivision Ordinance Section 81.317(c), the July 21, 2020, Notice of Preliminary Decision by the Director of Planning & Development Services to approve the Revised Vesting Tentative Map TM-5354R (Attachment B) has been issued and filed with the Planning Commission as an Informational item.

On June 29, 2020, as required by the County of San Diego Subdivision Ordinance, properties within 300 feet of the exterior boundaries of the Project site were notified that the application for a Revised Vesting Tentative Map for TM 5354 was filed. Staff received two phone calls from neighbors regarding questions about the Project in general. One formal comment was received regarding the Revised Vesting Tentative Map from the applicant for Campus Park West stating that the applicant for Meadowood has not adequately coordinated with the Campus Park West applicant to obtain necessary right-of-way for construction of the off-site improvements. The Meadowood applicant stated that they have been coordinating with Campus Park West for the past two years to obtain right-of-way that could accommodate the off-site road improvements. Staff held a meeting with both the Campus Park West and Meadowood applicants on July 16, 2020, and both parties agreed to continue working on an agreement to accommodate the off-site road improvements after the first Final Map is recorded for the Meadowood Project.

On July 20, 2020, the Fallbrook Community Planning Group recommended approval of the proposed Revised Vesting Tentative Map.

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Revised Tentative Map for TM-5354

Attachment C – North County Fire Protection District Interim Emergency Vehicle Access Letter Agreement dated May 6, 2020

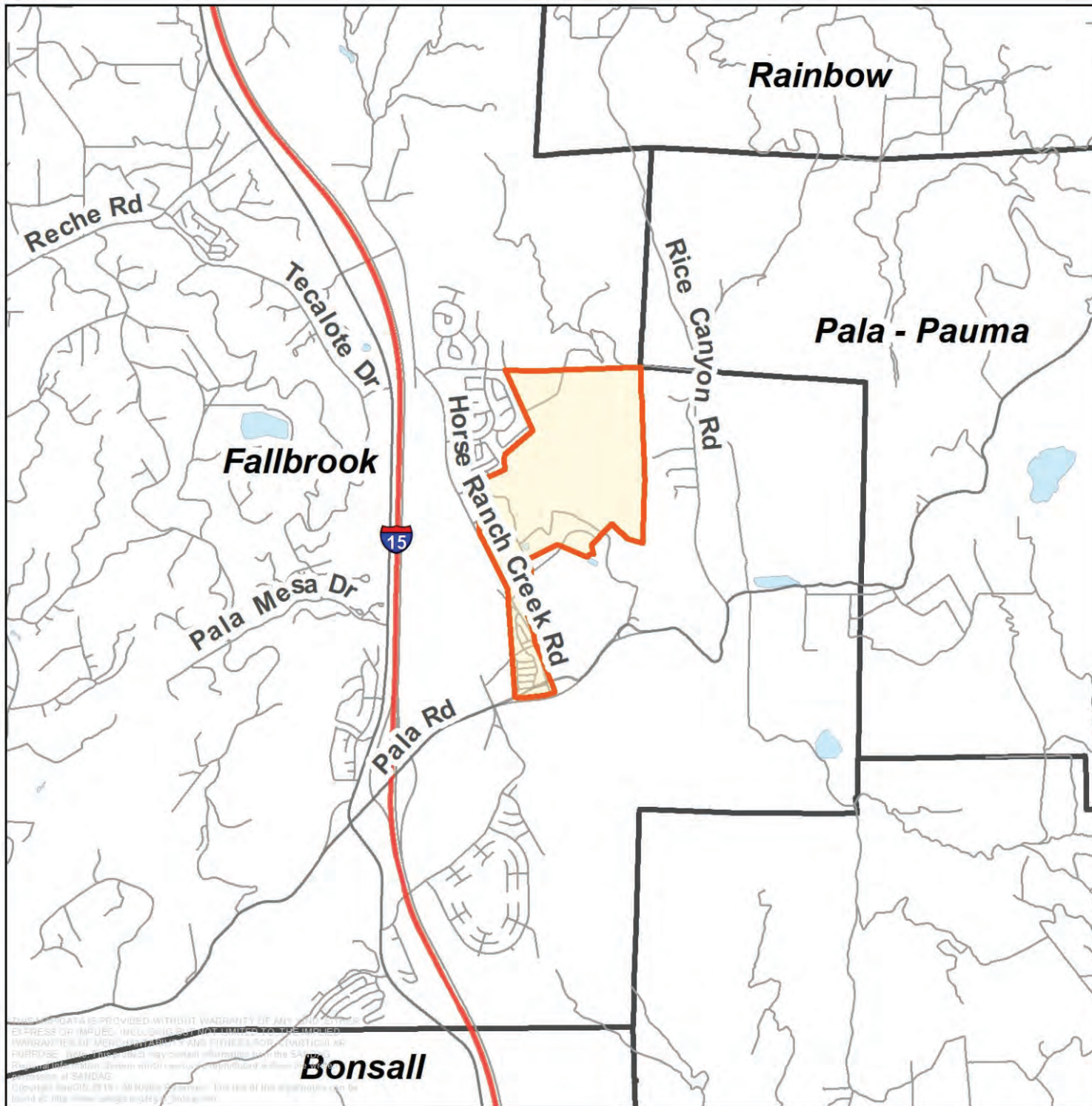
Attachment D – Environmental Documentation

Attachment E – Public Documentation

Attachment F – Ownership Disclosure

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Attachment A

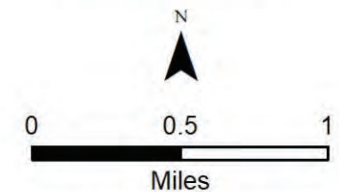


Meadowood Revised Map
PDS2020-TM-5354R
Vicinity Map

Fallbrook
Community Plan Area



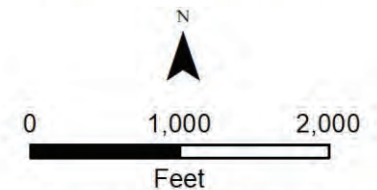
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LUEGGIS
GIS & Information Group
Lueggis Information Services

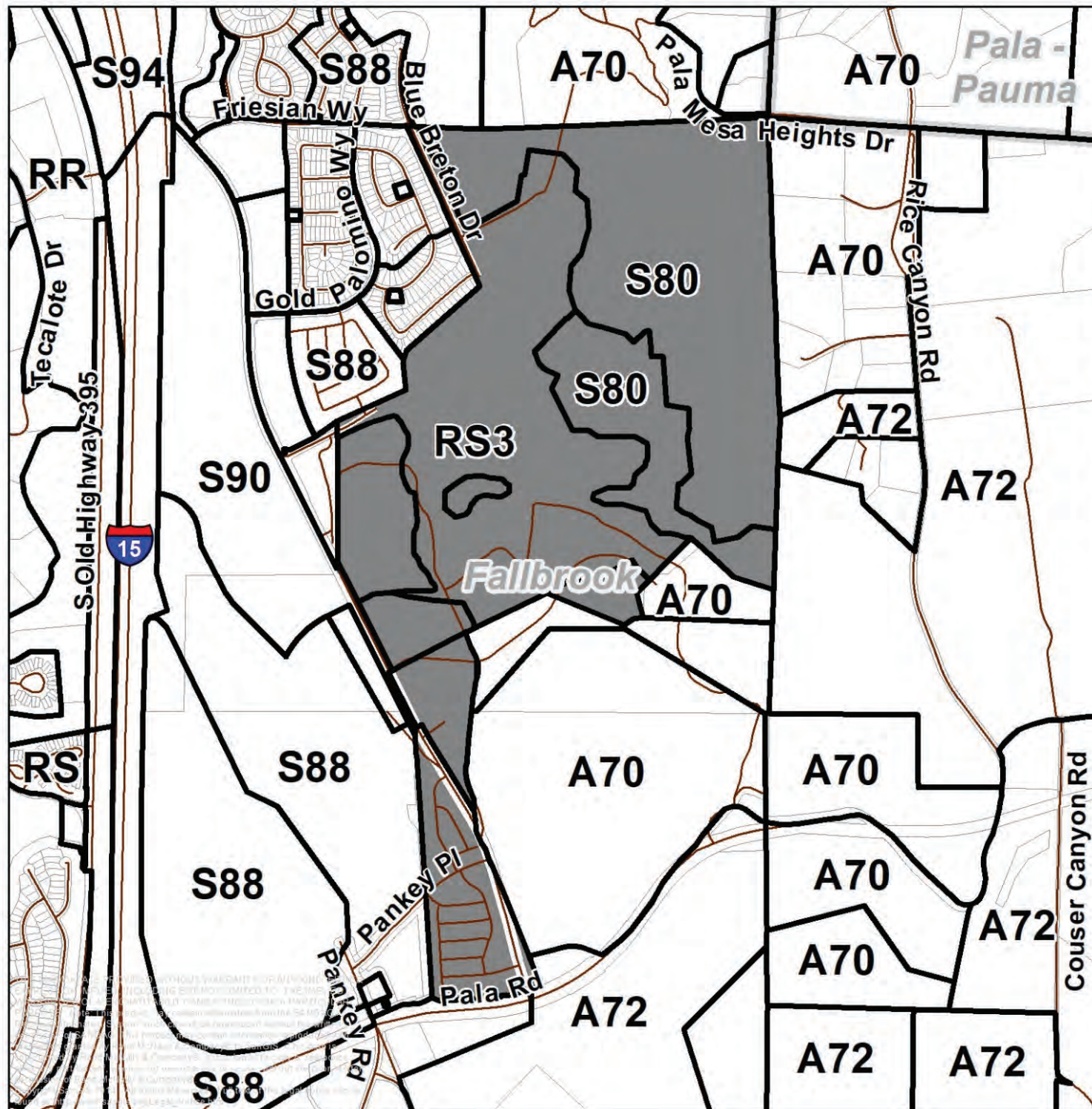
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- (18) Rural Lands (RL-20)
- (19) Rural Lands (RL-40)
- (22) Specific Plan Area
- (25) General Commercial
- (28) Limited Impact Industrial
- (32) Public / Semi-Public Facilities
- (40) Village Residential (VR-20)



LUEGGIS
Land Use & Environment Group
Geospatial Information Services

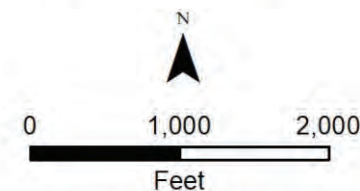
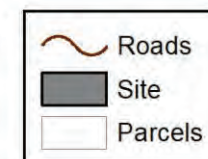
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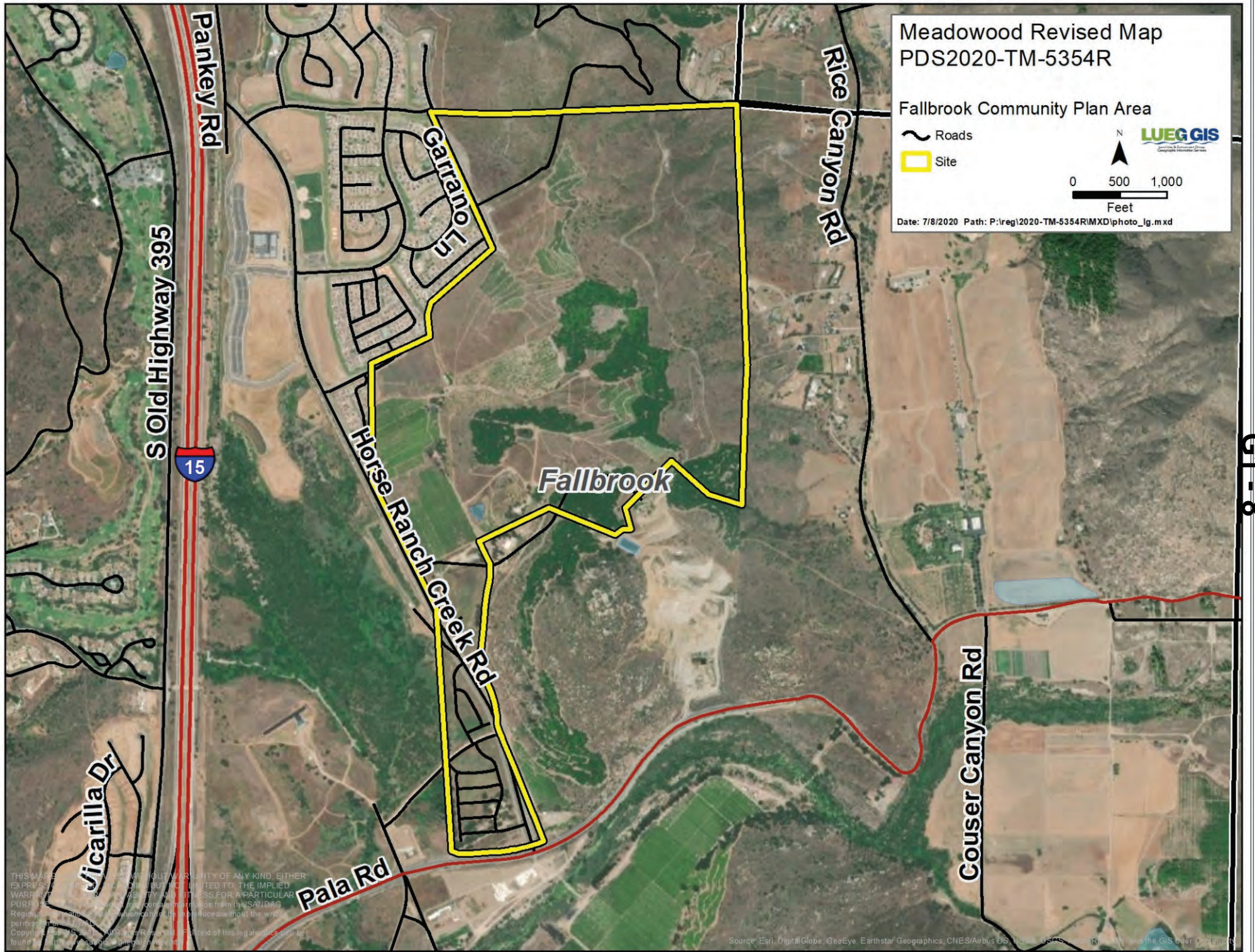
Meadowood Revised Map PDS2020-TM-5354R Zoning

*Fallbrook
Community Plan Area*

- A70 - Limited Agriculture
- A72 - General Agriculture
- RS - Single Family Residential
- RU - Urban Residential
- RV - Variable Family Residential
- S80 - Open Space
- S88 - Specific Plan Area
- S90 - Holding Area
- S94 - Transportation & Utility



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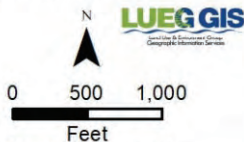


Meadowood Revised Map
PDS2020-TM-5354R

Fallbrook Community Plan Area

~ Roads

□ Site



Date: 7/8/2020 Path: P:\ireg\2020-TM-5354R\MXD\photo_lg.mxd

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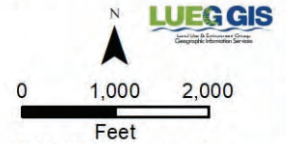
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Meadowood Revised Map
PDS2020-TM-5354R

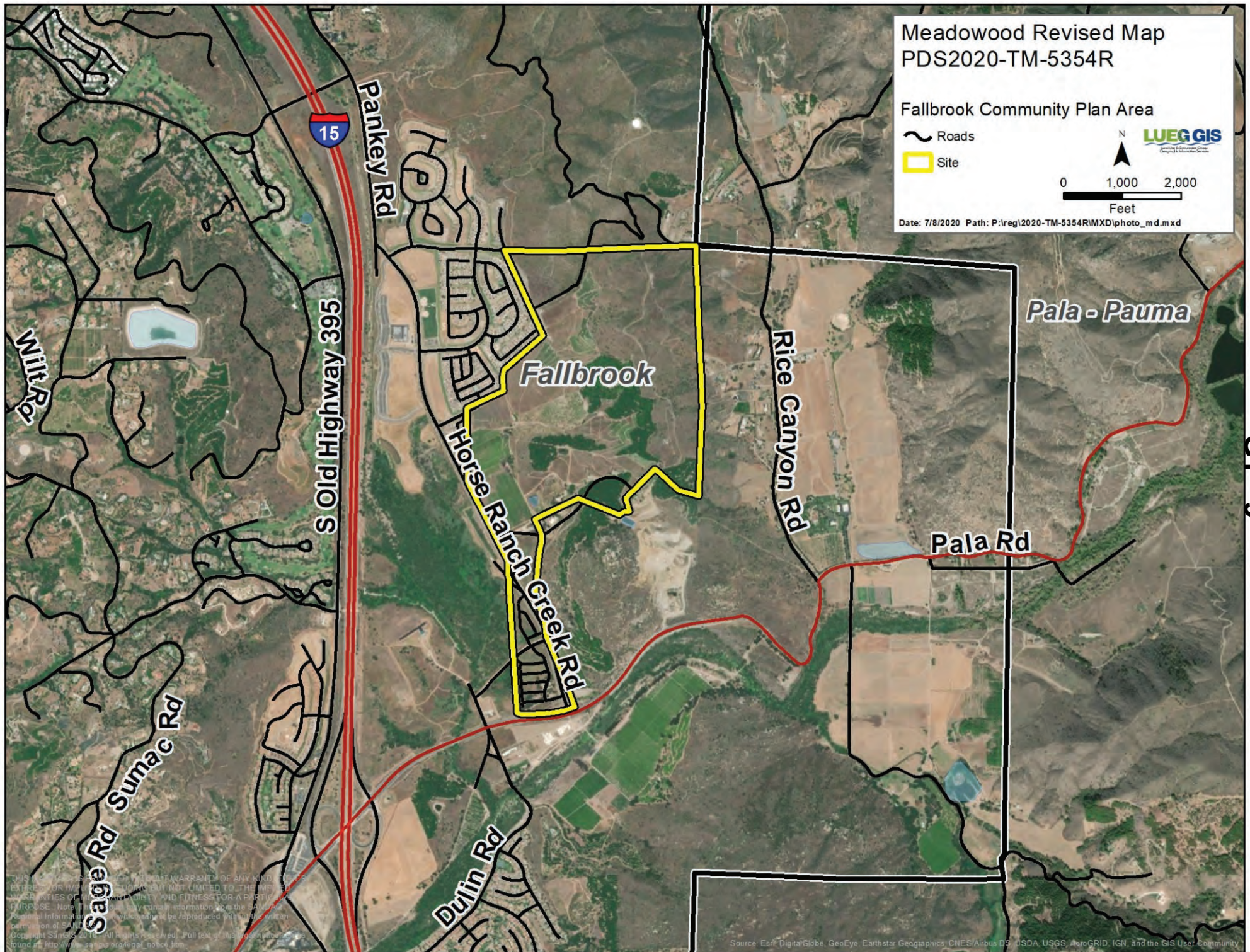
Fallbrook Community Plan Area

~ Roads

□ Site

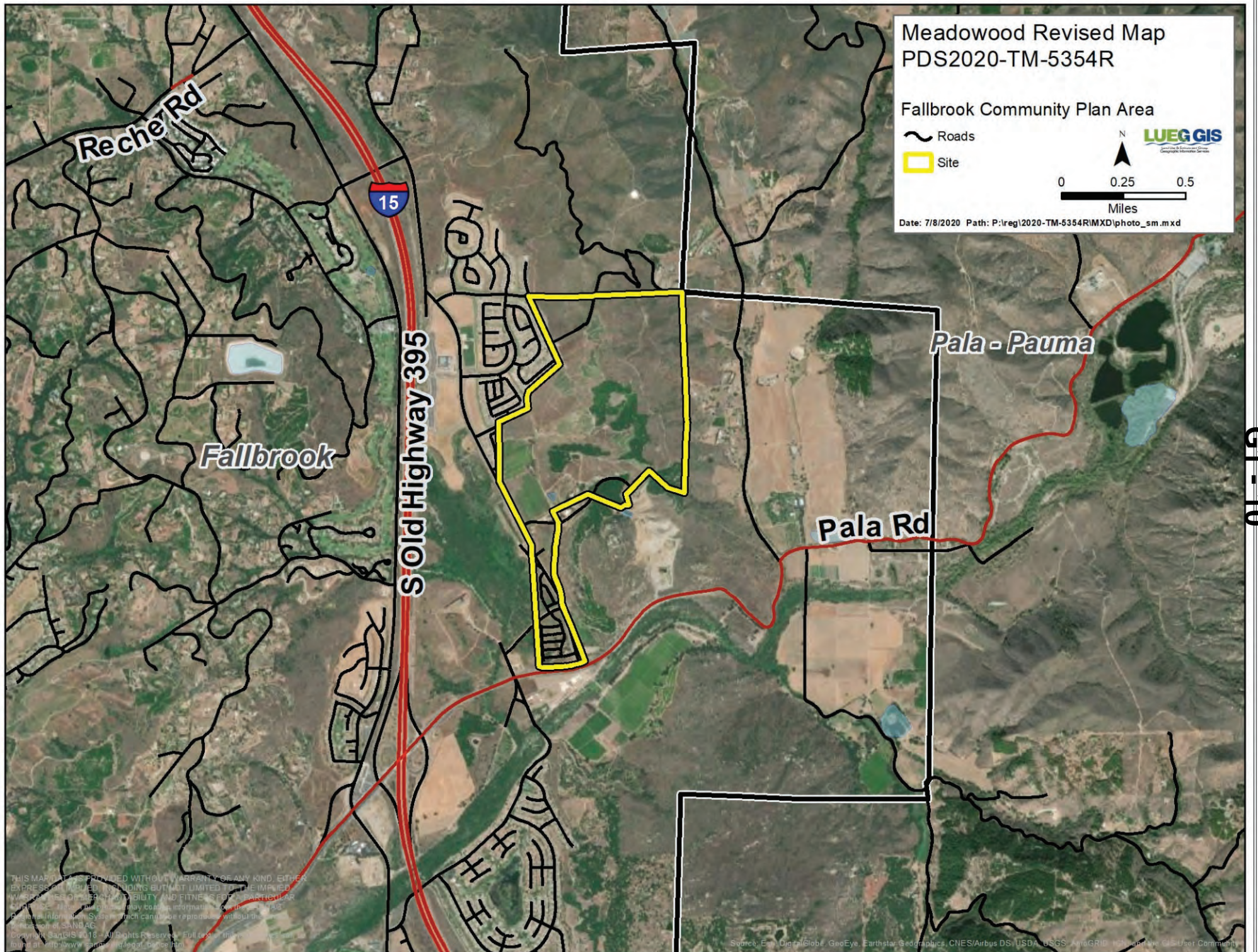


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STREET NAME	PRIVATE PUBLIC	PLANNING AREA
STREET A-D	PUBLIC	3, 5, 8
STREET E	PUBLIC	2, OFFICE
PALA MESA DRIVE	PUBLIC	OFFICE
PALA MESA HEIGHTS DRIVE	PUBLIC	OFFICE
PVT. ROADSIDE AA - DD	PRIVATE	1
PVT. ROADSIDE E, S	PRIVATE	4
PVT. ROADSIDE G, S, E, R	PRIVATE	4

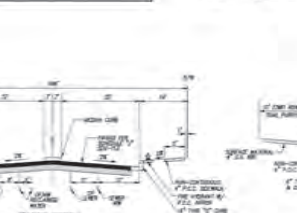
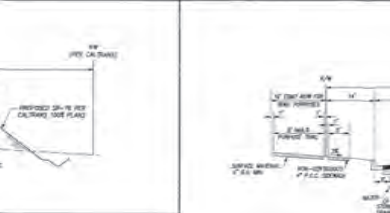
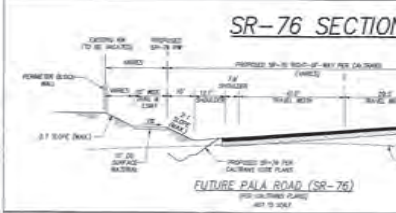
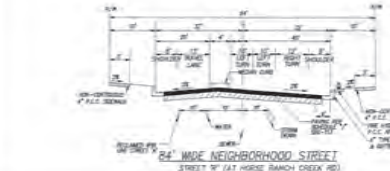
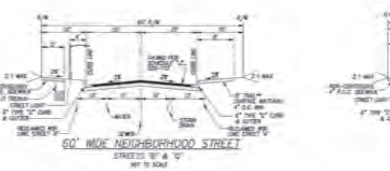
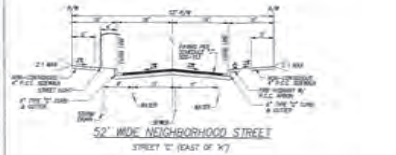
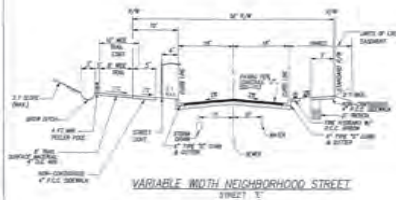
8025 EDGEMOOR BEND COURT,
SAN DIEGO, CA 92120-
(619) 794-2500

Engineer of Work
HOL ENGINEERING COMPANY
5630 Friars Road
San Diego, California 92119
(619) 581-3703
Michael White 8-15-07

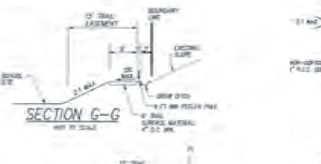
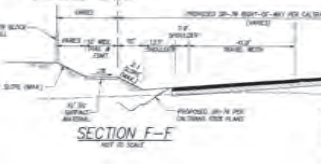
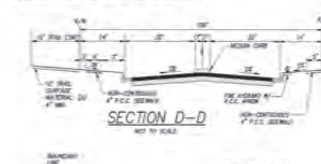
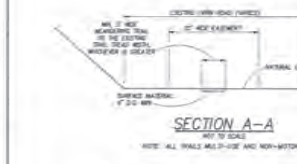
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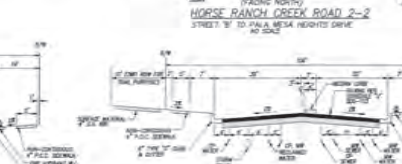
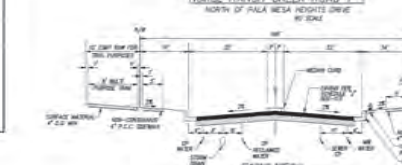
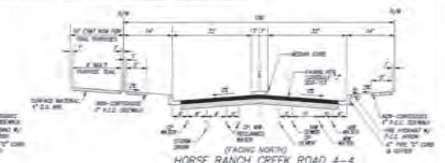
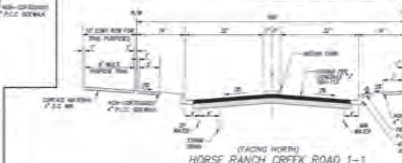
PUBLIC ROAD SECTIONS



TRAIL SECTIONS

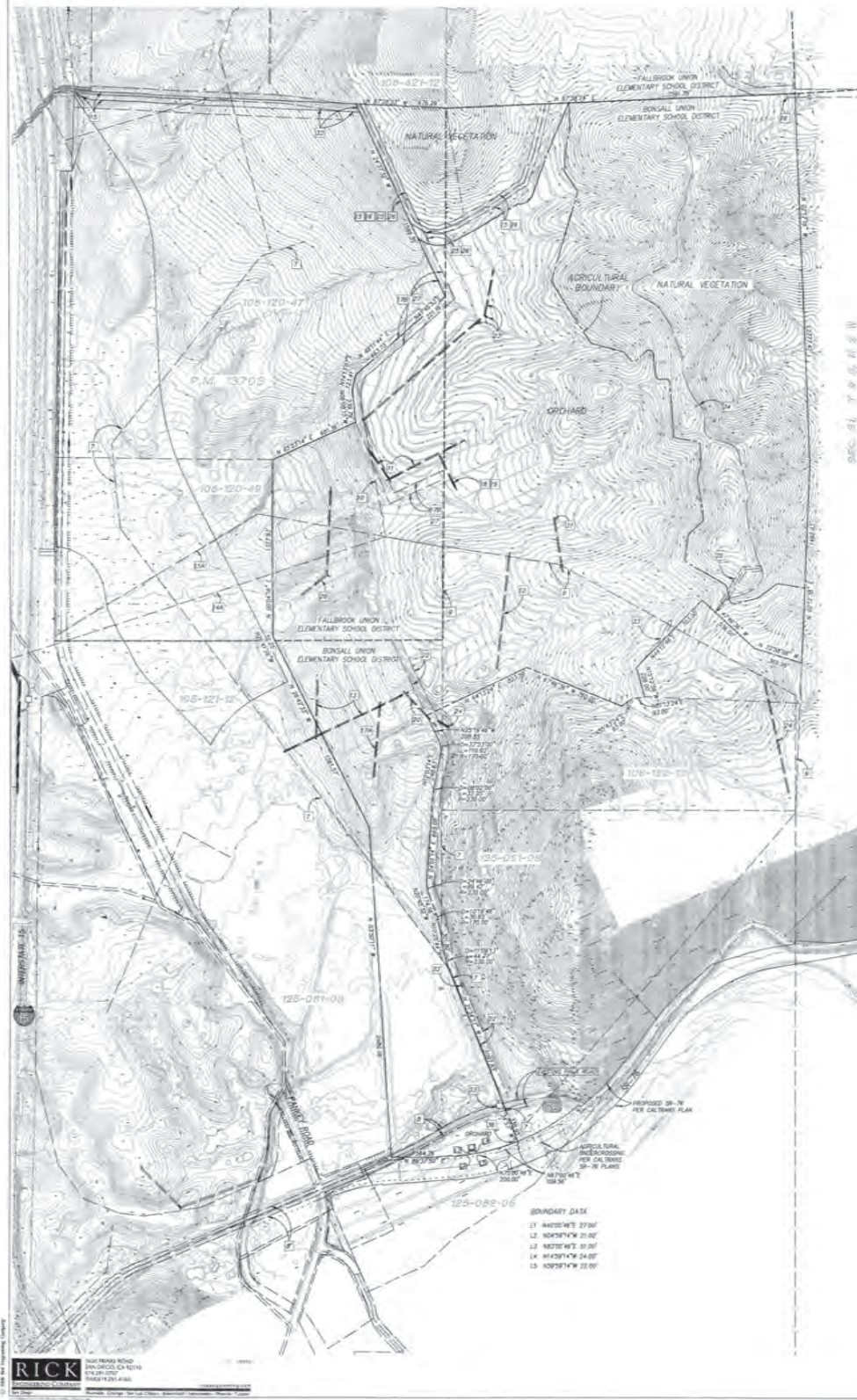


HORSE RANCH CREEK ROAD SECTIONS



MEADOWOOD

Prepared By:	San Jose Engineering Center	Reviewed By:	San Jose Engineering Center
Drawn By:	San Jose Engineering Center	Checked By:	San Jose Engineering Center
Project Address:	San Jose Engineering Center	Project Address:	San Jose Engineering Center
Project Name:	MEADOWOOD	Project Name:	MEADOWOOD
Sheet Title:	TRAILING TRAILING MAP	Sheet Title:	TRAILING TRAILING MAP
Scale:	1" = 10'	Scale:	1" = 10'
County of San Diego		County of San Diego	
Tract No. 100		Tract No. 100	



RICK
NOTED ROAD
SAN DIEGO, CA 92101
TEL: 291-4100
FAX: 291-4100

- EASEMENT DATA BASED ON TITLE REPORT
FROM FIRST AMERICAN TITLE ORDS
NO. DIV-562771, DATED MAY 8, 2009
1. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED APRIL 2, 1968 IN BOOK 287, PAGE 400 OF DEEDS
ITEM NO. 4, OF THE P.A.I. PORTION TO BE VACATED.
2. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED NOVEMBER 14, 1968 IN BOOK 443, PAGE 382 OF DEEDS
ITEM NO. 5, OF THE P.A.I. PORTION TO BE VACATED.
3. AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED SEPTEMBER 12, 1910 IN BOOK 550, PAGE 24 OF DEEDS
ITEM NO. 6, OF THE P.A.I. PORTION TO BE VACATED.
4. AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED JUNE 10, 1913 IN BOOK 550, PAGE 147 OF DEEDS
ITEM NO. 11, OF THE P.A.I. PORTION TO BE VACATED.
5. AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED OCTOBER 14, 1910 IN BOOK 550, PAGE 6 OF DEEDS
ITEM NO. 5, OF THE P.A.I. PORTION TO BE VACATED.
6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED FEBRUARY 4, 1974 IN BOOK 1142, PAGE 353 OF DEEDS
A QUITCLAIM DEED RECORDED MARCH 11, 1981 AS FILE NO. 81-074330 OF O.A. ELIMINATED A PORTION OF SAID EASEMENT WHICH WAS IN THE SAID PROPERTY
ITEM NO. 13, OF THE P.A.I.
7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED AUGUST 27, 1964 IN BOOK 1246, PAGE 247 OF DEEDS
ITEM NO. 14, OF THE P.A.I. PORTION TO BE QUITCLAIMED.
8. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN DIEGO, RECORDED SEPTEMBER 14, 1929 IN BOOK 1446, PAGE 483 OF DEEDS
ITEM NO. 15, OF THE P.A.I. PORTION TO BE VACATED.
9. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 12, 1962 IN BOOK 4449, PAGE 34 OF O.A.
ITEM NO. 16, OF THE P.A.I. PORTION TO BE QUITCLAIMED.
10. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 24, 1964 IN BOOK 3466, PAGE 119 OF O.A.
ITEM NO. 17 OF THE P.A.I. TO BE QUITCLAIMED.
11. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED AUGUST 14, 1973 AS INSTRUMENT NO. 73-234567 OF O.A.
ITEM NO. 18, OF THE P.A.I. TO BE QUITCLAIMED.
12. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 18, 1974 AS INSTRUMENT NO. 74-18923 OF O.A.
ITEM NO. 21, OF THE P.A.I. TO BE QUITCLAIMED.
13. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JULY 1, 1974 AS INSTRUMENT NO. 74-17833 OF O.A.
ITEM NO. 22, OF THE P.A.I. TO BE QUITCLAIMED.
14. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED SEPTEMBER 18, 1941 AS INSTRUMENT NO. 11945 OF OFFICIAL RECORDS
ITEM NO. 19 OF THE P.A.I.
15. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED DECEMBER 14, 1951 IN BOOK 1036, PAGE 88 OF OFFICIAL RECORDS
ITEM NO. 144 OF THE P.A.I. PORTION TO BE QUITCLAIMED.
16. AN EASEMENT AND RIGHT OF WAY FOR ROAD, SEWER, WATER, GAS, POWER AND TELEPHONE LINES, TELEVISION CABLE AND INCIDENTAL PURPOSES, AS GRANTED BY INSTRUMENT RECORDED DECEMBER 27, 1977 AS INSTRUMENT NO. 77-234567 OF OFFICIAL RECORDS, AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS CONVEYED OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD, OTHER, UNDER, ALONG AND ACROSS THE EASEMENT AS SET FORTH IN THE INSTRUMENTS OF RECORD, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL RECORDS, TO BE QUITCLAIMED TO THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED JANUARY 11, 1983 AS INSTRUMENT NO. 83-000001 OF OFFICIAL RECORDS PURPORTS TO ELIMINATE SAID EASEMENT.
ITEM NO. 23 OF THE P.A.I.
17. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED MAY 12, 1962 IN BOOK 4449, PAGE 34 OF DEEDS
ITEM NO. 17 OF THE P.A.I. PORTION TO BE QUITCLAIMED.
18. AN EASEMENT AND RIGHT OF WAY FOR ROAD, UTILITY AND INCIDENTAL PURPOSES, GRANTED TO WILLIAM E. SUCK, VINCENT ROSE, AND LAWRENCE E. MCNEIL, RECORDED OCTOBER 31, 1978 AS FILE NO. 78-1471 OF O.A., AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS CONVEYED OR RESERVED IN OTHER INSTRUMENTS OF RECORD, PORTION TO BE REALIGNED, A QUITCLAIM DEED RECORDED JANUARY 6, 1981 AS FILE NO. 81-004449 OF O.A. PURPORTS TO ELIMINATE A PORTION OF SAID EASEMENT.
ITEM NO. 23, OF THE P.A.I.
19. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JANUARY 17, 1978 AS INSTRUMENT NO. 78-000001 OF O.A. TO BE QUITCLAIMED.
ITEM NO. 24, OF THE P.A.I.
20. AN EASEMENT AND RIGHT OF WAY FOR ROAD, UTILITY AND INCIDENTAL PURPOSES, AS GRANTED TO PARKER RANCH, BY INSTRUMENT REC. DECEMBER 4, 1979 AS FILE NO. 79-289717 OF O.A., AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS CONVEYED OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD, PORTION TO BE REALIGNED, A QUITCLAIM DEED RECORDED MARCH 27, 1981 AS FILE NO. 81-092776 OF O.A. ELIMINATED A PORTION OF SAID EASEMENT.
ITEM 27, OF THE P.A.I. PORTION TO BE QUITCLAIMED.
21. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORP., REC. MARCH 9, 1981 AS INSTRUMENT NO. 81-047936 OF O.A.
ITEM NO. 28, OF THE P.A.I. TO BE QUITCLAIMED.
22. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORP., REC. MARCH 9, 1981 AS INSTRUMENT NO. 81-047937 OF O.A.
ITEM NO. 29, OF THE P.A.I. TO BE QUITCLAIMED.
23. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORP., REC. MARCH 9, 1981 AS INSTRUMENT NO. 81-047938 OF O.A.
ITEM NO. 30, OF THE P.A.I. TO BE QUITCLAIMED.
24. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORP., REC. APRIL 4, 1981 AS INSTRUMENT NO. 81-104240 OF O.A.
ITEM NO. 31, OF THE P.A.I. TO BE QUITCLAIMED.
25. AN EASEMENT AND RIGHT OF WAY FOR ROAD, UTILITY AND INCIDENTAL PURPOSES, AS GRANTED TO ROBERT H. PARKER AND ROBERT A. PARKER, BY INSTRUMENT RECORDED APRIL 12, 1961 AS INSTRUMENT NO. 61-11184 OF O.A., AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS CONVEYED OR RESERVED IN OTHER INSTRUMENTS OF RECORD, PORTION TO BE QUITCLAIMED.
ITEM NO. 32, OF THE P.A.I. PORTION TO BE QUITCLAIMED.
26. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORP., REC. DECEMBER 4, 1981 AS INSTRUMENT NO. 81-042619 OF O.A.
ITEM NO. 34, OF THE P.A.I. TO BE QUITCLAIMED.
27. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED FEBRUARY 24, 1982 AS INSTRUMENT NO. 82-000237 OF O.A.
ITEM NO. 37, OF THE P.A.I. TO REMAIN.
28. AN EASEMENT AND RIGHT OF WAY FOR ROAD, UTILITY AND INCIDENTAL PURPOSES AS GRANTED TO PARKER RANCH, A LIMITED PARTNERSHIP, BY INSTRUMENT RECORDED JANUARY 11, 1983 AS INSTRUMENT NO. 83-000001 OF O.A., AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS CONVEYED OR RESERVED IN OTHER INSTRUMENTS OF RECORD, PORTION TO BE QUITCLAIMED.
ITEM NO. 38, OF THE P.A.I. PORTION TO BE QUITCLAIMED.
29. AN EASEMENT AND RIGHT OF WAY FOR SCOPE OF EASEMENT AND INCIDENTAL PURPOSES AS GRANTED BY INSTRUMENT RECORDED JANUARY 11, 1983 AS FILE NO. 83-000001 OF O.A., AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS CONVEYED OR RESERVED IN OTHER INSTRUMENTS OF RECORD, PORTION TO BE QUITCLAIMED.
ITEM NO. 41, OF THE P.A.I. PORTION TO BE QUITCLAIMED.
30. AN EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS, ROAD, UTILITY AND INCIDENTAL PURPOSES AS GRANTED BY INSTRUMENT RECORDED APRIL 4, 1983 AS FILE NO. 83-104736, 83-104737, 83-104738 AND 83-104739 ALL OF O.A., AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS CONVEYED OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD, PORTION TO BE QUITCLAIMED.
ITEM NO. 43, OF THE P.A.I.
31. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED DECEMBER 31, 1984 AS INSTRUMENT NO. 84-000001 OF O.A.
ITEM NO. 45, OF THE P.A.I. TO BE QUITCLAIMED.
32. AN EASEMENT FOR A LINE OF LINE OF PIPE FOR AIR AND ALL PURPOSES TOGETHER WITH ALL FIXTURES, EQUIPMENT AND APPURTENANCES NECESSARY OR CONVENIENT FOR THE OPERATION AND MAINTENANCE THEREOF, AND LINES FOR TELEPHONE, SIGNAL, AND COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION, RECORDED AUGUST 31, 1989 AS INSTRUMENT NO. 89-000001 OF O.A., ITEM NO. 44, OF THE P.A.I. (NOT PLATTABLE).
33. A SUBSTITUTE EASEMENT DESCRIPTION WAS RECORDED JANUARY 21, 1993 AS INSTRUMENT NO. 93-000001 OF OFFICIAL RECORDS.
34. A QUITCLAIM DEED RECORDED NOVEMBER 17, 1995 AS INSTRUMENT NO. 95-000001 OF OFFICIAL RECORDS ELIMINATES A PORTION OF SAID EASEMENT.
35. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION, RECORDED JANUARY 2, 1999 AS INSTRUMENT NO. 99-000001 OF O.A.
ITEM NO. 47, OF THE P.A.I. (NOT PLATTABLE), PORTION TO BE QUITCLAIMED.
36. AN EASEMENT FOR WATER, WATER TAKE AND RELATED WATER PIPELINES AND RIGHT OF WAY FOR ROADWAY AND UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PARKER RANCH LP, RECORDED OCTOBER 19, 1997 AS FILE NO. 97-000001 OF O.A., AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS CONVEYED OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD, PORTION TO BE QUITCLAIMED.
ITEM NO. 47, OF THE P.A.I.

37. EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED EASEMENT AGREEMENT RECORDED OCTOBER 18, 2008 AS INSTRUMENT NO. 08-047004 OF OFFICIAL RECORDS, ITEM NO. 13 OF THE P.A.I. PORTION TO BE QUITCLAIMED.

38. PROPOSED 40' WIDE PRIVATE ACCESS ROAD EASEMENT TO PARCEL 16' PER LEGAL DESCRIPTION PREPARED BY SAN DIEGO, CA, 1246, DATED 8/1/05.

39. PROPOSED 40' WIDE PRIVATE WATER LINE EASEMENT PER LEGAL DESCRIPTION PREPARED BY SAN DIEGO, CA, 1246, DATED 8/1/05.

40. ADD SUCCEEDING PRIVATE EASEMENT FOR WELL PURPOSES PER LEGAL DESCRIPTION PREPARED BY SAN DIEGO, CA, 1246, DATED 8/1/05.

MEADOWOOD

Prepared By: **ARK Engineering Company**
Address: 3400 Park Road
San Diego, California 92108
Phone: 619-591-0001
Project Address: 1246 SAN DIEGO, CA 92108
Project Name: **MEADOWOOD**
Sheet Title: **EXISTING TENTATIVE MAP / EASEMENTS**

Revised To:
Revision 1: 8/1/2004
Revision 2: 8/1/2004
Revision 3: 8/1/2004
Revision 4: 8/1/2004
Revision 5: 8/1/2004
Revision 6: 8/1/2004
Revision 7: 8/1/2004
Revision 8: 8/1/2004
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Revision 472:



SEE SHEET 1

Attachment B



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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PHONE (858) 694-2962 FAX (858) 694-2555

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 21, 2020

Jimmy Ayala
13400 Sabre Springs Parkway Suite 200
San Diego, CA 92128

REFERENCE: REVISED TENTATIVE MAP PDS2020-TM-5354R

NOTICE OF PRELIMINARY DECISION OF THE DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES AND FINAL NOTICE OF ACTION OF THE
PLANNING COMMISSION APPROVING A REVISED MAP FOR TENTATIVE MAP 5354R

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving a Revised Vesting Tentative Map for Meadowood (TM 5354). A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on July 31, 2020. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

THE FOLLOWING CONDITIONS SHALL SUPERSEDE AND REPLACE ALL CONDITIONS AS INDICATED BY A STRIKEOUT (SPECIFICALLY: 1.f, 1.g, and 1.j) IN THE ATTACHED TENTATIVE MAP RESOLUTION DATED JANUARY 11, 2012.

1.f. Prior to approval of a Final Map that includes units in excess of residential-units and/or location of units as described in an emergency access agreement to the satisfaction of the Director of PDS and the North County Fire Protection District *or* in the Interim Emergency Access Letter Agreement, dated May 6, 2020, between Pardee/Meadowood and North County Fire Protection District, and Exhibit 'A' (Dwelling Units to be Occupied) [Up to 655 Units identified in May 6, 2020 Agreement], improve or agree to improve and provide security for off-site **Pankey Road** from a four-way intersection with SR 76, northwesterly to an acceptable Tee intersection with Pankey Place (Street R) / Pala Mesa Drive, in accordance with Public Light Collector Road Standards, to a graded width of sixty feet (60') and to an improved width of forty feet (40') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and sidewalk, with face of curb at twenty feet (20') from centerline, with street light(s), drainage, and curb returns. Provide an all-weather, 100- year flood-free roadway bridge and stabilized embankments for Horse Ranch Creek crossing. Provide widening for a left turn pocket from southbound Pankey Road to Eastbound SR-76. Provide roadway transitions to the existing roads. All of the above shall be to the satisfaction of the Director of Public Works. In the event that the applicable school district does not acquire the school site on the property in accordance with Government Code Section 66480, a revised fire access exhibit/agreement and traffic

analysis can be provided to the satisfaction of the Director of PDS and the North County Fire Protection District for the construction of additional units on the school site.

1.g. Prior to approval of a Final Map that includes units in excess of residential-units and/or location of units as described in an emergency access agreement to the satisfaction of the Director of PDS and the North County Fire Protection District *or* in the Interim Emergency Access Letter Agreement, dated May 6, 2020, between Pardee/Meadowood and North County Fire Protection District, and Exhibit 'A' (Dwelling Units to be Occupied) [Up to 655 Units identified in May 6, 2020 Agreement], improve or agree to improve and provide security for off-site **Pala Mesa Drive** from Pankey Road/Pankey Place (Street R) intersection to Old Highway 395, in accordance with Public Light Collector Road Standards to a interim graded width of forty feet (40') with twenty-eight feet (28') of asphalt concrete pavement over approved base with AC Dike, and minimum five-foot (5') wide pathways on each side, with face of dike at fourteen feet (14') from centerline. Provide additional width to accommodate a left turn lane from Pala Mesa Drive onto Old Highway 395. Prior to approval of a Final Map that includes units in excess of residential-units or location of units as described in an emergency access agreement to the satisfaction of the Director of PDS and the North County Fire Protection District *or* in the Interim Emergency Access Letter Agreement, dated May 6, 2020, between Pardee/Meadowood and North County Fire Protection District, and Exhibit 'A' (Dwelling Units to be Occupied) [Up to 655 Units identified in May 6, 2020 Agreement], cause to be dedicated a sixty foot right of way plus additional right of way as required to accommodate the left turn lane and transitions, or alternative that guarantees appropriate minimum fire response times are met, all to the satisfaction of the PDS Director (Director) and North County Fire Protection District (NCFPD). An alternative that may be considered by Director and NCFPD is described in the following documents: Interim Emergency Access Letter Agreement, dated May 6, 2020, between Pardee/Meadowood and North County Fire Protection District, and Exhibit 'B' Interim EVA Road Site Plan. In the event that the applicable school district does not acquire the school site on the property in accordance with Government Code Section 66480, a revised fire access exhibit/agreement and traffic analysis can be provided to the satisfaction of the Director of PDS and the North County Fire Protection District for the construction of additional units on the school site.

1.j.(1) Prior to the approval of final map for any unit of this project, improve or agree to improve and provide security for **Pankey Place** (Street R) on-site from a Tee intersection with Horse Ranch Creek Road westerly to a terminus temporary cul-de-sac located approximately 150 feet easterly of the intersection of Pankey Place (Street R) / Pankey Road in accordance with interim Public Light Collector Road Standards to a graded width of sixty feet (60') with forty feet (40') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at twenty feet (20') from centerline. Provide ten-foot wide (10') trail outside of/adjoining the northerly right of way from Horse Ranch Creek Road westerly to the westerly subdivision boundary. Widen the graded and paved width of Pankey Place (Street R) to accommodate: (1) dual left turn lanes onto northbound and separate right turn lane onto southbound Horse Ranch Creek Road; (2) raised median from Horse Ranch Creek Road westerly to a left turn lane to southbound Public Park Access Road. The raised median shall extend continuously past the intersections of Pankey Place (Street R) / Criollo Way (private road). The offsite segment shall be improved to interim public road standards with twenty-eight feet (28') improved width and forty feet (40') graded width, and terminate in a temporary cul-de-sac located approximately 150 feet easterly of the intersection of Pankey Place (Street R) / Pankey Road and 800 feet westerly of the project boundary line. Cause to be granted the full width right of way. At the intersections of Pankey Place / Horse Ranch Creek Road provide forty-foot (40') curb returns. All of the above shall be to the satisfaction of the Director of Public Works.

1.j.(2) Prior to approval of a Final Map that includes units in excess of residential-units and/or location of units as described in an emergency access agreement to the satisfaction of the Director of PDS and the North County Fire Protection District or in the Interim Emergency Access Letter Agreement, dated May 6, 2020, between Pardee/Meadowood and North County Fire Protection District, and Exhibit 'A' (Dwelling Units to be Occupied) [Up to 655 Units identified in May 6, 2020 Agreement], improve or agree to improve and provide security for **Pankey Place** (Street R) on-site westerly from a Tee intersection with Horse Ranch Creek Road to a Tee intersection with Pankey Road/Pala Mesa Drive in accordance with Public Light Collector Road Standards to a graded width of sixty feet (60') with forty feet (40') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at twenty feet (20') from centerline. At the intersections of Pankey Place (Street R) / Horse Ranch Creek Road and of Pankey Place (Street R) / Pankey Road provide forty-foot (40') radius curb returns. Provide ten-foot wide (10') trail outside of/adjoining the northerly right of way from Horse Ranch Creek Road westerly to the westerly subdivision boundary. Widen the graded and paved width of Pankey Place (Street R) to accommodate: (1) dual left turn lanes onto northbound and separate right turn lane onto southbound Horse Ranch Creek Road; (2) raised median from Horse Ranch Creek Road westerly to a left turn lane to southbound Private Road EE. The raised median shall extend continuously past the intersections of Pankey Place (Street R) / Private Road DD and Pankey Place (Street R) / Private Road AA. The offsite segment shall be improved to interim public road standards with 28' / 40' improved/graded width. Cause to be granted the full width right of way. At the intersections of Pankey Place / Horse Ranch Creek Road and of Pankey Place / Pankey Road provide forty-foot (40') curb returns. In the event that the applicable school district does not acquire the school site on the property in accordance with Government Code Section 66480, a revised fire access exhibit/agreement and traffic analysis can be provided to the satisfaction of the Director of PDS and the North County Fire Protection District for the construction of additional units on the school site.

PDS2020-TM-5354R

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I, Mark Wardlaw, Director of PDS, San Diego County, State of California, hereby certify that this is a copy of the official document authorizing an amendment to the referenced Tentative Map.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

By:

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

cc: Jimmy Ayala, 13400 Sabre Springs Parkway, Suite 200, San Diego, CA 92128

email cc:

Jacob Armstrong, Land Development, Chief, PDS
Greg Anderson, Land Development, PDS
Serge Yagodin, Land Development, PDS
Ken Brazell, Land Development, Team Leader, PDS
Mark Slovick, Deputy Director, Planning and Development Services
Ashley Smith, Planning Manager, Planning & Development Services
Sean Oberbauer, Project Planning, PDS

Attachments

Tentative Map Resolution dated January 11, 2012 for TM-5354 (Strikeout Version)

NOTE: The Board took action on this item on Wednesday, January 11, 2012.

January 11, 2012

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
VESTING TENTATIVE MAP NO. 5354RPL⁴ (VTM))

*See Notice of Preliminary Decision of
the Director of PDS and Final Action
of the Planning Commission dated July
20, 2020 for PDS2020-TM-5354R*

WHEREAS, Vesting Tentative Map No. 5354RPL⁴ proposing the division of property located at the northeast Quadrant of I-15 and SR-76 Interchange and generally described as:

Parcel 1A:

That portion of the Rancho Monserate, in the County of San Diego, California, according to Map thereof recorded in Book 1, Page 108 of Patents, Records of San Diego, being described as Parcels 1A in Certificate of Compliance recorded on March 25, 1983, as File No. 83-095254 of Official Records of San Diego County.

Parcel 2A:

That portion of fractional Section 36, Township 9 South, Range 3 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to the Official Plat thereof, together with a portion of Rancho Monserate, according to Map No. 827, on file in the Office of the Recorder of San Diego County, California.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on July 26, 2011; and

WHEREAS, on January 11, 2012, the Board of Supervisors of the County of San Diego pursuant to Section 81.304 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

MAP EXPIRATION: The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on that effective date General Plan Amendment 04-002, Specific Plan 04-001, and Zone Reclassification R04-004 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 81.308 of the County Subdivision Ordinance.

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

- (1) Standard Condition 22: Said condition applies to subdivisions proposing private subsurface sewage disposal systems. The design of the subdivision requires the individual lots to connect to a publically operated and maintained wastewater treatment facility.
- (2) Standard Condition 23.3: Said condition applies to projects that are within the service boundaries of the California Department of Forestry and Fire Protection. This project will be served by the North County Fire Protection District.
- (3) Standard Condition 27: Said condition states that the Final Map may include the entire area shown on the Tentative Map and shall not be filed as units or groups of units. The Final Map for this Tentative Map may be filed in units.

PRELIMINARY GRADING PLAN: The approval of this Vesting Tentative Map hereby adopts the Preliminary Grading Plan dated July 26, 2011, and consisting of 15 sheets (Attached Hereto as Exhibit "B") pursuant to Section 81.303 of the County Subdivision Ordinance. In accordance with the Section 87.207 (Ordinance No. 9547 N.S.) 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 from 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 87.207 et. seq. Ordinance No. 9547 N.S.)

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER (and where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified. The term "any phase" means that the applicable condition must be completed only once and "each phase" means the applicable condition must be completed for each phase or unit of the subdivision that is recorded separately):

1. **PUBLIC ROAD IMPROVEMENTS: [DPW, LDR] [GP, MA]** **Intent:** In order to promote orderly development pursuant to the County of San Diego General Plan and the Community Trails Master Plan, and to comply with the Subdivision Ordinance Sec. 81.403 through 81.406.1, all on-site and off-site roads, intersections, and trails listed below shall be improved. **Description of Requirement:** Improve or agree to improve, and provide security, to the satisfaction of the Department of Parks and Recreation and/or the Department of Public Works for all on-site and off-site roads, intersections, and trails listed below, to:
 - a. Form a Landscape Maintenance District(s) for on-going, perpetual maintenance (including any irrigation) of landscaping in all parkway and non-contiguous sidewalks areas, median areas, and for all project associated trails and pathways to the satisfaction of the Director of Public Works and the Director of Parks and Recreation.
 - b. Trails and pathways shall be graded, surfaced and fenced to the satisfaction of Department of Parks and Recreation. Trails shall be within easements of acceptable width dedicated to the County of San Diego. All of the above shall be to the satisfaction of the Department of Parks and Recreation and the Director of Public Works.
 - c. Trail crossing roads shall be designed to cross at or near a right angle.
 - d. Provide additional turn lanes at intersections where traffic conditions warrant to the satisfaction of the Director of Public Works.
 - e. Prior to the approval of a final map for any unit of this project, improve or agree to improve and provide security for **State Route 76** along the project frontage and westerly as indicated in the approved traffic study, including left- and right-turn lanes, bike lanes, traffic signals, and transitions on- and off-site. State Route 76 improvements shall include an all-weather, 100-year flood free roadway bridge and stabilized embankments for Horse Ranch Creek and, if necessary, for the San Luis Rey River. Width of improvements and grading shall be pursuant to the requirements of Caltrans. All of the above shall also be to the satisfaction of Caltrans.
 - ~~f. Prior to the approval of a final map for any unit of this project, improve or agree to improve and provide security for off-site **Pankey Road** from a four-way intersection with SR 76, northwesterly to an acceptable Tee intersection with Pankey Place (Street R) /Pala Mesa Drive, in accordance with Public Light Collector Road Standards, to a graded width of sixty feet (60') and to an improved width of forty feet (40') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and sidewalk, with face of curb at twenty feet (20') from centerline, with~~

~~street light(s), drainage, and curb returns. Provide an all-weather, 100-year flood-free roadway bridge and stabilized embankments for Horse Ranch Creek crossing. Provide widening for a left turn pocket from southbound Pankey Road to Eastbound SR-76. Provide roadway transitions to the existing roads. All of the above shall be to the satisfaction of the Director of Public Works.~~

- ~~g. Prior to the approval of the first Final Map (irrespective of the Phase #, Unit #, or ownership of the area covered by that Final Map) for any unit of this project, improve or agree to improve and provide security for off-site **Pala Mesa Drive** from Pankey Road / Pankey Place (Street R) intersection to Old Highway 395, in accordance with Public Light Collector Road Standards to a interim graded width of forty feet (40') with twenty-eight feet (28') of asphalt concrete pavement over approved base with AC Dike, and minimum five-foot (5') wide pathways on each side, with face of dike at fourteen feet (14') from centerline. Provide additional width to accommodate a left turn lane from Pala Mesa Drive onto Old Highway 395. Cause to be dedicated a sixty foot right of way plus additional right of way as required to accommodate the left turn lane and transitions.~~
- h. Prior to the approval of the first Final Map (irrespective of the Phase #, Unit #, or ownership of the area covered by that Final Map) for any unit of this project, improve or agree to improve and provide security for on- and off-site **Horse Ranch Creek Road** from an acceptable Tee intersection with State Route 76 northwesterly to **Street B** within the right-of-way easement described in the following documents: 2011-0017036, 2011-0017038, 2011-0017039 and 2011-0017040, all recorded on January 11, 2011. Unless the Board of Supervisors has previously approved a change to the alignment of Horse Ranch Creek Road, any changes to the road alignment outside the easement identified in the mentioned recorded documents shall require processing of a Revised Vesting Tentative Map in accordance with Sections 81.315, 81.316 and 81.317 of the Subdivision Ordinance, and the applicant shall process vacation of the unused portion of the existing dedicated right-of-way easements. Horse Ranch Creek Road shall be improved to "Public Boulevard Road with Raised Median Standards" to a graded width of one hundred six feet (106') with seventy-eight feet (78') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at thirty-nine feet (39') from centerline. Construct a ten-foot (10') wide meandering trail within sixteen-foot (16') wide trail easement adjacent to the public road easement, on the west side of the centerline. Provide additional grading and paving as required to provide additional left- and right turn lanes, and pathways or trails. Provide traffic signals when traffic warrants are met, and provide transitions on- and off-site. Improvements shall include an all-weather, 100-year flood free roadway along adjoining or crossing portions of Horse Ranch Creek. Provide transitions to join existing Pankey Road to the north. Provide road widening to

accommodate any project related truck traffic northbound on Horse Ranch Creek Road (extending northerly on Pankey Road and westerly on Stewart Canyon Road onto south and northbound Old Highway 395). All of the above shall be to the satisfaction of Caltrans.

- i. Prior to the approval of the first Final Map for PA-4 or PA-5, improve or agree to improve and provide security for Old Highway 395 / Stewart Canyon Road / Canonita Drive, and Stewart Canyon Road / Horse Ranch Creek Road (Pankey Road) intersections to serve project-related traffic (including truck traffic).
- ~~j. Prior to the approval of final map for any unit of this project, improve or agree to improve and provide security for **Pankey Place (Street R)** on-site westerly from a Tee intersection with Horse Ranch Creek Road to a Tee intersection with Pankey Road/Pala Mesa Drive in accordance with Public Light Collector Road Standards to a graded width of sixty feet (60') with forty feet (40') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at twenty feet (20') from centerline. At the intersections of Pankey Place (Street R) / Horse Ranch Creek Road and of Pankey Place (Street R) / Pankey Road provide forty-foot (40') radius curb returns. Provide ten-foot wide (10') trail outside of/adjoining the northerly right of way from Horse Ranch Creek Road westerly to the westerly subdivision boundary. Widen the graded and paved width of Pankey Place (Street R) to accommodate: (1) dual left turn lanes onto northbound and separate right turn lane onto southbound Horse Ranch Creek Road; (2) raised median from Horse Ranch Creek Road westerly to a left turn lane to southbound Private Road EE. The raised median shall extend continuously past the intersections of Pankey Place (Street R) / Private Road DD and Pankey Place (Street R) / Private Road AA. The offsite segment shall be improved to interim public road standards with 28' / 40' improved/graded width. Cause to be granted the full width right of way. At the intersections of Pankey Place / Horse Ranch Creek Road and of Pankey Place / Pankey Road provide forty-foot (40') curb returns.~~
- k. Improve or agree to improve and provide security for **Pala Mesa Heights Road** off-site easterly from a Tee intersection with Horse Ranch Creek Road to an intersection with Street D in accordance with Public Residential Collector Road Standards, to a graded width of sixty feet (60'), with forty feet (40') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter, with face of curb at twenty feet (20') from centerline. Provide five-foot (5') wide sidewalk on south side and eight-foot (8') wide pathway meandering within the ten-foot (10') wide parkway on the north side.
- l. Improve or agree to improve and provide security for **Street Q** from a Tee intersection with Horse Ranch Creek Road easterly to a terminus cul-de-

sac in accordance with Public Residential Collector Road Standards, to a graded width of sixty feet (60'), with forty feet (40') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter with face of curb at twenty feet (20') from centerline. Provide five-foot (5') wide sidewalk on the north side and eight-foot (8') wide pathway meandering within the ten-foot (10') wide parkway on the south side and along the terminus cul-de-sac to join the trail in (park) Lot 521. At the intersection with Horse Ranch Creek Road provide forty-foot (40') radius curb returns.

- m. Improve or agree to improve and provide security for **Street B** offsite and on-site from a Tee intersection with Horse Ranch Creek Road easterly and northerly to a Tee intersection with Street C near northerly corner of lot 153 in accordance with Public Residential Collector Road Standards, to a graded width of sixty feet (60'), with forty feet (40') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter with face of curb at twenty feet (20') from centerline. Provide five-foot (5') wide sidewalk on north side and eight-foot (8') wide pathway meandering within the ten-foot (10') wide parkway on the south side. Widen grading and improvements to provide separate left turn and right turn lanes, if required westbound at Horse Ranch Creek Road. At the intersection of Street B /Horse Ranch Creek Road provide forty-foot (40') radius curb returns.
- n. Improve or agree to improve and provide security for **Street A** from a Tee intersection with Horse Ranch Creek Road to an easterly four-way intersection with Street K near the northerly corner of lot 18 in accordance with Public Residential Collector Road Standards, to a graded width of sixty feet (60'), with forty feet (40') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk with face of curb at twenty feet (20') from centerline. At the intersection of Street A /Horse Ranch Creek Road provide forty-foot (40') radius curb returns. Provide transitions for all widenings and turn lanes.
- o. Improve or agree to improve and provide security for **Street A** from a Tee intersection with Street K easterly to a terminus cul-de-sac at lot 35 in accordance with Public Residential Road Standards, to a graded width of fifty-six feet (56'), with thirty-six feet (36') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline. Instead of the PCC sidewalk on the northerly side, provide eight feet wide (8') pathway meandering within the ten-foot (10') wide parkway from Street K easterly and thence along the cul-de-sac to join the trail in HOA Lot Z near the northeast corner of Lot 35. All of the above shall be to the satisfaction of the Director of Public Works.

- p. Improve or agree to improve and provide security for **Street L** from a Tee intersection with Street A northerly to a terminus cul-de-sac at lot 46 in accordance with Public Residential Road Standards, to a graded width of fifty-six feet (56'), with thirty-six feet (36') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline. Provide transitions for all widenings and turn lanes.
- q. Improve or agree to improve and provide security for **Street K** from a Tee intersection with Street C southerly through a Tee intersection with Street A and continuing southerly to a terminus cul-de-sac near lot 22 in accordance with Public Residential Road Standards, to a graded width of fifty-six feet (56'), with thirty-six feet (36') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline. Between Street O and Street A, instead of the PCC sidewalk on the easterly side, provide an eight-foot wide (8') pathway meandering within the ten-foot (10') wide parkway beginning at the west end of the HOA Lot Z trail near the southwest corner of Lot 113, thence southerly to join the pathway along Street A. Also, instead of sidewalk in the southerly end of the terminus cul-de-sac, at each end of the adjoining HOA Lot Z trail, provide an eight-foot wide (8') pathway meandering within the ten-foot (10') wide parkway.
- r. Improve or agree to improve and provide security for **Street C** from a Tee intersection with Street K westerly to a Tee intersection with Street B thence continuing northerly and easterly to a Tee intersection with Street D at the northerly corner of lot 172 in accordance with Public Residential Collector Road Standards, to a graded width of sixty feet (60'), with forty feet (40') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at twenty feet (20') from centerline.
- s. Improve or agree to improve and provide security for **Street C** from a Tee intersection with Street K easterly to a terminus cul-de-sac near lots 115 and 286 in accordance with Public Residential Cul-de-Sac Road Standards, to a graded width of fifty-two feet (52'), with thirty-two feet (32') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline. At the easterly edge of the cul-de-sac, instead of sidewalk, provide an eight-foot wide (8') pathway meandering, within the ten-foot (10') wide parkway to join at each end to the HOA Lot AC trail.
- t. Improve or agree to improve and provide security for **Street D** from a Tee intersection with Street C on- and off-site northerly to an intersection with Pala Mesa Heights Road near the northwest corner of VTM 5354 in accordance with Public Residential Collector Road Standards, to a graded

- width of sixty feet (60'), with forty feet (40') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter with face of curb at twenty feet (20') from centerline. Provide a five-foot (5') wide sidewalk on east side and eight-foot (8') wide pathway meandering within the ten-foot (10') wide parkway on the westerly side.
- u. Improve or agree to improve and provide security for **Street D** from a Tee intersection with Street C southerly to a Tee-intersection with Street I near the easterly corner of Lot 218 in accordance with Public Residential Road Standards, to a graded width of fifty-six feet (56'), with thirty-six feet (36') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter, with face of curb at eighteen feet (18') from centerline. Provide a five-foot (5') wide sidewalk on the easterly side and eight-foot (8') wide pathway meandering within the ten-foot (10') wide parkway on the westerly side.
 - v. Improve or agree to improve and provide security for **Street E** from a Tee intersection with Street D northeasterly to a terminus cul-de-sac at Lot 333 in accordance with Public Residential Road Standards, to a graded width of fifty-six feet (56'), with thirty-six feet (36') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline. Instead of a sidewalk along that portion of the terminus cul-de-sac that joins the trail in HOA Lot P, provide an eight-foot (8') wide pathway meandering within the ten-foot (10') wide parkway.
 - w. Improve or agree to improve and provide security for **Street I** from a Tee intersection with Street E southerly with a Tee intersection with Street D then continuing southerly to a Tee intersection with Street C at the southeast corner of Lot 197 in accordance with Public Residential Road Standards, to a graded width of fifty-six feet (56'), with thirty-six feet (36') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline.
 - x. Improve or agree to improve and provide security for **Street H** from a Tee intersection with Street E southerly to a terminus cul-de-sac at the driveway access to Lot 299 in accordance with Public Residential Road Standards, to a graded width of fifty-six feet (56'), with thirty-six feet (36') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline.
 - y. Improve or agree to improve and provide security for **Street J** from a Tee intersection with Street C northerly to a terminus cul-de-sac at the driveway access to Lot 264 in accordance with Public Residential Road Standards, to a graded width of fifty-six feet (56'), with thirty-six feet (36')

of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline.

- z. Improve or agree to improve and provide security for **Street P** from a Tee intersection with Street C southwesterly to a terminus cul-de-sac at the driveway access to Lot 140 in accordance with Public Residential Cul-de-sac Road Standards, to a graded width of fifty-two feet (52'), with thirty-two feet (32') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline.
- aa. Improve or agree to improve and provide security for **Street F** from a Tee intersection with Street I northeasterly to a terminus cul-de-sac at the access to Lot 348 in accordance with Public Residential Cul-de-sac Road Standards, to a graded width of fifty-two feet (52'), with thirty-two feet (32') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline.
- bb. Improve or agree to improve and provide security for **Street M** from a Tee intersection with Street A northerly to a terminus cul-de-sac near Lots 70 and 71 in accordance with Public Residential Road Standards, to a graded width of fifty-six feet (56'), with thirty-six feet (36') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk with face of curb at eighteen feet (18') from centerline. Instead of the PCC sidewalk on that segment of the westerly side of Street M from connection to the trail in HOA Lot AA near the northerly corner of Lot 61 southeasterly to Street A, provide an eight-foot (8') wide pathway meandering within the ten-foot (10') wide parkway in the right of way.
- cc. Improve or agree to improve and provide security for **Street N** from a Tee intersection with Street M easterly to a terminus cul-de-sac at the access to Lot 80 in accordance with Public Residential Cul-de-sac Road Standards, to a graded width of fifty-two feet (52'), with thirty-two feet (32') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline.
- dd. Improve or agree to improve and provide security for **Street O** from a Tee intersection with Street K westerly to a terminus cul-de-sac at the access to Lot 104 in accordance with Public Residential Cul-de-sac Road Standards, to a graded width of fifty-two feet (52'), with thirty-two feet (32') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline.

- ee. Improve or agree to improve and provide security for **all road terminus cul-de-sacs** with a cul-de-sac graded to a radius of fifty-two feet (52') and improved to a radius of forty-two feet (42'), with asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter and sidewalk, with face of curb at forty-two feet (42') from the center point. For those segments along those cul-de-sacs indicated above where pathway is required instead of sidewalk, the sidewalk shall join the pathway.
- ff. Improve, or agree to improve and provide security for the **off-site private roads in PA1**, Road AA, Road BB, Road CC, Road DD, Road EE, Road FF, Road GG, Road HH, and Road II to a graded width of forty-six feet (46') and to an improved width of thirty-six feet (36'), with asphalt concrete pavement over approved base. The Improvement and Design Standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) to seven hundred fifty (750) trips shall apply. Provide transitions, drainage and other provisions. All of the above shall be to the satisfaction of the Director of Public Works.
- gg. Improve, or agree to improve and provide security for trails, of minimum width of four-feet (4') or to existing tread width in **HOA Lot P** as follows: (1) from Street D adjacent to the northerly side of Street E northeasterly to near the southwest corner Lot 329, thence northwesterly, and thence northeasterly adjoining lots 329 to 333 to join the pathway at the Street E terminus cul-de-sac; and continuing, out of the right-of-way easterly of the pathway, northeasterly to the project's northerly boundary to join an existing offsite trail (total length of this trail is roughly 1500 feet); (2) from the pathway at the Street E terminus cul-de-sac northeasterly roughly 1200 feet to join the following described trail roughly 30 feet from the project's northerly line, roughly 880 feet westerly of the project's northeast corner; (3) from an existing fire road that lies roughly 880 feet westerly of the project's northeast corner southerly roughly 2800 feet southerly to HOA Lot N; and (4) a westerly branch in the just above described roughly 2800 feet long trail that extends roughly 130 feet southerly from that trail to the easterly line of HOA lot N.
- hh. Improve, or agree to improve and provide security for, trails of minimum width of four-feet (4') or to existing tread width in **HOA Lot N** as follows: (1) from the southwesterly terminus of above described roughly 130 feet long westerly branch trail in HOA Lot P, southwesterly roughly 900 feet to the northerly line of HOA Lot AC roughly 110 feet northerly of the north line of Lot 282; (2) from the southerly terminus of the above described roughly 2800 feet long trail in HOA lot P southerly roughly 700 feet to the northerly line of HOA Lot M; and (3) from a branch that extends westerly from the above described roughly 900 long trail in HOA Lot N, the easterly terminus of said branch lies roughly 250 feet northerly of the north line of

HOA Lot AC; thence westerly northerly, easterly, and thence westerly roughly 1750 feet to the easterly line of HOA lot AG.

- ii. Improve, or agree to improve and provide security for a trail of minimum width of four-feet (4') or to existing tread width whichever is larger in **HOA Lot M** as follows: from the southerly terminus of the above described roughly 700 feet long trail in HOA Lot N, southerly roughly 500 feet to the northerly line of HOA Lot Z.
- jj. Improve, or agree to improve and provide security for trails of minimum width of five-feet (5') or to existing tread width whichever is larger in **HOA Lot Z** as follows: (1) from the southerly terminus of the above described roughly 500 feet long trail in HOA Lot M, southerly roughly 200 feet to join the pathway at the Street A terminus cul-de-sac; (2) from the pathway at the Street A terminus cul-de-sac southwesterly east of Lot 35, then northwesterly, thence south westerly a total distance of roughly 650 feet to join the pathway at the Street K terminus cul-de-sac; (3) from the pathway at the Street K terminus cul-de-sac southwesterly, southerly of Lots 22, and Lots 1 to 10, a total distance of roughly 1300 feet to join the pathway in Street A approximately 1000' east of Horse Ranch Creek Road; (4) branching northerly from the roughly 1300-foot long pathway just described, then continuing westerly and thence northwestern between lots 10 and 11 to Street A near its intersection with Street M, a total distance of roughly 200 feet; and (5) joining the roughly 100-foot long trail in HOA Lot AC (described below) at the southerly line of HOA Lot AC near the southeast corner of Lot 115 and thence westerly along the southerly line of Lots 115 to lots 119 and then southerly along the easterly line of lots 114 and 113 and then westerly along the southerly line of lot 113, a total distance of roughly 500 feet to join the pathway in Street K near the southeast corner of Lot 113.
- kk. Improve, or agree to improve and provide security for a trail of minimum width of five-feet (5') or to existing tread width whichever is larger in **HOA Lot AG** as follows: joining the westerly terminus of the above described roughly 1750 feet long trail in HOA Lot N thence westerly roughly 300 feet to the northeasterly line of HOA Lot AC.
- li. Improve, or agree to improve and provide security for trails of minimum width of six-feet (6') or to existing tread width whichever is larger in **HOA Lot AC** as follows: (1) joining the westerly terminus of the above described roughly 300 feet long trail in HOA Lot AG thence northwesterly roughly 100 feet between lots 226 and 227 to Street I near its intersection with Street D; (2) joining the trail at southerly terminus of the above described roughly 900 feet to the northerly line of HOA Lot N thence southeasterly and southerly a total distance of roughly 450 feet to join the northerly end of the pathway in Street C terminus cul-de-sac; and (3) joining the southerly end of the pathway in Street C terminus cul-de-sac

thence southerly roughly 100 feet to the northerly line of HOA lot Z near the southeast corner of Lot 115.

- mm. Improve, or agree to improve and provide security for a six-foot (6') wide trail in **HOA Lot AD** as follows: joining the pathway that runs along the westerly side of Street D between Lots 172 and 218 thence southwesterly roughly 900 feet to the westerly line of HOA lot I near the northeast corner of Lot 185.
- nn. Improve, or agree to improve and provide security for a six-foot (6') wide trail in **HOA Lot I** as follows: joining the westerly terminus of above described roughly 900 feet long trail in HOA Lot AD southwesterly roughly 100 feet to Street C near its intersection with Street B.
- oo. Improve, or agree to improve and provide security for six-foot (6') wide trails in **HOA Lot AB** as follows: (1) beginning at the Street O westerly terminus cul-de-sac near the northeast corner of Lot 104, then westerly roughly 400 feet to and past the Street M cul-de-sac to the northerly line of HOA Lot AA near northwest corner of Lot 70; and (2) branching northerly from the just described roughly 400 feet trail in HOA Lot AB thence northerly and westerly along/near the northerly line of HOA lot O a total length of roughly 800 feet to a point on the easterly boundary of HOA Lot X, near the southeast corner of Lot 140.
- pp. Improve, or agree to improve and provide security for a six-foot (6') wide trail in **HOA Lot AA** as follows: branching northerly from the just described roughly 400 feet trail in HOA Lot AB thence northerly and westerly along/near the northerly line of HOA lot O to a point on the easterly boundary of HOA Lot X a total length of roughly 850 feet.
- qq. Improve, or agree to improve and provide security for six-foot (6') wide trails in **HOA Lot X** as follows: (1) beginning at the westerly terminus of the above described roughly 800-foot trail in HOA Lot AB, then westerly northerly and northwesterly a total distance of roughly 1000 feet to join the pathway on the southerly side of Street B near northwest corner of Lot 153; and (2) branching southerly from the just described roughly 1000 feet trail in HOA Lot X thence southerly roughly 1100 feet to Street A.
- rr. Improve, or agree to improve and provide security for eight-foot (8') wide trails in **park Lot 521** as follows: (1) along the northerly boundary of Lot 521, adjoining the southerly right of way of Street A from Horse Ranch Creek Road easterly a distance of roughly 1000 feet to the southwesterly terminus of above described trail in HOA Lot Z; and (2) joining the pathway at the Street Q easterly terminus cul-de-sac thence easterly along the southerly boundary of Lot 521 roughly 600 feet to the southwesterly line of HOA Lot Z.

- ss. Improve, or agree to improve and provide security for a six-foot (6') wide trail in **Lot 520** as follows: (1) along the entire easterly boundary of Lot 520, from connection with the above described roughly 600-foot long trail in and along the southerly line of Lot 521 southerly to join the to-be-built trail adjoining/along the easterly right of way line of Horse Ranch Creek Road.
- tt. Improve, or agree to improve and provide security for a six-foot (6') wide trail easterly of and adjoining the right of way of Horse Ranch Creek Road from the southerly terminus of the above describe trail in Lot 520 southerly to join trail along the northerly right-of-way of SR-76.
- uu. Improve or agree to improve and provide security for a ten-foot (10') wide trail along the project frontage outside and northerly of the SR-76 right – of-way.
- vv. Install or agree to install and provide security for traffic signalization facilities and associated intersectional improvements at Old Highway 395/Reche Road to the satisfaction of the Director of Public Works.
- ww. Install or agree to install and provide security for traffic signs denoting equestrian crossings along applicable roadways to promote safety.
- xx. Install or agree to install and provide security for equestrian push buttons for crossings at signalized intersections.
- yy. Demonstrate that SR-76 has been improved to a four-lane roadway from Via Monserate to Gird Road to the satisfaction of Caltrans, or demonstrate that over-riding considerations have been made for this direct impact. Such demonstration shall be made to the satisfaction of the Director of Public Works.
- zz. Demonstrate to the satisfaction of the Director of Public Works that SR-76 has been improved to a four-lane roadway from I-15 Northbound Ramp to I-15 Southbound Ramp the satisfaction of Caltrans, and to the satisfaction of the Director of Public Works. [See TIS, pages 124.]
- aaa. Prior to the approval of the first Final Map (irrespective of the Phase #, Unit #, or ownership of the area covered by that Final Map) for any unit of this project, the project shall obtain an agreement from Caltrans to contribute a "fair share" towards the cost of the I-15/SR-76 interchange improvements. The Fair Share Contribution shall be equal to an amount proportional to this project's impact to the interchange construction project. The estimated fair share amount for this project is \$1,040,000.00. Evidence of payment of the fair share amount in accordance with the agreement shall be provided prior to issuance of building permits. All of

the above shall be to the satisfaction of Caltrans and the Director of Public Works.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the DPW Land Development Improvement Plan Checking Manual and the Community Trails Master Plan Design and Construction Guidelines. 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 prepare improvement plans and provide securities for the construction of the trail/pathway and all associated work. The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans. The plans shall be submitted to [DPR, TC] and [DPW, LDR], for review and approval.
- 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 the [DPR, TC].
- d. 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.

Timing: The above conditions shall be complied with before a map is approved by the Department of Public Works and prior to the approval and issuance of grading or other permits as indicated above. **Monitoring:** The [DPW, LDR] and the [DPR, TC] shall process all required plans, maps, payments, and agreements. The [DPR, TC] and/or [DPW, LDR] shall review the plans for conformance with the Community Trails Master Plan Design and Construction Guidelines, County of San Diego Public Road Standards and approve all financial securities of all associated work.

2. **PAVEMENT CUT POLICY: [DPW, LDR] [GP, IP,MA] 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 surface, 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, Department of Public Works, Pavement Cut Policy to the satisfaction of the Department of Public Works (DPW), and submit it to the [DPW LDR] for review. **Timing:** Prior to the approval improvement plans and the approval of the map the letters shall be submitted for approval. **Monitoring:** The [DPW, LDR] shall review the signed letters.

3. **SIGHT DISTANCE: [DPW, LDR] [MA] Intent:** Comply with the Design Standards of Section 6.1. Table 5 of the County of San Diego Public Road Standards. **Description of Requirement:** Provide intersectional sight distances along all public road entrances and at driveways to all public roads as determined by sight distance studies. For state route facilities, provide evidence of acceptable sight distance to the satisfaction of Caltrans. Provide sight distance certifications along all streets with non-contiguous sidewalks, and/or median or other parkway landscaping to the satisfaction of the Director of Public Works.

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

Documentation: The applicant shall complete the certifications and submit them to the [DPW, LDR] for review. **Timing:** Prior to the approval of the final map for each phase the sight distance of all affected intersections shall be certified. **Monitoring:** The [DPW, LDR] shall verify the sight distance certifications.

4. **DRAINAGE MAINTENANCE AGREEMENTS: [DPW, LDR] [MA] Intent:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403, the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No. 10096, and County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **Description of Requirement:**

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity to the satisfaction of the Director of Public Works.
- b. Establish a maintenance agreement / mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the

maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.

Documentation: The applicant shall complete the above process and obtain approval of the engineers report, and pay the deposit and applicable review fees.

Timing: Prior to the approval of the map, the agreements and securities shall be approved. **Monitoring:** The [DPW, LDR] shall review the agreements / mechanisms for consistency with the condition and County Standards.

5. **WAIVER AND RELEASE LETTERS: [DPW, LDR] [MA, GP, IP] Intent:** In order to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10096, County Code Section 67.801 et. seq., adjacent property owners downstream shall be notified that there will be changes to the drainage features that could have effects on their property. **Description of Requirement:** A recorded waiver and release letter shall be obtained from each property owner impacted by significant changes (including diversion and concentration) in downstream flow characteristics resulting from grading, private roads, or other improvements. **Documentation:** The applicant shall obtain the letters of permission from each downstream neighbor, and submit them to the [DPW, LDR] for review and approval. Upon approval, the letters shall be recorded by the County recorder. **Timing:** The letters shall be obtained prior to the approval of the map, prior to approval of any grading or improvement plan, and prior to issuance of any grading or construction permit. **Monitoring:** The letters of permission shall be reviewed by the [DPW, LDR] for compliance with this condition.

LINES OF INUNDATION: [DPW, LDR] [MA] Intent: In order to prevent future development in the flood plain and to comply with Flood Control Ordinance, the Flood Lines of Inundation shall be shown on the map. **Description of Requirement:** Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject To Inundation By The 100-Year Flood" on the Final Map. Each lot shall have a flood free building site to the satisfaction of the County of San Diego, Director of Public Works. If any of the lots are found to be devoid of a buildable, flood free site for a residence, the subdivider shall take appropriate action so that each lot does have a buildable flood free site. This pertains to watersheds having area of twenty five (25) or more acres. **Documentation:** A Civil Engineer shall provide the necessary hydrology and hydraulics to define the 100 year floodplain inundation limits and annotate the limits on the Final Map. **Timing:** Prior to the approval of the map, the inundation lines shall be indicated and labeled on the map. **Monitoring:** The [DPW, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

7. **HYDROMODIFICATION: [DPW, LDR], [MA] Intent:** In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO)

No.10096, County Code Section 67.801 et. seq., the Hydromodification requirements shall be completed. **Description of Requirement:** Final Hydromodification Requirements shall apply for all priority projects. Low-Impact Development (LID) and extended detention facilities are required to meet peak flow and duration controls as follows:

- a. For flow rates ranging from 10 percent, 30 percent or 50 percent of the pre-project 2-year runoff event (0.1Q2, 0.3Q2, or 0.5Q2) to the pre-project 10-year runoff event (Q10), the post-project discharge rates and durations shall not deviate above the pre-project rates and durations by more than 10 percent over and more than 10 percent of the length of the flow duration curve. The specific lower flow threshold will depend on results from the SCCWRP channel screening study and the critical flow calculator.
- b. For flow rates ranging from the lower flow threshold to Q5, the post-project peak flows shall not exceed pre-project peak flows. For flow rates from Q5 to Q10, post-project peak flows may exceed pre-project flows by up to 10 percent for a 1-year frequency interval. For example, post-project flows could exceed pre-project flows by up to 10 percent for the interval from Q9 to Q10 or from Q5.5 to Q6.5, but not from Q8 to Q10.
- c. The analysis should include both flow-duration and peak flow-frequency curves for pre-project, post-project, and post-project w/ mitigation scenarios for comparison. A historical precipitation dataset (minimum of 25-years recorded at hourly intervals or more frequently) is required for the model.

Refer to Section 6 of the Final Hydromodification Management Plan of the Watershed Protection Ordinance for further procedures, requirements and standards for priority development projects.

Documentation: The applicant shall complete the Hydromodification requirements, process and obtain approval of the engineers report, and pay the applicable review fees. **Timing:** Prior to the approval of the map for any phase or unit, the agreements, and securities within and/or needed for that unit shall be approved. **Monitoring:** The [DPW, LDR] shall review the Hydromodification report for consistency with the condition and County Standards.

8. **EROSION CONTROL: [DPW, LDR] [DPW, PDCI] [MA, IP, GP] Intent:** In order to comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10096 and all other applicable ordinances and standards for this priority project. **Description of Requirement:** The applicant shall maintain the

appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Stormwater Protection Plan (SWPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators and silt control measures.

- a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance 81.406, for an amount equal to the cost of this work as determined or approved by the [DPW, LDR], in accordance with the County of San Diego Grading Ordinance Section 87.304(e). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works 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 Department of Public Works by the date agreed.
- c. Provide evidence satisfactory to the Director of Public Works that the subdivider has requested the California Department of Real Estate to include in the public report to be issued for sales of lots within the subdivision, a notification regarding the storm water maintenance requirements.

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

9. **ROAD DEDICATION (ON & OFFSITE):** [DPW, LDR] [DGS, RP] [MA].
Intent: In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Ordinance Sec. 81.403 and

County of San Diego Public Road Standards, road right of way shall be dedicated to the County. **Description of Requirement:**

- a. Dedicate on-site and cause to be granted off-site right of way for State Route 76 along the project frontage and westerly and easterly as indicated in the approved traffic study, including left- and right-turn lanes, bike lanes, trails, traffic signals, and transitions on- and off-site. Width of grants and dedications shall be as per requirements forthcoming from Caltrans. All of the above shall be to the satisfaction of Caltrans and the Director of Public Works.
- b. Dedicate on-site and cause to be granted off-site all easements associated with the streets to be improved per the requirements above.
- c. With the recordation of the Final Map(s), dedicate corner roundings, cul-de-sacs and street knuckles as indicated in conditions C.2.a through C.2.ss to the satisfaction of the Director of Public Works.
- d. Unless stated otherwise, easements shall be provided for roads with the recordation of the unit the road is within, abuts, or provides access, to the satisfaction of the Director of Public Works.
- e. Relinquish access rights into all public roads except for private road access shown on the TM, and one approved access to each lot. This shall be done to the satisfaction of the Director of Public Works.
- f. Dedicate on-site and off-site drainage easements to the satisfaction of the Director of Public Works.
- g. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of Public Works.
- h. Because private roads are approved as a condition of this subdivision, the following shall apply:
 - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
 - (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to all private streets, and a note shall be placed on the Final Map as to the final title status of said streets.

- (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

Documentation: The applicant shall dedicate the project side of the easement on the map and show it as accepted. For the off-site portions of the easement, the applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [DPW, LDR] for review. **Timing:** Prior to the approval of the map the onsite dedication and the offsite granting shall be provided for roads with the recordation of the unit the road is within, abuts or provides access to. **Monitoring:** The [DPW, LDR] shall verify that the dedication is indicated on the map and accepted by the County. The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [DPW, LDR] for review and approval. The [DPW, LDR] shall review that that the off-site granting complies with this condition.

10. **TRAIL EASEMENT/PATHWAY: [DGS, RP] [DPR, TC] [MA] Intent:** In order to promote orderly development by providing a trail connection pursuant to the County of San Diego General Plan, Community Trails Master 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 and designate pathways. **Description of Requirement:** The applicant shall offer to dedicate to the County of San Diego, all the non-motorized multi-use trail easements and designate pathways, as shown on the approved Vesting Tentative Map 5354RPL⁴. **Documentation:** The applicant shall offer to dedicate to the County of San Diego on the Final Map all non-motorized, multi-use trail easements and on a separate "Non-Title Information" sheet of the Final Map show all designated pathways. The Offer of Dedication shall be shown as accepted on the Final Map. **Timing:** Prior to the approval of the first Final Map for Vesting Tentative Map 5354RPL⁴, the applicant shall offer to dedicate the trail easements to the County and show the designated pathways on the Final Map. **Monitoring:** The [DPW, LDR] [DPR, TC] shall ensure the trail easements are offered for dedication and designated pathways are indicated on the map.
11. **OFFSITE ROAD MONUMENTATION: [DPW, LDR] [MA] Intent:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, the centerline shall be shown on the map. **Description of Requirement:** The centerline of all circulation element roads shall be surveyed and monumented. Monumentation shall consist of street survey monuments, per Drawing M-10 Regional Standard Drawings when the road, as improved, is at ultimate line and grade and 2" x 24" pipe when the road is not at ultimate line and grade. The Director of Public Works will assign a road survey number to the off-site public roads being created. If the off-site road is not shown on the Map, the developer shall file with the County Recorder a Record of Survey after

approval of the Director of Public Works showing the centerline Monumentation set with ties to adjacent property. **Documentation:** The applicant shall perform the required surveying work indicated above. **Timing:** Prior to the approval of the map for the phase or unit that the road lies in, abuts or utilizes, the surveying monumenting shall be completed. **Monitoring:** The [DPW, LDR] shall verify that the surveying has been completed pursuant to this condition.

- 12. NOISE RESTRICTION EASEMENT: [DPW, LDR] [MA – ANY PHASE] [DPLU, FEE X 2]** **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 (Policy 4.b), and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on the parcel to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **Description of Requirement:** A Noise Restriction Easement as indicated on the approved Vesting Tentative Map 5354 RPL⁴, shall be granted on the map. The said easement shall include the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed residential dwelling unit(s) 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 dB for interior noise, and a (CNEL) of 60dB for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space (including private balconies) as defined by the General Plan Noise Element (Policy 4.b). NOTE: Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for a for Interstate 15, State Route 76, Horse Ranch Creek Road, Pala Mesa Drive, Pankey Road.
- 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. Therefore, noise protection of these uses shall be documented prior to the approval or issuance of any future building permits.
- 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 [DPLU, BD] for review and approval

before the building permits can be issued. To the satisfaction of the [DPLU, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

Documentation: The applicant shall indicate the noise restriction easement on the map as indicated on the Vesting Tentative Map. **Timing:** Prior to the approval of the Final Map for Vesting Tentative Map (VTM) 5354 RPL⁴, 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.

13. **PALEO GRADING MONITORING: [DPLU, PCC] [DPW, LDR & PC] [GP, IP, MA] [DPLU, FEE X 2]. Intent:** In order to mitigate for potential impacts to paleontological resources on the project site, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Paleontological Resources. **Description of Requirement:** A County approved Paleontologist "Project Paleontologist" shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons. The following shall be completed:
- a. A County approved Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the County of San Diego Guidelines for Determining Significance for Paleontological Resources, and this permit. The contract provided to the county shall include an agreement that the grading/ trenching/excavation monitoring will be completed, and a Memorandum of Understanding (MOU) between the approved Paleontologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
 - b. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning and Land Use.

Documentation: The applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and MOU to the [DPLU, PCC]. 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 and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **Monitoring:** The [DPLU, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to [DPW, LDR], for inclusion in the grading bond cost estimate, and grading

bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

- 14. PLDO COMPLIANCE-DEDICATION OF PARK LANDS: [DPLU, PPC] [DPR, PP] [BP] [DGS] [DPLU, 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 park on Lot 521 and private parks on Lot W and Lot Z shall be fully developed in accordance with PLDO criteria and an approved Final Park Site Plan. **Description of Requirement:** Any and all parklands accepted for PLDO credit shall comply with the following requirements:

- 1) A Final Park Site Plan (that includes construction documents and/or grading and/or improvement plans) consistent with the Landscape Plan dated August 21, 2009: sheet L2.08; sheet L2.01; sheet L2.03 to be modified to exclude drainage areas; and memorandum from the Department of Parks and Recreation Dated May 23, 2011, on file with the Departments of Planning and Land Use and Parks and Recreation (reference Environmental Review Number 04-02-004) shall be approved by the Director of Parks and Recreation.
- 2) The public park shall be eight (8) acres of active recreational uses as defined in PLDO and include at a minimum:
 - a. One full-size little league baseball field, five (5) foot wide concrete walkways, one youth-12 soccer fields(or multi-purpose field with dimension of at least 165' by 300'), maintenance and storage facilities, restrooms with drinking fountain, one junior playground, one tot lot, shade structures, one paved parking lot with adequate parking spaces, picnic facilities, and internal vehicular access for maintenance vehicles.
- 3) The Private Park on Lot W shall include picnic areas and five (5) foot wide concrete walkways.
- 4) The Private Park on Lot Z shall include active recreation amenities (such as picnic areas, tot lot, etc.) and topography shall be less than 10% slope in compliance with the PLDO.
- 5) Park site improvements identified in the approved Final Park Site Plan shall be constructed, and fee title to the public park site on Lot 521 conveyed to the County by grant deed free of encumbrances, as evidenced by a Phase I Environmental Site Assessment and a California Land Title Association Policy which shall be provided by the applicant and approved by the Director of Department of Parks and Recreation.

The applicant may satisfy the preceding requirement by entering into a Secured Agreement with the County, prior to recordation of first final map for the project, to construct the park site improvements and convey fee title to public park site on lot 521 in the manner specified above prior to issuance of the 200th building permit. 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 Director of Department of Parks and Recreation to ensure the applicant's performance of the terms of the agreement.

- 6) The Parks and Recreation Department shall review and approve the grading, drainage, and improvement plans for parcels of land to be dedicated for public park purposes and for lots adjacent to such parcels pursuant to Code Section 810.101 et seq.. Active recreational areas receiving credit for PLDO and park land dedicated to the County shall not include drainage areas.
- 7) If there is less than eight (8) acres of active recreational area in the Approved Final Park Site Plan, a combination of public park land shall be dedicated (as described above) and fees paid in lieu of park land shall be required pursuant to Section 810.107(c) of PLDO.

Documentation: The applicant shall complete and provide the following:

- 1) Process and obtain approval from the Director of Parks and Recreation of a Final Park Site Plan.
 - 2) Process and obtain approval from the Director of Parks and Recreation, grading, drainage, and improvement plans in compliance with the above requirements.
 - 3) Construct park improvements identified in the approved Final Park Site Plan.
 - 4) Submit Environmental Site Assessment and California Land Title Association Policy for approval by Director of Parks and Recreation prior to conveyance of public park fee title.
 - 5) 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.
 - 6) Payment of park fees, as applicable.
- OR**
- 7) Enter into a Secured Agreement with the County that ensures construction of park sites and conveyance of public park fee title and payment of fees, as applicable, in manner specified above.

Timing: Prior to the approval of the first final map this condition shall be satisfied. **Monitoring:** The [DPR, PP] and [DPLU, PCC] shall review the Park Site Plan and any related grading, drainage, and improvement plans as required above. [DPR, GPM] shall review Secured Agreement. [DGS] shall review Environmental Site Assessment and California Land Title Association Policy

15. **LANDSCAPE MAINTENANCE DISTRICT FORMATION (LMD): [DPLU, PCC] [DPR, IP] [DPW, PDCI] [MA, GP, IP – EACH PHASE] [DPLU, FEE] Intent:** The Landscape Maintenance District (LMD) is proposed to be the maintenance entity and maintenance funding source for VTM 5354RPL⁴. **Description of Requirement:** The applicant shall form and fund the LMD and funding shall encompass the following:

- a. Operation and maintenance costs for features that are built to park design standards (e.g., native vegetation landscaping and use of sustainable building materials), and those cited in the engineering report;
- b. Other operation and maintenance costs, including stormwater management;
- c. Maintenance of any and all trail or trail elements;
- d. Maintenance and on-going stewardship of cultural resources and any other improvements or land transferred to DPR; and
- e. A two percent yearly increase shall be included in the funding for the LMD.

Documentation: The applicant shall create and fund the LMD, as determined during the project processing, in compliance with this condition. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the LMD shall be formed. **Monitoring:** The [DPR, IP] and [DPLU, PCC] shall review the formation and funding of the LMD, as required by this condition. The [DPW, PDCI] and [DPR, IP] shall ensure that the LMD is formed and fully funded with a two percent yearly increase, as cited, in this condition.

16. **SHERIFF'S STATION: [DPLU, PCC] [MA – LAST PHASE] [DPLU, FEE] Intent:** The County Sheriff's Department has indicated a need for a regional Sheriff's Station at this Quadrant of the I-15 and SR-76 Interchange. **Description of Requirement:** The applicant and (or) its successors-in-interest and assigns shall pay a proportionate fair share contribution to the siting, design and construction of such a regional Sheriff's Station. **Documentation:** This requirement ensures the protection of the future residents of this project and other potential future developments. **Timing:** Prior to the approval of each Final Map and prior to the approval of any plan and issuance of any permit, the proportionate fair share shall be paid or a letter shall be provided from the San

Diego County Sheriff's Department stating that payment is not required. **Monitoring:** The [DPLU, PCC] shall review the County Sheriff's required location and identified need for this regional County Sheriff's Station, and at such time shall require the proportionate fair share contribution, the latest time for such contribution being the approval and recordation of the last Final Map for VTM 5354 RPL⁴.

17. **TRANSIT NODE: [DPLU, PCC] [MA] [DPLU, FEE]** **Intent:** This project is located within a transit node and a multi-modal facility will be needed in the future for public transit functions. Such a facility should include a bus transit transfer station, parking for commuters, bus stops and other facilities as may be identified. **Description of Requirement:** To obtain this transit node, the earlier of either prior to recordation of the last Final Map of VTM 5354RPL⁴, or when a location and such need is identified by the County and the North County Transit District (NCTD), the applicant and (or) its successors-in-interest and assigns shall pay a proportionate fair share contribution to the siting, design and construction of such a transit node. **Documentation:** The transit node will serve all proposed development and residents thereof, at a future date. **Timing:** Prior to the approval of each Final Map and prior to the approval of any plan and issuance of any permit, the proportionate fair share shall be paid or a letter shall be provided from the Director of Planning and Land Use stating that payment is not required. **Monitoring:** The [DPLU, PCC] shall review with the County and the NCTD a required location and identified need for this transit node, and at such time shall require the proportionate fair share contribution, the latest time for such contribution being the approval and recordation of the last Final Map for VTM 5354 RPL⁴.
18. **FIRE STATION IMPROVEMENTS: [DPLU, PCC] [MA – ANY PHASE] [DPLU, FEE]** **Intent:** To satisfy the North County Fire Protection District's need for local improvements to the existing Fire Station, at Old Highway 395 and Pala Mesa Drive. **Description of Requirement:** The applicant and / or its successors-in-interest shall enter into an agreement with the North County Fire Protection District and pay a proportionate fair share contribution for necessary improvements. **Documentation:** The executed agreement shall be presented to the Director of DPLU. **Timing:** Prior to the recordation of the map, the applicant shall enter into an agreement with the North County Fire Protection District. **Monitoring:** The [DPLU, PCC] shall review the North County Fire Protection District Fire Station agreement, prior to the approval of the map.
19. **FIRE DISTRICT TAX RATE AREA ADJUSTMENT: [DPLU, PCC] [MA – ANY PHASE] [DPLU, FEE]** **Intent:** To satisfy the requirement of the North County Fire Protection District for an increase to the existing Tax Rate, in order to serve the VTM 5354RPL⁴. **Description of Requirement:** The applicant shall enter into an agreement with the North County Fire Protection District and the County Tax Collector to increase the existing Tax Rate Area (TRA), not to exceed five percent over the current tax rate, for the Meadowood Specific Plan area. Such

terms of the agreement shall be fulfilled prior to the recordation of the first Final Map. **Documentation:** The applicant or its successors in interest shall provide a letter from the North County Fire Protection District that indicates the tax rate area adjustment is accomplished. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit. **Monitoring:** The [DPLU, PCC] shall review the TRA agreement prior to the approval of the map.

20. **IMPORTED WATER OFFSET PROGRAM: [DPW, LDR] [DPLU, PCC] [MA, GP, CP, BP, UO] [DPLU, FEEX2]** **Intent:** In order to ensure that an imported water offset program is implemented to reduce water needs for the Meadowood project. **Description of Requirement:** The applicant shall prepare and implement a water offset program to the satisfaction of the annexed water district and the Director of Planning and Land Use. **Documentation:** The applicant shall provide evidence that the imported water offset program has been approved by the annexed water district. **Timing:** Prior to the approval of the first Final Map (VTM 5354 RPL⁴) and prior to the approval of any plan and issuance of any permit. **Monitoring:** The [DPW, LDR] [DPLU, PCC] shall only issue a permit, if the imported water offset program has been approved by both the annexed water district and Director of Planning and Land Use.
21. **COST RECOVERY: [DPLU, ZC], [MA, GP, IP – ANY PHASE]** **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 deficit accounts associated with processing this map. **Documentation:** The applicant shall provide a receipt to the [DPLU, ZC], which shows that all discretionary deposit accounts have been paid. No map can be issued if there are deficit deposit accounts. **Timing:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The [DPLU, ZC] shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.
22. **GRADING PLAN CONFORMANCE: [DPW, ESU] [DPR, TC PP] [GP, IP, MA – EACH PHASE]** **Intent:** In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **Description of Requirement:** The grading and or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: biological notes, cultural notes, paleontological notes, noise walls. **Documentation:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **Timing:** For each phase - prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **Monitoring:** The [DPW, ESU] (or [DPLU, BD] for DPLU Minor Grading) and [DPR, TC & PP] 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.

- 23. STRUCTURE REMOVAL: [DPLU, PCC] [GP, IP, MA] [DPLU, FEE]. Intent:** In order to comply with County Zoning Ordinance Section 4800, in order to comply with the project design, the on-site, existing structure(s), such as the existing houses located near to the project frontage to SR-76, shall be demolished and removed. **Description of Requirement:** The existing foundations and stem walls located on-site and discussed within the Hazards Report, as Appendix "M" of the EIR shall be demolished and removed. **Documentation:** Evidence of said demolition and debris removal shall consist of a signed, stamped statement from a registered professional Engineer, Surveyor or Contractor, which states that the structure(s) have been removed, and demolished under appropriate permit. The letter report shall also include before and after pictures of the area and structure(s). **Timing:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **Monitoring:** The [DPW, ESU] (or [DPLU, BD] for DPLU Minor Grading) and [DPR, TC & PP] 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.

- 24.. LEAD SURVEY: [DPLU, PCC] [MA, GP,] [DPLU, FEE X 2]. Intent:** In order to mitigate hazards associated with lead based paint (LBP) in on-site structures built between the early 1970s and mid-1980s to below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) on site shall be surveyed for the presence of LBP prior to demolition. **Description of Requirement:** A survey shall be performed before the removal or demolition of the residential structures located on-site as shown on figure 3.5-3 of the EIR. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of lead based paint (LBP) located in the structure(s). The following conditions shall apply if lead containing materials are found present:

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

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

Timing: Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map for any phase of the project that encompasses the existing residence, the applicant shall comply with this condition. **Monitoring:** The [DPLU, PCC] shall review the report and any additional evidence for compliance with this condition.

- 25. ASBESTOS SURVEY: [DPLU, PCC] [MA, GP] [DPLU, FEE X 2]. Intent:** In order to mitigate hazards associated with Asbestos Containing Materials (ACMs) in on-site structures built between the early 1970s and mid-1980s to below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) on site shall be surveyed for ACMs prior to demolition. **Description of Requirement:** A facility survey shall be performed to determine the presence or absence of Asbestos Containing Materials (ACMs) in all residential structures located on-site as shown on Figure 3.5-3 of the EIR.

- a. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.
- b. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

Documentation: The applicant shall submit to the [DEH, HMD] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. The survey must be submitted to and deemed complete by the County DEH. **Timing:** : Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map for any phase of the project that encompasses the existing residence, the applicant shall comply with this condition. **Monitoring:** The [DPLU, PCC] shall review the report and any additional evidence for compliance with this condition.

- 26. DISCRETIONARY APPROVALS: [DPLU, PCC] [MA] [DPLU, FEE] Intent:** In order to ensure that the proposed subdivision complies with the required Zoning for the Parcel the following additional discretionary approvals shall be obtained.

Description of Requirement:

- a.. Obtain approval of a Major User Permit, P08-023, from the Planning Commission, or the Board of Supervisors for a wastewater treatment facility or the project shall be annexed into a district that will provide service for and require the connection to public sewer.
- b.. Obtain approval of a Site Plan, STP 04-005, from the Planning Commission, or the Board of Supervisors for a vesting site plan.
- c.. Obtain approval of a Zone Reclassification, R04-004, to the S88 Use Regulations, or more restrictive use regulation, by the Board of Supervisors.

Documentation: The applicant shall apply for and receive approval of the required discretionary approvals referenced above. Upon approval, provide a copy of the approval to the [DPLU, PCC] for review and approval of this condition. **Timing:** Prior to the approval of any Final Map, the applicant shall comply with this condition. **Monitoring:** The [DPLU, PCC] shall review the discretionary approval for compliance with this condition.

- 27. LANDSCAPE DOCUMENTATION PACKAGE: [DPLU, ZC & LA] [DPR, TC, PP] [GP, IP, MA]. Intent:** In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual and the County's Water Conservation in Landscaping Ordinance, the Community Design Guidelines within the Community Design Element of the Meadowood Specific Plan Amendment, the Fallbrook Design Guidelines, the I-15 Corridor Scenic Preservation Guidelines, the County's Dark Sky Ordinance, and to protect existing scenic resources, ensure continued visual compatibility and promote a cohesive community design theme for all common areas, including streets, parks, entries, and open space areas, a Landscape Plan shall be prepared. Mitigation for impacts related to aesthetics and compliance with the 'B' Designator for potential impacts to the I-15 Corridor shall also be addressed on the landscape plan. **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 also obtain a permit from [DPW, LDR] 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 the Department of Planning and Land Use.

- 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. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with Zone B of the County's Light Pollution Code.
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan:
 - 1. In addition to the Community Design Guidelines within the Community Design Element of the Meadowood Specific Plan Amendment, all streets are subject to the landscape design guidelines of the Fallbrook Design Guidelines and the I-15 Scenic Preservation Guidelines to enhance the identity of the proposed project as viewed from the streets.
 - 2. All subdivision applications in Planning Areas 1 and 4 shall be subject to the Fallbrook Design Guidelines

3. All subdivision applications in Planning Areas 1, 4, and 5 shall be subject to the I-15 Scenic Preservation Guidelines.
4. All development shall comply with the County's Dark Sky Ordinance.
5. All landscape plans shall indicate that the HOA is responsible for maintaining the landscape and irrigation on all manufactured slopes.
6. All retaining walls and noise walls shall be shown on the landscape plans with vegetative screening to soften the appearance of the structures from public view and surrounding properties.
7. Show the use of reclaimed water or groundwater to irrigate the common areas and the retained agricultural groves.
8. The nine-foot tall noise barrier surrounding the WWTP shall be articulated at a minimum of 16 inches, at various intervals, along the entire perimeter of that barrier.
9. The nine-foot tall noise barrier surrounding the WWTP shall be comprised of a smooth, stucco finish.
10. The trees planted, at the southern portion of the nine-foot tall noise barrier surrounding the WWTP (adjacent to the SR-76 frontage), shall be specimen-sized, at the time of planting.
11. The Project shall provide complete sidewalk coverage in the Project area.
12. The Project shall provide street trees to provide shade throughout the Project area.
13. The Project shall include an internal trail system with connections to a regional system.
14. The Project shall include bike routes with paved shoulders to most major destinations.

15. The Project shall ensure pedestrian and bicyclist safety through lighting, signalization and signage, bike lanes (as appropriate), and crosswalks.

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

28. **WELL DESTRUCTION: [DEH, LWQ] [GP, BP, MA – ANY PHASE]** **Intent:** In order to ensure that the water well located on the property is removed, and to comply with the County Regulatory Code Section 67.431, the well shall be properly destroyed. **Description of Requirement:** Existing water well(s) shall be properly destroyed by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the [DEH, LWQ] and all applicable inspection fees shall be paid. **Documentation:** The applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] upon completion of the well destruction. **Timing:** Prior to the approval of the map for any phase and prior to the approval of any plan, issuance of any permit (Excluding Well Destruction Permit) for any phase, the applicant shall destroy the well. **Monitoring:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the well has been properly destroyed. The destruction logs shall be stamped and returned to the applicant.
29. **SEPTIC ABANDONMENT: [DEH, LWQ] [GP, BP, MA – ANY PHASE]** **Intent:** In order to comply with County Regulatory Code Section 68.313.1, the on-site waste water system (Septic System) shall be properly abandoned. **Description of Requirement:** The existing septic system shall be pumped and properly abandoned under DEH guidelines. **Documentation:** Upon completion of the septic removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection. The applicant shall submit proof of the septic tank pumping and pay all applicable inspection fees. **Timing:** Prior to the approval of the map for any phase and prior to the approval of any plan, issuance of any permit for any phase, the applicant shall have the septic system abandoned. **Monitoring:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly abandoned pursuant to this condition.
30. **CULTURAL OPEN SPACE EASEMENT: [DPLU, PCC] & [DGS, RP] [MA, GP, IP – ANY PHASE] [DPLU, FEE X 2].** **Intent:** In order to protect sensitive cultural resources, a Cultural Resource Open Space Easement shall be granted. **Description of Requirement:** Grant to the County of San Diego by a separate

document, a Cultural Resource Open Space Easement as shown on the approved Vesting Tentative Map 3100 5354RPL⁴(VTM). This easement (including adequate buffers) is for the protection of archaeological site CA-SDI-682 Locus A and Locus B 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. The sole exceptions to this prohibition are:

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

Documentation: The applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval. **Timing:** Prior to the approval or recordation of the map for any phase of 3100-5354RPL⁴(VTM) and prior to the approval of any plan and issuance of any permit for any phase, the easements shall be recorded. **Monitoring:** The [DGS, RP], shall prepare and approve the easement documents and send them to [DPLU, PCC] for preapproval. The [DPLU, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [DPLU, PCC] for satisfaction of the condition.

NOTE: If Palomar Community College mitigates for impacts associated with Horse Ranch Creek Road, they will be responsible for conditions associated with Locus B, which includes capping, temporary fencing and open space easement dedication.

31. **ARTIFACT CURATION: [DPLU, PCC] [MA, GP, IP – ANY PHASE] [DPLU, FEE]. Intent:** In order to ensure that all cultural resource artifacts that were recovered during the survey, testing and evaluation phase are curated for future research and study, the artifacts shall be curated with a Luiseno Native American Tribe. **Description of Requirement:** All archaeological materials recovered by John Cook with ASM Affiliates, Inc. during the work reported in: *"Cultural Resources Survey, Archaeological Testing, and Historic Building Evaluation for the Proposed Meadowood Project, San Diego County, California"*, prepared by ASM Affiliates, Inc. dated April 2009, shall be curated with a Luiseno Native American Tribe that receives the archaeological materials. **Documentation:** The applicant shall provide a letter from the Luiseno Native American Tribe that receives the archaeological materials, which identifies that the archaeological materials referenced in the final report have been received. **Timing:** Prior to the approval of any plan, issuance of any permit and prior to approval of any map for any phase, the artifacts shall be curated. **Monitoring:** The [DPLU, PCC] shall review the letter from the Luiseno Native American Tribe for compliance with this condition.
32. **ARCHAEOLOGICAL GRADING MONITORING: [DPLU, PCC] [DPW, ESU] [MA, GP, IP – ANY PHASE] [DPLU, FEE X 2]. Intent:** In order to mitigate for potential impacts to undiscovered buried archaeological resources on the project site, a grading 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 CEQA Section 15064.5 and 15064.7. **Description of Requirement:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource grading monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The grading monitoring shall include the following:
- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources, and this map. The contract provided to the County shall include an agreement that the grading monitoring will be completed. The contract shall include a cost estimate for the monitoring work and reporting.
 - b. The Project Archeologist shall provide evidence that a Luiseño Native American monitor has also been contracted to perform Native American Grading Monitoring for the project.
 - c. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning and Land Use.

- d. An adequate number of monitors (archaeological/Luiseno native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities.

Documentation: The applicant shall provide a copy of the Grading Monitoring Contract and cost estimate to the [DPLU, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **Timing:** Prior to the approval of any map for any phase of 3100 5354 RPL⁴ (VTM) and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **Monitoring:** The [DPLU, PCC] shall review the contract and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, LDR], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

33. **ARCHAEOLOGICAL SITE CAPPING: [DPLU, PCC] [DPW, PC] [MA, GP, IP – ANY PHASE] [DPLU, FEE X 2].** **Intent:** In order to mitigate for potential impacts to site CA-SDI-682 Locus A and Locus B, a site capping plan shall be implemented as outlined in the archaeological extended study titled: *"Cultural Resources Survey, Archaeological Testing, and Historic Building Evaluation for the Proposed Meadowood Project, San Diego County, California"*, prepared by ASM Affiliates, Inc. (April 2009) to the satisfaction of the Director of Planning and Land Use. The capping plan shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 and 15064.7. **Description of Requirement:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to prepare and implement a site-capping plan. The capping plan shall consist of the following:

- a. The Project Archaeologist shall perform the capping plan duties pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The plan shall also include a contract and agreement that the capping will be completed. The contract shall include a cost estimate for the capping plan and reporting.
- b. The Project Archeologist shall provide evidence that a Luiseno Native American has also been contracted to perform Native American Monitoring of the capping plan activities.
- c. The cost of the capping plan shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning and Land Use.

Documentation: The applicant shall provide a copy of the contract and capping plan to the [DPLU, PCC]. **Timing:** Prior to the approval of any map for any phase of 3100 5354 RPL⁴ (VTM) and prior to the approval of any plan and issuance of any permit, the capping shall be completed, or implemented on an approved Grading Plan. **Monitoring:** The [DPLU, PCC] shall review the contract and capping plan for compliance with this condition. If the capping is completed as part of the grading operations, the [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the capping requirements shall be made a condition of the issuance of the grading or construction permit.

NOTE: If Palomar Community College mitigates for impacts associated with Horse Ranch Creek Road, they will be responsible for conditions associated with Locus B, which includes capping, temporary fencing and open space easement dedication.

34. **OFF-SITE MITIGATION (NON-NATIVE GRASSLAND): [DPLU, PCC, AC & LA] [DPR, GPM] [MA, GP, IP – ANY PHASE] [DPLU, FEE X2]** **Intent:** In order to mitigate for the impacts to pasture/non-native grassland, which provides foraging habitat for raptors, and therefore is considered a sensitive biological resource pursuant to CEQA, off-site mitigation shall be acquired. **Description of Requirement:** The applicant shall purchase habitat credit or provide for the conservation of **2.7 acres** of non-native grassland habitat or "like functioning" habitat. The location of the off-site mitigation shall be in the North County MSCP planning area. The applicant shall focus efforts at acquiring off-site mitigation habitat credits within Rice Canyon proposed Pre-Approved Mitigation Area (PAMA) of the North County MSCP. The mitigation shall be satisfied as follows:

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence shall be provided by the mitigation bank:
 - 1. The type of habitat and the location of the proposed mitigation site shall be pre-approved by [DPLU, PCC] before purchase or entering into any agreement for purchase.
 - 2. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - 3. 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.
 - 4. 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.

5. 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 is not purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in the in the North County MSCP planning area as indicated below:
1. The type of habitat and the location of the proposed mitigation site shall be pre-approved by [DPLU, PCC] before purchase or entering into any agreement for purchase.
 2. The mitigation land shall be addressed in a Resource Management Plan (RMP), prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of DPLU.
 3. The mitigation land shall be owned by the applicant, free of restrictions, and protected in perpetuity by open space/conservation easements or ownership shall be transferred to a governmental agency, to the satisfaction of the Director of DPLU.
 4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of DPLU: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, secured agreement with the County of San Diego established, 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 executed 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.
- c. **Option 3:** The applicant may provide for the conservation of habitat through the purchase of mitigation credits on County owned lands managed for conservation purposes by the Department of Parks and Recreation pursuant to Board of Supervisor Policy I-138, if available. The type of habitat and the location of the proposed mitigation site shall be

pre-approved by the County Department of Planning and Land Use before purchase or entering into any agreement for purchase.

- d. **Option 4: THE APPLICANT MAY SUBMIT EVIDENCE THAT MITIGATION FOR THE IMPACTS DETAILED ABOVE TO HORSE RANCH CREEK ROAD HAS BEEN SATISFIED BY ANOTHER PROJECT APPLICANT TO THE SATISFACTION OF THE DIRECTOR OF DPLU.** In this case, no off-site mitigation is required to satisfy this condition.

Documentation: The applicant shall purchase the off-site mitigation and provide the evidence to the [DPLU, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR or other governmental agency, the applicant must provide evidence to the [DPLU PCC] that [DPR, GPM] or other agrees to this proposal. The applicant submits the mitigation proposal to the [DPLU, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [DPLU, ZC]. The RMP must be approved and funded or funding must be secured with this condition. **Timing:** Prior to the approval of any Final Map for any phase and prior to the approval of any grading and/or improvement plans, **Monitoring:** The [DPLU, PCC] shall pre-approve the location and type of mitigation in writing. The [DPLU, LA] shall review the RMP if required for conformance with this condition and with the applicable Report Format and Content Requirements. The [DPLU, PCC] shall review the easement dedications and the evidence of RMP funding; OR the credit purchase; OR the completed agreement/title transfer for compliance with this condition.

35. **OFF-SITE MITIGATION: [DPLU, PCC] [MA, GP, IP] [DPLU, FEE X2] [DPR, GPM]** **Intent:** In order to mitigate for the off-site impacts to southern willow scrub, southern willow riparian forest, and fresh water marsh some of which habitat is occupied by southwestern willow flycatcher, least Bell's vireo, and western spadefoot toad which are sensitive biological resources pursuant to CEQA and RPO, off-site mitigation shall be acquired. **Description of Requirement:** The applicant shall mitigate for wetlands at the 3:1 ratio demonstrating a 1:1 creation component, and 2:1 restoration or enhancement component. Purchase wetland habitat credits or provide for the conservation of **12.4 acres** of southern willow scrub, willow riparian forest, or fresh water marsh; 11.1 acres of the above habitat requirement shall be occupied by southwestern willow flycatcher, western spadefoot toad, and least Bell's vireo or as otherwise agreed to be the USFWS under the Section 7 process. The location of the off-site mitigation shall be in the North County MSCP planning area or other approved location agreed to by CDFG, USFWS, and DPLU. A portion of this mitigation may be satisfied by Palomar Community College for impacts associated with Horse Ranch Creek. Evidence shall be submitted that demonstrates how the mitigation has been satisfied to the satisfaction of the Director in order to reduce the mitigation requirements of this condition. The

mitigation shall be satisfied as follows in accordance with the wetland creation/enhancement plan:

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence shall be provided by the mitigation bank:
 1. The type of habitat and the location of the proposed mitigation site shall be pre-approved by [DPLU, PCC] before purchase or entering into any agreement for purchase.
 2. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 3. 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.
 4. 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.
 5. 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 is not purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in the in the North County MSCP planning area as indicated below:
 1. The type of habitat and the location of the proposed mitigation site shall be pre-approved by [DPLU, PCC] before purchase or entering into any agreement for purchase.
 2. The mitigation land shall be addressed in a Resource Management Plan (RMP), prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of DPLU.
 3. The mitigation land shall be owned by the applicant, free of restrictions, and protected in perpetuity by open space/conservation easements or ownership shall be transferred to a governmental agency, to the satisfaction of the Director of DPLU.
 4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of DPLU and the Director of DPR, if DPR is the proposed owner/manager: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, secured agreement with the County of San Diego established, 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 executed 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.
- c. **Option 3:** The applicant may provide for the conservation of habitat through the purchase of mitigation credits on County owned lands managed for conservation purposes by the Department of Parks and Recreation pursuant to Board of Supervisor Policy I-138, if available. The type of habitat and the location of the proposed mitigation site shall be pre-approved by the County Department of Planning and Land Use before purchase or entering into any agreement for purchase.

Documentation: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [DPLU, 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 [DPLU PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [DPLU, PCC], for a pre-approval. If an RMP is required it shall be prepared and an application for the RMP shall be submitted to the [DPLU, ZONING]. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **Monitoring:** The [DPLU, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [DPLU, 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 [DPLU, ZONING] shall accept an application for an RMP, and [DPLU, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

36. **REVEGETATION PLAN FOR TEMPORARY IMPACTS: [DPLU, PPD] [MA, GP, IP] Intent:** In order to mitigate for temporary impacts to 2.13 acres of off-site non native grassland , 0.34 acres of coastal sage scrub, and 2.15 acres of riparian habitat pursuant to CEQA, revegetation shall occur. **Description of Requirement:** Temporary impacts to 2.13 acres of off-site non native grasslands, 0.34 acres of coastal sage scrub, and 2.15 acres of riparian habitat shall be mitigated at a ratio of 1:1 through revegetation with the same plant species found within the impact area. Revegetation shall occur on the impact site. A portion of this mitigation may be satisfied by Palomar Community College for impacts associated with Horse Ranch Creek. Evidence shall be submitted that demonstrates how the mitigation has been satisfied to the satisfaction of the Director in order to reduce the mitigation requirements of this condition. The

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

- a. The monitoring plan shall be for a length of 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 DPLU.
- 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.
- f. The area of impact shall be surveyed prior to impacts to establish a plant list. The same plant species documented prior to impacts and compatible species shall be used in the revegetation plant pallet.

Documentation: The applicant shall prepare the Revegetation Plan, submit it to the [DPLU, ZONING] and pay all the applicable review fees and deposits. The applicant must also provide evidence to the [DPLU PCC] that USFWS and CDFG has had at least 30 days to review all final wetland creation/restoration/enhancement plans.. **Timing:** Prior to the approval of the first Final Map and each subsequent Final Map and prior to the approval of each associated grading and/or improvement plans, the Revegetation Plan shall be approved. **Monitoring:** The [DPLU, 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, at that time entering into a Secured Agreement for the implementation of the Plan is required.

- 37. FINALIZE WETLANDS MITIGATION PLAN: [DPLU, PCC & LA] [MA, GP, IP – ANY PHASE].** **Intent:** In order to mitigate for impacts to wetlands and waters pursuant to the wetland regulations and CEQA, the applicant shall obtain approval of a Final Wetlands Mitigation Plan. **Description of Requirement:** The applicant shall submit, have approved, and provide a plan for installation of wetland mitigation in accordance with the Conceptual Wetland Mitigation Plan (Appendix F-4). The applicant shall submit the draft plan to the USFWS and CDFG for a minimum of 30 days to review and comment prior to submittal. The location of the mitigation sites shall be specified and approved by the [DPLU, PCC] and the USFWS and CDFG and conceptual revegetation shall be in conformance with County Guidelines and Report Requirements: **Documentation:** The applicant shall prepare and submit the plan to the [DPLU, PCC] for review and approval. If off-site mitigation is proposed, the following shall apply:

- a. The site must be owned free and clear by the applicant and dedicated as an open space easement;
- b. If the site will be managed by DPR or other governmental agency, the applicant must provide evidence to the [DPLU PCC] that [DPR, GPM] or other agrees to this proposal or the site must have other acceptable resource management in perpetuity, and
- c. The applicant must provide evidence to the [DPLU PCC] that USFWS and CDFG has had opportunity to review the plan. If an RMP is necessary to manage the mitigation site, then the RMP shall be prepared and an application for the RMP shall be submitted to the [DPLU, ZONING]. The RMP must be approved and funded or funding must be secured with this condition.

Timing: Prior to the approval of any Final Map for any phase and prior to the approval of any grading and/or improvement plans. **Monitoring:** The [DPLU, PCC] and USFWS and CDFG shall pre-approve the location of mitigation. USFWS and CDFG shall have adequate opportunity to pre-approve the plan. The [DPLU, LA] shall review the plan for conformance with applicable permits and grading and improvement plans. The [DPLU, PCC] shall review the easement dedications and the evidence of RMP funding; OR the credit purchase; OR the completed agreement / title transfer for compliance with this condition.

- 38. WETLAND CREATION/ENHANCEMENT PLAN(WETLAND HABITATS): [DPLU, PPD] [MA, GP, IP] [DPR GPM]** **Intent:** In order to mitigate for the project's impacts to 4.04 acres of offsite wetland habitat impacts and 0.10 acre of onsite wetland habitat impacts including southern arroyo willow riparian forest, willow/mule fat scrub, southern willow scrub, and freshwater marsh habitats

which are sensitive biological resources pursuant to the CEQA, the applicant shall provide for wetland creation/enhancement and conservation. **Description of Requirement:** The applicant shall submit, have approved, and implement a wetland creation/ enhancement plan for the minimum 1:1 creation of 4.14 acres and 2:1 enhancement for 8.28 acres, for a total of 12.4 acres. The applicant shall submit all wetland creation/restoration/enhancement plans to the USFWS and CDFG for a minimum of 30 days to review and comment. The location of the mitigation site shall be preapproved by the [DPLU, PCC] and the USFWS and CDFG. A portion of this mitigation may be satisfied by Palomar Community College for impacts associated with Horse Ranch Creek. Evidence shall be submitted that demonstrates how the mitigation has been satisfied to the satisfaction of the Director in order to reduce the mitigation requirements of this condition. The options for mitigation may include:

- a. **Option 1:** Purchase Mitigation Credit in a wetland creation mitigation bank approved by the California Department of Fish & Game. The following evidence shall be provided by the mitigation bank:
 1. The type of habitat and the location of the proposed mitigation site shall be pre-approved by [DPLU, PCC] before purchase or entering into any agreement for purchase.
 2. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 3. 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.
 4. 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.
 5. 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:** Provide for the creation, enhancement, preservation and management of like functioning wetlands consistent with the Wetland Mitigation Plan for the Meadowood Project, dated July 1, 2009. A Revegetation Plan shall be prepared, submitted, and approved in accordance with County Requirements for Revegetation Plans and the location of the revegetation and enhancement shall be to the satisfaction of the Director of DPLU. This option requires the following:
 1. The monitoring shall be for a minimum length of 5 years and have an appropriate success criterion.
 2. Preservation over the land to be revegetated 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 DPLU.
3. The Revegetation Plan shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
 4. 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.), and planting program.
 5. The plan shall include 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.
 6. A Resource Management Plan (RMP) shall be prepared and approved pursuant to County Requirements for Resource Management Plans to the satisfaction of the Director of DPLU. 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.
 7. The final RMP shall not be approved until the following has been completed to the satisfaction of the Director of DPLU and the Director of DPR if DPR is the proposed owner/manager: The mitigation land shall be owned by the applicant, free of restrictions, and protected in perpetuity by open space/conservation easements or ownership shall be transferred to a governmental agency, to the satisfaction of the Director of DPLU, a Resource Manager shall have been approved by the County and under contract for site management, a management agreement shall be executed between the County of San Diego and the applicant or responsible entity, and the RMP funding for the plan shall be in place.

Documentation: The applicant shall submit, have approved, and implement the mitigation site for Option 1. Option 2 requires prior approval for a final Resource Management Plan (RMP) and Revegetation Plan for the revegetation site or for a phased RMP and phased Revegetation Plan if the Grading Plans have been modified to show phasing (requires applicable review fees and deposits). Submit it to the [DPLU, ZONING] and pay all the applicable review fees and deposits. The applicant must also provide evidence to the [DPLU PCC] that USFWS and CDFG has had at least 30 days to review any final wetland creation/restoration/enhancement plans. **Timing:** Prior to the approval of the first Final Map and each subsequent Final Map and prior to the approval of any grading and/or improvement plans. **Monitoring:** The [DPLU, LA] shall review the RMP and Revegetation Plan for conformance with this condition and the applicable Report Format and Content Requirements. Upon approval of these

Plans, Director's Decisions of approval shall be issued to the applicant, and the applicant will be required to post a secured agreement for the implementation of the Revegetation Plan.

- 39. BIOLOGICAL EASEMENT: [DPLU, PCC] [DGS, RP] [MA, GP, IP ANY PHASE] [DPLU, FEE X 2]. Intent:** In order to protect sensitive biological resources and to mitigate significant impacts to sensitive vegetation communities, habitat for sensitive species and jurisdictional waters of the U.S., a biological open space easement shall be granted. **Description of Requirement:** Grant to the County of San Diego a 122.4 acre-open space easement as shown on the Approved Vesting Tentative Map. The open space easement will include the following acreages and types of vegetation communities: 74.5 acres of Diegan coastal sage scrub, 17.5 acres of southern mixed chaparral, 1.7 acres of coast live oak woodland, 22.0 acres of non-native grassland, and 6.5 acres of disturbed land. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exceptions to this prohibition are:
- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code 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 Planning and Land Use, the Director Parks and Recreation (related to trails) or the Director of Public Works.
 - c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
 - d. Construction, use and maintenance of multi-use, non-motorized trails, as shown on VTM 5354 RPL⁴.
 - e. Activities for the maintenance and repairs of landscaping pursuant to the approved Landscaping Plan. Such activities shall be approved in advance by the Director of Planning and Land Use and the Director or DPR

(related to parks and trails), and shall not be inconsistent with the original intent of this easement.

Documentation: 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. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval.

Timing: Prior to the approval of the first Final Map for any phase and prior to the approval of any grading and/or improvement plans, the easements shall be executed and recorded.

Monitoring: The [DGS, RP] shall prepare and approve the easement documents and send them to [DPLU, PCC] for preapproval. The [DPLU, PCC] shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [DPLU, PCC] for satisfaction of the condition.

40. LBZ EASEMENT: [DPLU, PCC] [DGS, RP] [MA, GP, IP – ANY PHASE] [DPLU, FEE X 2]

Intent: In order to protect sensitive biological resources, pursuant to the Certified EIR, a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **Description of Requirement:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the 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. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
- b. Decking, fences, and similar facilities.
- c. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

Documentation: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval.

Timing: Prior to the approval of the final map for any phase and prior to the approval of any plan and issuance of any permit, the easements shall be recorded.

Monitoring: The [DGS, RP] shall prepare and approve the easement documents and send them to [DPLU, PCC] for pre approval. The [DPLU, PCC] shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [DPLU, PCC] for satisfaction of the condition.

41. **WETLAND PERMITS: [DPLU, PCC] [GP, CP, MA – ANY PHASE] [DPLU, FEE X2]. Intent:** In order to comply with the State and Federal Regulations for jurisdictional waters and streambeds, the following agency permits, or verification that they are not required shall be obtained. **Description of Requirement:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of Planning and Land Use 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 Game 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 [DPLU, PCC] for compliance. **Timing:** Prior to the approval of the first map and prior to the approval of any grading and/or improvement plan. **Monitoring:** The [DPLU, 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.

42. **ENDANGERED SPECIES PERMITS: [DPLU, PCC] [GP, CP, MA – ANY PHASE] [DPLU, FEE X2]. Intent:** In order to comply with the State and Federal Regulations restricting take of listed species, a take authorization for endangered species is required. **Description of Requirement:** The applicant shall obtain

authorization to take as required for least Bell's vireo, southern willow flycatcher, arroyo toad and California gnatcatcher and removal of coastal sage scrub habitat. It is anticipated that this will occur through the ACOE Section 7 consultation with the USFWS. The authorization shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of Planning and Land Use that the authorization is not required. **Documentation:** The applicant shall consult the agency to obtain the authorization. Upon completion of the agency review of this project, the applicant shall provide a copy of the authorization(s) or evidence from the agency that it is not required to the [DPLU, PCC] for compliance. **Timing:** Prior to the approval of the first Final Map and prior to the approval of any grading and/or improvement plan. **Monitoring:** The [DPLU, 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.

43. **HABITAT LOSS PERMIT: [DPLU, PCC] [DPW, ESU] [DPW, LDR] [GP, IP, MA - ANY PHASE] [DPLU, FEE X2].** **Intent:** A Habitat Loss Permit (HLP) shall be prepared, legally advertised and approved by the Directors of DPLU and DPW to ensure the regional conservation of Coastal Sage Scrub, as required by the Coastal Sage Scrub Natural Communities Conservation Planning Act and the San Diego County Habitat Loss Permit Ordinance. **Description of Requirement:** The applicant shall obtain approval of a Habitat Loss Permit by the Directors of DPLU and DPW, in consultation with State and Federal Wildlife Agencies. Findings in support of the Habitat Loss Permit shall be advertised for public review, for not less than 45 days, prior to any approval of the HLP. **NOTE:** Evidence of an Endangered Species Take Permit (Section 7 or Section 10) also satisfies this requirement. **Documentation:** The Director of DPW requires evidence of the approved HLP and concurrence by the State and Federal Wildlife Agencies prior approval of grading and improvement plans for any phase. **Timing:** Prior to the approval of the first grading and improvement plan of any portion of the project. **Monitoring:** The [DPW, ESU] shall review the grading plans for compliance with this condition. **NOTE:** Evidence of an Endangered Species Take Permit (Section 7 or Section 10) also satisfies this requirement.
44. **AMPHIBIAN RELOCATION PLAN: [DPLU, ZC & PCC] [MA, GP, IP – FOR ANY PHASE].** **Intent:** In order to mitigate for construction impacts to western spadefoot and other amphibians, which are sensitive biological resources pursuant to RPO and CEQA, a plan for relocation during construction shall be developed and implemented. **Description of Requirement:** An amphibian relocation plan shall be prepared, which partially mitigates impacts to western spadefoot. The plan shall be prepared by a biologist knowledgeable of western spadefoot natural history and possessing a CDFG Memorandum of Understanding for handling the species. In accordance with the plan, spadefoot shall be trapped and relocated. The timing and duration of the relocation program shall be based on the activity period of the species. The Plan shall include the following:

- g. Trapping shall occur along the existing pitfall traps.
- h. Traps shall be monitored prior to and during proposed construction activities.
- i. Individuals found in the traps shall be collected, noted, and relocated to predetermined receptor sites within the region.
- j. At the end of the effort, the biologist shall prepare a summary report noting the pertinent facts of the capture and relocation and submit it to the County and CDFG.
- k. A cost estimate for the work shall be detailed with time and hourly rate and include report preparation and staff time to review.

Documentation: The applicant shall prepare the Plan in coordination with CDFG, submit a CDFG-approved copy to the [DPLU, ZC] and pay all the applicable review fees and deposits. **Timing:** Prior to the approval of the Final Map for any phase and prior to the approval of grading and/or improvement plans. **Monitoring:** The [DPLU, PCC] shall review the Plan for conformance with this condition and the Plan will be implemented through the Monitoring conditions.

- 45. REVEGETATION PLAN: [DPLU, ZC & LA] [MA, GP, IP – ANY PHASE] Intent:** In order to mitigate for the impacts to riparian and coastal sage scrub vegetation and jurisdictional wetlands/waters, which are sensitive biological resources pursuant to RPO and wetland regulations, revegetation shall occur. **Description of Requirement:** A Revegetation Plan shall be prepared and approved by the Director of DPLU, which partially mitigates impacts to coastal sage scrub, southern willow scrub, freshwater marsh, and riparian forest. The revegetation for temporary impacts shall occur on the impact site and revegetation for permanent impacts shall generally occur within proximity to the Rice Canyon proposed Pre-Approved Mitigation Area (PAMA) of the North County MSCP and the location shall be approved by USFWS and CDFG. The revegetation plan shall generally conform to the Conceptual Wetland Mitigation Plan and Agency Permits, and the most current version of the County of San Diego Report Format and Content Requirements for Revegetation Plans. The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of five years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or

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

- 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 [DPLU, ZC] and pay all the applicable review fees and deposits. **Timing:** Prior to the approval of the Final Map for any phase and prior to the approval of grading and/or improvement plans. **Monitoring:** The [DPLU, 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 47 shall be made to enter into a Secured Agreement for the implementation of the Plan.

46. SECURED AGREEMENT: [DPLU, LA & FISCAL] [MA, GP, IP – ANY PHASE]

Intent: In order to assure project completion and success of the Revegetation Plan in Condition 47, 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 [DPLU, LA] for final review and approval. **Timing:** Prior to the approval of the Final Map for any phase and prior to the approval of grading and/or improvement plans, and after the approval of the Revegetation Plan, the agreement shall be executed and the securities provided for the revegetation plan implementation. **Monitoring:** The [DPLU, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Revegetation Plan Final Decision. The [DPLU, LA] shall sign the Agreement for the Director of DPLU and ensure the cash deposit is collected by [DPLU, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the [DPLU, LA], shall provide a confirmation letter-acknowledging acceptance of securities.

47. **RESOURCE MANAGEMENT PLAN: [DPLU, PPD & ZC] [MA, GP, IP - ANY PHASE]** **Intent:** In order to provide for the long-term management of the proposed on-site open space preserve totaling 171.7 acres (49.3 acres of AG, 22 acres of NNG, 74.5 acres of CSS, 17.5 acres of SMC, 0.2 acres of Non native trees, 1.7 acres of CLOW, and 6.5 acres of Disturbed habitat), a Final Resource Management Plan (RMP) shall be prepared and implemented. **Description of Requirement:** Submit to and receive approval from the Director of the Department of Planning and Land Use for a Resource Management Plan (RMP). The RMP shall be for the perpetual management of on-site open space including the following sensitive habitats: Southern oak woodland, Diegan coastal sage scrub including occupied gnatcatcher habitat, southern mixed chaparral, chamise chaparral, non-native grassland, raptor foraging habitat, riparian forest, and wetlands. The RMP shall be consistent with the conceptual/draft RMP (Appendix F-3) of the Final EIR, on file with the Department of Planning and Land Use as Environmental Review Number 04-02-004. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of DPLU: The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.
- a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.

- b. The habitat land to be managed shall be completely purchased.
- c. The easements shall be dedicated to ensure that the land is protected in perpetuity.
- d. A qualified Resource Manager shall be selected and approved by DPLU and evidence shall be provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager.
- e. The RMP funding mechanism (landscape maintenance district is proposed) shall be identified, approved by the County and secured to provide adequate annual costs for basic stewardship.
- f. A contract between applicant and County shall be executed for the implementation of the RMP.
- g. Exotic plant species shall be removed from high value woodlands, wetlands, grasslands and revegetation areas, on an as-needed basis, and at a minimum, shall be assessed every five years.
- h. Sensitive plant population boundaries shall be mapped every three years.
- i. Trash shall be removed from open space annually.
- j. All habitats and sensitive plant and animal species shall be monitored annually.
- k. Biological surveys shall be conducted every five years for sensitive plant and animal species and the data inventories updated.
- l. Annual reports shall be submitted to the County demonstrating that appropriate habitat monitoring and management has occurred.

Documentation: The applicant shall prepare the RMP and submit it to the [DPLU, ZC] and pay all applicable review fees. The RMP shall be adopted by the California Fish and Game and US Fish and Wildlife Service for trail locations, through biological open space. **Timing:** Prior to the approval of the first Final Map and prior to the approval of any grading and/or improvement plan. **Monitoring:** The [DPLU, PPD] shall verify that the RMP is in compliance with the content guidelines, the conceptual RMP, and this condition.

48. **BIOLOGICAL MONITORING:** [DPLU, PCC] [DPW, PC] [GP, IP, MA – EACH PHASE] [DPLU, FEE X2]. **Intent:** In order to prevent inadvertent disturbance to sensitive habitats, jurisdictional waters, and special-status plant and wildlife species, clearing and grading located within or adjacent to sensitive habitats,

jurisdictional waters, and special-status plant and wildlife species 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 within or adjacent to sensitive habitats, jurisdictional waters, and special-status plant and wildlife species. The following shall be completed:

- a. The biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. A USFWS permitted arroyo toad biologist shall perform preconstruction surveys, establish toad exclusion areas for construction in the on- the off-site locations containing suitable toad upland habitat, and perform monitoring duties as necessary. 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.
- c. A USFWS permitted least Bell's vireo biologist shall perform preconstruction surveys, establish exclusion areas for construction in the on- the off-site locations containing suitable habitat, and perform monitoring duties as necessary. 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.
- d. A USFWS permitted southwestern willow flycatcher biologist shall perform preconstruction surveys, establish exclusion areas for construction in the on- the off-site locations containing suitable habitat, and perform monitoring duties as necessary. 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.
- e. A biologist familiar with handling spadefoot toad and possessing a CDFG Memorandum of Understanding for conducting amphibian relocation shall perform preconstruction trapping, relocation, and other work that is

required by the Final Spadefoot Relocation Plan (monitoring work). The contract provided to the County shall include the agreement that this work 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.

- f. The cost of biological monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning and Land Use.

Documentation: The applicant shall provide a copy of the biological monitoring contracts, cost estimates, and MOUs to the [DPLU, PCC]. **Timing: ONGOING CONDITION – DO NOT SIGN OFF; NOTE COMPLIANCE FOR EACH MAP AND PLAN.** Prior to the approval of the Final Map for each phase and approval of each grading and/or improvement plan. **Monitoring:** The [DPLU, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs.

49. **AGRICULTURAL EASEMENT: [DPLU, PCC] [DGS, RP] [MA, GP, IP] [DPLU, FEE X 2].** **Intent:** In order to protect agricultural resources pursuant to the Agricultural Resource Guidelines for Determining Significance, an Agricultural Preservation Easement shall be granted. **Description of Requirement:** Grant to the County of San Diego by separate document, an Agricultural Preservation Easement as shown on the Conceptual Grading and Improvement Plan. The purpose of the easement is for the protection of agricultural resources to ensure that the land remains available for potential agricultural use. The easement shall prohibit the construction or placement of any residence, garage, or any accessory structure that is designed or intended for occupancy by humans or animals, and the placement of any recreational amenities; such as tennis courts or swimming pools. The only exceptions to this prohibition are:

- a. Fences, walls, and similar structures, no higher than 6 feet or as regulated by zoning.
- b. Sheds and detached garages, less than 250 square feet in total floor area.
- c. Landscaping and agricultural uses
- d. Roads, utilities, as indicated on the Vesting Tentative Map 5354 RPL⁴ and "B" Designator Site Plan (04-005).
- e. Percolation and observation test holes.
- f. Irrigation water wells necessary for the support of the agriculture in the easement.
- g. Grading or clearing for agricultural purposes only.

Documentation: 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. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval. Provide evidence satisfactory to the Director of Public Works that the subdivider has requested the California Department of Real Estate to include in the public report to be issued for sales of lots within the subdivision, a notification regarding the agricultural easement requirements. **Timing:** Prior to the approval of the first Final Map for and prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the easements shall be recorded. **Monitoring:** The [DGS, RP] shall prepare and approve the easement documents and send them to [DPLU, PCC] for pre approval. The [DPLU, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [DPLU, PCC] for satisfaction of the condition.

50. **PLAN CONDITIONS NOTES: [DPW, ESU] [DPLU, BD] [DPR, TC, GPM & PP] [GP, IP, MA]. Intent:** In order to implement the required mitigation measures for which was the basis for approval of this project pursuant to the County Subdivision Ordinance Section 81.303, County Subdivision Ordinance Section 81.605, the condition notes shall be implemented on the grading and Improvement plans and made conditions of the permit issuance. **Description of requirement:** The Grading and Improvement Plans shall include the following condition notes and made conditions of the issuance of said permit(s):

[START PLAN NOTES]

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

- A. **TRAFFIC CONTROL PLAN: [DPW, LDR] [GP, IP] Intent:** In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **Description of Requirement:** A Traffic Control Plan (TCP) shall be prepared that addresses the following, but is not only limited to: haul routes, number of trips per day, and destination.

1. The implementation of the TCP shall be a condition of any grading, construction, or excavation permit issued by the County. Any additional County Traffic Control Permits shall be obtained as required and any CALTRANS Encroachment Permits for work within the State of California Rights of Way as identified in the TCP. The applicant is responsible for the maintenance and repair of any damage caused by them to the on-site and off-site private

roads that serve the property either during construction or subsequent operations."

2. The applicant will repair those portions of the route that would be damaged by the heavy loads that loaded trucks place on the route identified. An agreement shall be executed, which will also include an agreement is to include:
 - a. A cash deposit for emergency traffic safety repairs;
 - b. Long-term security for expected increased maintenance on the route identified; and
 - c. If necessary, future asphaltic overlay requirements on the route identified.

Documentation: The applicant shall have the TCP prepared by a licensed Traffic Engineer and submit it to [DPW, LDR] for review. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, LDR]. The applicant is responsible for obtaining any additional permits as identified in the TCP. **Timing:** Prior to approval of any grading and or improvement plans and issuance of any Grading, Construction, or Excavation Permits, a TCP shall be prepared and approved. **Monitoring:** The [DPW, LDR] shall review the TCP for compliance with this condition, and require any additional traffic or encroachment permits before any approval of the TCP. The TCP shall be implemented and made a condition of any associated County Construction, Grading or Encroachment Permit.

- B. GEOTECHNICAL STUDIES: [DPLU, BD] [GP] [DPLU FEE] Intent:** In order to ensure geological specific mitigation measures are implemented into the grading plans. **Description of Requirement:** All recommendations presented in Section 7 of the Updated *Geotechnical Investigation Meadowood VTM 5354 RPL⁴*, prepared by Geocon, Inc. dated November 20, 2006, shall be incorporated into the grading plans and part of the grading notes to be observed during grading operations. **Documentation:** The applicant shall prepare the grading plans to [DPLU, BD]. **Timing:** Prior to the approval of any grading plans, the grading plans shall include required elements indicated in this condition. **Monitoring:** The [DPLU, BD] shall review the Grading Plan to ensure all recommendations and notes are included per this condition.

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

- C. CULTURAL RESOURCES TEMPORARY FENCING: [DPLU, PCC] [PC] [DPLU, FEE]. Intent:** In order to prevent inadvertent disturbance to CA-SDI-682 Locus A and Locus B, temporary construction fencing shall be installed. **Description of Requirement:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing.

1. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary.
2. The placement of such fencing shall be approved by the DPLU, 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 have a California licensed surveyor install and certify the installation of the temporary fencing. The applicant shall submit photos of the fencing along with the certification letter to the [DPLU, PCC] for approval. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, the fencing shall be installed and shall remain for the duration of the grading and clearing. **Monitoring:** The [DPLU, 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's surveyor.

- D. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2]. Intent:** In order to comply with the Mitigation Monitoring and Reporting Program pursuant to 3100 5354 RPL⁴ (VTM), a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The County approved Project Archaeologist, Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and a Luiseño Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **Documentation:** The applicant shall have the contracted Project Archeologist and a Luiseno Native

American monitor to attend the preconstruction meeting to explain the monitoring requirements. **Timing:** Prior to the Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, this condition shall be completed. **Monitoring:** The [DPW, PDC] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist.

- E. BIOLOGICAL MONITORING: [DPLU, PCC] [DPW, LDR] [PC] [DPLU, FEE X2]. Intent:** In order to prevent inadvertent disturbance to sensitive habitats, clearing and grading located within or adjacent to sensitive habitats, shall be monitored by a biologist. **Description of Requirement:** A County approved biologist and a USFWS arroyo toad permitted biologist shall be contracted to perform preconstruction biological monitoring duties (these may be the same individual, pending qualifications review). The following shall be completed:

1. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the DPLU, Permit Compliance Section.
2. Supervise and verify placement of toad exclusionary fencing.
3. The biologist(s) shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the DPLU Permit Compliance Section.

Documentation: The biologists shall prepare written documentation that certifies that the temporary fencing has been installed and that 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, PCC] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the biological monitoring requirements of the condition. The [DPLU, PCC] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

- F. BIOLOGICAL RESOURCES TEMPORARY FENCING: [DPLU, PCC] [PC] [DPLU, FEE]. Intent:** In order to prevent inadvertent disturbance to all on-site biological open space, temporary construction fencing shall be installed. **Description of Requirement:** Prior to the commencement of any grading and or clearing in association with the grading plan,

temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing:

1. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary.
2. The placement of such fencing shall be approved by the DPLU, 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 [DPLU, PCC] for approval. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **Monitoring:** The [DPLU, 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.

- G. RESOURCE AVOIDANCE (COASTAL SAGE SCRUB): [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2].** **Intent:** In order to avoid impacts to nesting coastal California gnatcatcher and southern California rufous-crowned sparrow, which are a sensitive biological resource pursuant to RPO, 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 500 feet of coastal sage scrub habitat during the breeding season of the coastal California gnatcatcher and southern California rufous-crowned sparrow. The breeding season is defined as occurring between February 15 and August 31 of any year. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no Gnatcatchers or Raptors are present in the vicinity of the brushing, clearing or grading based on a survey done within 3 days of the habitat clearing. **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 [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter.

- H. RESOURCE AVOIDANCE (RIPARIAN HABITAT): [DPLU, PCC] [DPW, PDCI] [PC] [DPLU, FEE X2]. Intent:** In order to avoid impacts to nesting least Bell's vireo and southwestern willow flycatcher, which are sensitive biological resources pursuant to RPO, a Resource Avoidance Area (RAA), shall be implemented on all plans. **Description of Requirement:** There shall be no brushing, clearing and/or grading allowed within 500 feet of riparian habitat suitable for vireo or flycatcher during the breeding season defined as occurring between March 15th and September 15th. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no least Bell's vireo, yellow warbler, or yellow-breasted chat are present in the vicinity of the brushing, clearing or grading based on a survey done within 3 days of the habitat clearing. **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 [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter.
- I. RESOURCE AVOIDANCE (RAPTOR NESTING HABITAT): [DPLU, PCC] [PC] [DPW, PDCI] [DPLU, FEE X2]. Intent:** In order to avoid impacts to nesting raptors, which are a sensitive biological resource pursuant to RPO, a pre-construction survey will be required and if present a Resource Avoidance Area (RAA), shall be implemented on all plans. **Description of Requirement:** There shall be no brushing, clearing and/or grading allowed within 300 feet of documented raptor nests during the breeding season. The breeding season is defined as occurring between February 1 and July 15. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish

and Game, provided that no Gnatcatchers or Raptors are present in the vicinity of the brushing, clearing or grading based on a survey done within 10 days of the habitat clearing. **Documentation:** The applicant shall provide a letter report of a recent preconstruction survey with the locations of raptor nests and 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 [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter.

- J. **CULTURAL RESOURCES "TEMPORARY FENCING: [DPLU, PCC] [DPW, PDCI] [PC] [DPLU, FEE].** **Intent:** In order to prevent inadvertent disturbance to CA-SDI-682 Locus A and Locus B, temporary construction fencing shall be installed. **Description of Requirement:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing.

- a. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary.
- b. The placement of such fencing shall be approved by the DPLU, 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 have a California licensed surveyor install and certify the installation of the temporary fencing. The applicant shall submit photos of the fencing along with the certification letter to the [DPLU, PCC] for approval. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, the fencing shall be installed and shall remain for the duration of the grading and clearing. **Monitoring:** The [DPLU, 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's surveyor.

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

K. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [DC] [DPLU, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3100 5354RPL⁴(VTM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist (and Luiseno Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:

1. During the original cutting of previously undisturbed deposits, the Project Archaeologist and a Luiseno Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.
2. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the DPLU Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the DPLU Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.
3. If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the DPLU Staff Archaeologist. If the remains are determined to be of Native American origin, the

Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist, in order to determine proper treatment and disposition of the remains.

4. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **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 [DPLU, PCC] if the Project Archeologist or applicant fails to comply with this condition.

- L. **BIOLOGICAL MONITORING: [DPLU, PCC] [DPW, PDCI] [DC] [DPLU, FEE X3]. Intent:** In order to prevent inadvertent disturbance to sensitive habitats, clearing and grading located within or adjacent to sensitive habitats shall be monitored by a biologist. **Description of Requirement:** The biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The biologist and/or employed biological professionals shall be on site during clearing activities that are in or within 100 feet of native biological habitat or within 100 feet of biological open space easements during clearing and grading activities. If there are disturbances, the biologist must report them immediately to the [DPLU PCC]. Additionally, the biologist shall perform the duties specified in the most current version of the County of San Diego Biological Report Format and Requirement Guidelines. **Documentation:** The biologist shall prepare and submit to the satisfaction the [DPLU, 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 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 [DPLU, PCC] if the biologist or applicant fails to comply with this condition. The [DPLU, PCC] shall

review and approve the monitoring reports for compliance with this condition.

M. PALEONTOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [RG, BP] [DPLU, FEE X2]. Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to VTM5354RPL⁴/Log No. 03-02-059 and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **Description of Requirement:** During the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading:

1. If paleontological resources are encountered during grading / excavation, the following shall be completed:
 - a. The Qualified Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.
 - b. The Qualified Monitor shall immediately contact the Qualified Paleontologist.
 - c. The Qualified Paleontologist shall contact the County's Permit Compliance Coordinator immediately.
 - d. The Qualified Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading/excavation shall resume."
2. If the paleontological resource is significant or potentially significant, the Qualified Paleontologist or Qualified Paleontological Resources Monitor, under the supervision of the Qualified Paleontologist, shall complete the following tasks in the field:
 - a. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;
 - b. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed

description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and

- c. Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. **Timing:** The Paleontological Grading Monitoring Program shall occur throughout the duration of the grading construction. **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 [DPLU, PCC] if the Project Paleontologist or applicant fails to comply with this condition.

- N. **GEOLOGY – ROCKFALL [DPLU, PCC] [DPLU, RG] [DPLU, FG] [PC] [DPLU FEE] Intent:** To protect all buildings and structures, both during and after construction, from the potential of rockfall damage. **Description of Requirement:** The applicant and / or successors in interest shall complete the following actions:

- a. The boulders identified as having a high potential of rockfall, as designated within the Environmental Impact Report Geology Section, as prepared by Geocon Incorporated, dated March 31, 2011, shall be broken and removed from the slope, or alternatively shall be bolted to the slope, as part of the grading of the site.
- b. Boulders identified as having a less than significant rockfall potential shall be tested by applying pressure with an excavator. If the boulders move, they shall be mitigated using the same techniques described for boulders with a high potential for rockfall. Boulders identified as having a less than significant rockfall potential shall be monitored during grading, after any heavy rains, if that should occur. If any undermining on the downhill side of any of the boulders has occurred, removal and / or breaking of those boulders, as recommended shall be performed to mitigate the rockfall hazard.
- c. A letter of certification shall be provided by a California Registered professional Engineer or Certified Engineering Geologist to the [DPLU, PCC], which states that the identified rockfall hazards, at the site, have been mitigated to a level of less than significant. That same letter of certification shall further state that any and all proposed buildings are safe for human occupancy.

- d. The above letter of certification, as described in "c" above, shall be provided prior to approval of any building plans and issuance of any building permit. The [DPLU, PCC] shall review the rockfall hazard certification report for compliance with this condition.
- e. Provide evidence satisfactory to the Director of Planning and Land Use that the subdivider has requested the California Department of Real Estate to include in the public report to be issued for sales of lots within the subdivision, a notification regarding the geology rock fall requirements.

Documentation: The applicant shall provide the letter of certification pursuant to this condition, for review to the Director of DPLU. **Timing:** Geological hazards monitoring and mitigation shall occur, throughout the duration of the site grading and construction. **Monitoring:** The [DPLU, PCC] shall make monitor this condition, to verify adequate protection and prevention of possible rockfall injury or damage.

- O. **AIR QUALITY: [DPW, PDCI]. Intent:** To mitigate for potential air quality effects that may be caused by construction activities. **Description of Requirement:** The project shall comply with the following Air Quality measures:

- a. The applicant shall ensure that 10 percent of the construction fleet uses any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or California Air Resources Board (CARB) certified Tier I, II, or III equipment.

Documentation: The applicant shall comply with the Air Quality requirements of this condition. **Timing:** The following actions shall occur throughout the duration of the project construction. **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 [DPLU, PCC] if the applicant fails to comply with this condition.

- P. **AIR QUALITY: [DPW, PDCI]. Intent:** To mitigate for potential air quality effects that may be caused by grading activities during construction. **Description of Requirement:** The project shall comply with the following Air Quality measures:

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least 2 feet of freeboard or cover loads of all haul/dump trucks securely (unnumbered design measure).
- b. Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction areas,

between dozer/scrapper passes and on any unpaved roads within the project limits.

- c. Grading is to be terminated in winds exceed 25 mph.
- d. Sweepers and water trucks shall be used to control dust and debris at public street access points.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- g. All unpaved construction areas shall be sprinkled with water or other acceptable San Diego Air Pollution Control District (SDAPCD) dust control agents at least three times daily and during dust-generating activities to reduce dust emissions. Additional watering or acceptable SDAPCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.
- h. Soil stabilizers shall be applied to inactive areas.
- i. A minimum number of 25, 15 mph signs shall be posted and enforced on unpaved areas during construction.
- j. 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.
- k. Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible to reduce dust.
- l. Grading will be balanced on-site, with no import or export.

Documentation: The applicant shall comply with the Air Quality requirements of this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

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

Q. BIOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE].

Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Specific Plan No. 04-001, and Environmental Review 04-02-004 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 report shall substantiate the supervision of the grading activities, and state that grading or construction activities did not impact any additional areas of sensitive habitats, jurisdictional waters, special-status plant and wildlife

species, or any other sensitive biological resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources, and include 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.
- d. Daily verification of the following compliance measures:
 - 1) Best Management Practices for erosion control;
 - 2) Construction activities shall take place only inside the designated construction area;
 - 3) Grading materials shall be stored either inside the fenced construction area or in an area approved by the project biologist;
 - 4) A storm drain system and detention basins shall be constructed to restrict excess water flow from proposed roads and structures. Filter devices shall be installed at the appropriate points to ensure that run-off is cleansed before reaching the basins. All water-catchment features shall be located above graded and natural slopes;
 - 5) Nighttime lighting shall be shielded and directed away from riparian and upland habitat adjacent to the development.

Documentation: The applicant shall submit the final biological monitoring report to the [DPLU, 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 [DPLU, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed. Upon approval of the report, [DPLU, PCC] shall inform [DPW, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [DPLU, PCC] shall inform [DPLU, FISCAL] to release the bond back to the applicant.

- R. **ARCHAEOLOGICAL MONITORING – MONITORING REPORT:** [DPLU, PCC] [RG, BP] [DPLU, FEE]. **Intent:** In order to comply with the adopted

Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5354(VTM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare one of the following reports upon completion of the grading activities that require monitoring:

1. If **no archaeological resources** are encountered during grading, then submit a final Negative Monitoring Report substantiating that grading activities are completed and no cultural resources were encountered. Monitoring logs showing the date and time that the monitor was on site must be included in the Negative Monitoring Report.
2. If archaeological **resources are encountered** during grading, the Project Archaeologist shall provide a Monitoring Report stating that the field grading monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation phase of the monitoring.

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

- S. ARCHAEOLOGICAL SITE CAPPING: [DPLU, PCC] [DPW, ESU] [RG, BP] [DPLU, FEE X 2]. Intent:** In order to mitigate for potential impacts to site CA-SDI-682 Locus A and Locus B, a site capping plan as outlined in archaeological extended study titled: *"Cultural Resources Survey, Archaeological Testing, and Historic Building Evaluation for the Proposed Meadowood Project, San Diego County, California"* prepared by ASM Affiliates (April 2009) shall be implemented to the satisfaction of the Director of Planning and Land Use. The capping shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 and 15064.7. **Description of Requirement:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to prepare and implement a site-capping plan. The capping plan shall include the following:

1. The Project Archaeologist shall perform the capping plan duties pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The plan shall also include a contract and agreement that the capping will be completed. The contract shall include a cost estimate for the capping plan and reporting.
2. The Project Archeologist shall provide evidence that a Luiseno Native American has also been contracted to perform Native American Monitoring of the capping plan activities.

Documentation: The applicant shall complete the capping and provide a copy of the final capping report to the [DPLU, 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 capping plan report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the final capping plan report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed. NOTE: If Palomar Community College mitigates for impacts associated with Horse Ranch Creek Road, they shall be responsible for conditions associated with Locus B, which includes capping, temporary fencing and open space easement dedication.

T. NOISE REQUIREMENT (SINGLE FAMILY): [DPLU, PCC] [DPW, PDCI] [RG, BP] [DPLU, FEE]. Intent: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Policy 4.b), as evaluated in the County of San Diego Noise Guidelines for Determining Significance, a **permanent sound barriers ranging from three to four feet in height** shall be installed to mitigate the noise exposure of land uses for sensitive receptors below levels of significance. **Description of Requirement:** A signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the **three to four feet high sound barriers** has been constructed pursuant to the approved EIR.

1. The sound barriers shall be three to four feet high. Overall, the proper materials and placement of sound walls are an effective barrier to noise. Examples of acceptable barrier material include, but are not limited to, masonry block, wood frame with stucco, 0.5 inch thick Plexiglas, or 0.25 inch thick plate glass. If transparent barrier materials are used, there shall be no gaps or cracks through or below the wall.
2. A three foot high sound barrier shall start at **Lot 154**, running along the eastern property line, extending to the end of **Lot 158**.

3. A three foot high sound barrier shall start at the southern boundary of **Lot 140**, extending west, and northwest, along the western boundary to the end of **Lot 153**.
4. A three foot high sound barrier shall start at the southern edge boundary of **Lot 62**, running along the eastern boundary line of Lots 62 thru 69, extending up to the northern corner of **Lot 70**.
5. A three foot high sound barrier shall start at the southern corner boundary of **Lot 36**, running along the eastern and northern boundary lines of Lots 37 thru 46, extending up to the northeastern corner of **Lot 47**.
6. A three foot high sound barrier shall start at the southern corner of **Lot 9**, running along the southeastern property line, extending to the end of **Lot 10**.
7. A three foot high sound barrier shall start at the northwestern corner boundary of **Lot 1**, running along the western boundary line of Lot 1, with a return extending to Lots 2 thru 7, ending at the southeastern corner of **Lot 8**.
8. The sound barrier details and locations are shown in Figure 3.4-4, within the EIR prepared by Recon Environmental Inc., dated January 31, 2011. The noise study and EIR is on file with the Department of Planning and Land Use as Case Number Vesting Tentative Map (VTM 5354 RPL4) and Specific Plan (SP 04-001).

Documentation: The applicant shall submit the certification and the letter to the [DPLU, PCC] for review and approval. **Timing:** Upon completion of grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), to the aforementioned Lots above, the certification shall be completed. **Monitoring:** The [DPLU, PCC] shall review the certification and the photos for compliance with this condition, and shall inform [DPW, PDCI] that the requirement is completed.

- U. NOISE REQUIREMENT (MULTI-FAMILY, PARK, SCHOOL):** [DPLU, PCC] [RG, BP] [DPLU, FEE] **Intent:** In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Policy 4.b), as evaluated in the County of San Diego Noise Guidelines for Determining Significance, a **permanent sound barriers ranging from five to nine feet in height** shall be installed to mitigate the noise exposure of land uses for sensitive receptors below levels of significance. **Description of Requirement:** A signed, stamped statement from a California Registered Engineer or

licensed surveyor, and photographic evidence that the **five to nine feet high sound barriers** has been constructed pursuant to the approved EIR.

1. The sound barriers shall be five to nine feet high. Examples of acceptable barrier material include, but are not limited to, masonry block, wood frame with stucco, 0.5 inch thick Plexiglas, or 0.25 inch thick plate glass. If transparent barrier materials are used, there shall be no gaps or cracks through or below the wall. Overall, the proper materials and placement of sound walls are an effective barrier to noise.
2. A five foot high sound barrier shall start at the northeastern portion of **Lot 522** (northeastern corner of the multi-family area), running along the northern boundary of the multi-family area, with a return running in the southerly direction, extending along the western boundary of the multi-family area for approximately 380 feet.
3. A five foot high sound barrier shall start at the southwestern corner of **Lot 522** (corner of the multi-family area), extending in the easterly direction, along the southern boundary of Lot 522 for approximately 75 feet.
4. A nine foot high sound barrier shall start at the southwestern corner of **Lot 522** (corner of the multi-family area), extending in the northerly direction, running along the western boundary line of Lot 522 for approximately 380 feet.
5. An eight foot high U-shaped sound barrier shall be located on the western side of **Lot 521** screening the park area.
6. An eight to nine foot high U-shaped sound barrier shall be located on the western side of **Lot 520** screening the school site.
7. The sound barrier details and locations are shown in Figure 3.4-4 within the EIR prepared by Recon Environmental Inc. dated July 29, 2011. The noise study and EIR is on file with the Department of Planning and Land Use as Case Number Vesting Tentative Map (VTM 5354 RPL⁴) and Specific Plan 04-001.

Documentation: The applicant shall submit the certification and the letter to the [DPLU, PCC] for review and approval. **Timing:** Upon completion of grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), to the aforementioned Lots above, the certification shall be completed. **Monitoring:** The [DPLU, PCC] shall review the certification and the photos for compliance with this condition, and shall inform [DPW, PDCI] that the requirement is completed.

V. **NOISE REQUIREMENT (HOA LOTS, MULTI-FAMILY): [DPLU, PCC] [RG, BP] [DPLU, FEE] Intent:** In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Policy 4.b), as evaluated in the County of San Diego Noise Guidelines for Determining Significance, a **permanent sound barriers ranging from seven to ten feet in height** shall be installed to mitigate the noise exposure of land uses for sensitive receptors below levels of significance. **Description of Requirement:** A signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the **seven to ten feet high sound barriers** have been constructed pursuant to the approved EIR.

1. The sound barriers shall be **seven to ten feet** high. Examples of acceptable barrier material include, but are not limited to, masonry block, wood frame with stucco, 0.5 inch thick Plexiglas, or 0.25 inch thick plate glass. If transparent barrier materials are used, there shall be no gaps or cracks through or below the wall. Overall, the proper materials and placement of sound walls are an effective barrier to noise.
2. A seven foot high sound barrier shall start at the northern corner of **Lot HOA 'W'**, running towards the southerly direction, along the western boundary of **Lots 357 thru 368 to the southeastern corner of Lot HOA OS 'J'**, with a return running in the easterly direction, extending to the southeast corner of **Lot HOA 'W'**.
3. A nine foot high sound barrier shall start at the northern corner of **Lot HOA 'W'**, extending in the southeasterly direction, along **Lots HOA 'S', HOA 'T', Lots 383, 384, 386 thru 395**, ending at the southeastern corner of **Lot 396**.
4. An eight foot high sound barrier shall be located on the northern boundary of **Lot HOA 'F'**, all facing Street 'R'.
5. A seven foot high sound barrier shall start at the northern corner of **Lot HOA 'H'**, running in the southerly direction, along the western boundaries of **Lots 440 thru 450**, ending at the southwestern corner of **Lot 441**.
6. An eight foot high sound barrier shall start at the northwestern corner of **Lot 440**, running in the southerly direction, along western boundaries of **Lots 437 thru 440**, ending at the southwestern corner of **Lot 436**.

7. A nine foot high sound barrier shall start at the southwestern corner of **Lot 436**, running in the easterly direction, along the southern boundaries of **Lots 423 thru 436**, ending at the southeastern corner of **Lot 423**.
8. A nine foot high sound barrier shall start at the southeastern corner of **Lot 423**, running in the northerly direction, along the eastern boundaries of **Lots 422, 423, Lot 'G' and Lots 414 thru 416**, ending at the northeastern corner of **Lot 414**.
9. A ten foot high sound barrier shall start at the northeastern corner of **Lot 'R'**, running in the southerly direction, along the eastern boundaries of **Lots 403 thru 413**, ending at the southeastern corner of **Lot 413**.
10. The sound barrier details and locations are shown in Figure 3.4-4 within the EIR prepared by Recon Environmental Inc. dated July 29, 2011. The noise study and EIR is on file with the Department of Planning and Land Use as Case Number Vesting Tentative Map (VTM 5354 RPL⁴) and Specific Plan 04-001.

Documentation: The applicant shall submit the certification and the letter to the [DPLU, PCC] for review and approval. **Timing:** Upon completion of grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), to the aforementioned Lots above, the certification shall be completed. **Monitoring:** The [DPLU, PCC] shall review the certification and the photos for compliance with this condition, and shall inform [DPW, PDCI] that the requirement is completed.

W. PALEONTOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Specific Plan No. 04-001, and Environmental Review 04-02-004, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **Description of Requirement:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If **no** paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the [DPLU, PCC] stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

- b. If Paleontological **resources were encountered** during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

Documentation: The applicant shall submit the letter report to the [DPLU, 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 letter report shall be completed.

Monitoring: The [DPLU, PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

- X. **"TPH" MITIGATION:** [DPLU, PCC] [DPW, PDCI] [DEH, LWQ] [RG, BP] [DPLU, FEE]. **Intent:** In order to mitigate hazards associated with total petroleum hydrocarbon (TPH) contamination to less than significant, the impacted soil shall be removed and properly disposed. **Description of Requirement:** Prior to grading, surficial soil in the vicinity of the smudge pots and elsewhere on the property where minor surficial staining is evident shall be excavated, removed from the site, and properly disposed of at an appropriately permitted facility, in accordance with governmental agency regulations under the oversight of the Department of Environmental Health (DEH), Voluntary Assistance Program (VAP) or the DEH, Local Oversight Program (LOP). All work shall be implemented pursuant to the DEH SAM Manual. **Documentation:** The applicant shall provide the "Closure Letter, or Concurrence Letter," to the [DPLU, PCC] that the soil removal and disposal has been completed to the satisfaction of the [DEH, SAM] VAP, or LOP. **Timing:** Prior to rough grading approval and issuance of any building permit. **Monitoring:** The [DEH, LWQ], SAM, VAP or LOP shall verify completion of the required remediation, and shall issue a Closure Letter to the applicant and to the [DPLU, PCC]. The [DPLU, PCC] shall review the "Closure Letter," for compliance with this condition, and notify the [DPW, PDCI] of the completion of this requirement."

- Y. **IRRIGATION POND MITIGATION:** [DPLU, PCC] [DPW, PDCI] [DEH, LWQ] [RG, BP] [DPLU, FEE]. **Intent:** In order to mitigate potential hazards associated with chemical residues in on-site irrigation ponds to less than significant, the soil below the ponds shall be sampled and any contamination shall be remediated. **Description of Requirement:** Prior to grading, irrigation water shall be removed from the two on-site irrigation ponds (labeled 1 and 3 on figure 3.5-3 of the EIR) and soil samples from the bottom of the ponds shall be collected and analyzed for potential agricultural residues, to the satisfaction of the Director of DEH. If contamination is present, all contaminated soils from the ponds shall be

either remediated or removed and properly disposed under the oversight of the Department of Environmental Health (DEH), Voluntary Assistance Program (VAP) or the DEH, Local Oversight Program (LOP). All work shall be implemented pursuant to the DEH SAM Manual. **Documentation:** The applicant shall provide the "Closure Letter, or Concurrence Letter," to the [DPLU, PCC] that the soil remediation or removal and disposal has been completed to the satisfaction of the [DEH, SAM] VAP, or LOP. **Timing:** Prior to rough grading approval and issuance of any building permit. **Monitoring:** The [DEH, LWQ], SAM, VAP or LOP shall verify completion of the required remediation, and shall issue a Closure Letter to the applicant and to the [DPLU, PCC]. The [DPLU, PCC] shall review the "Closure Letter," for compliance with this condition, and notify the [DPW, PDCI] of the completion of this requirement."

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

Z. ARCHAEOLOGICAL MONITORING – FINAL REPORT: [DPLU, PCC] [DPW, PDCI] [UO, FG] [DPLU, FEE]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5354(VTM) and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, a Grading 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 grading. The report shall include the following:

1. Department of Parks and Recreation Primary and Archaeological Site forms.
2. Daily Monitoring Logs
3. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated with a Luiseno Native American Tribe. The collections and associated records, including title, shall be transferred to a Luiseno Native American Tribe. Evidence shall be in the form of a letter from the Luiseno Native American Tribe, which has accepted the archaeological materials, stating that archaeological materials have been received.

4. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

Documentation: The applicant shall submit the report to the [DPLU, PCC] for review and approval. **Timing:** Prior to the occupancy of any structure or use of the premises in reliance of 3100 5354 RPL⁴ (VTM), and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), the final report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

AA. OPEN SPACE SIGNAGE & FENCING: [DPLU, PCC] [FG, UO] [DPLU, FEE]. Intent: In order to comply with Conditions 39 and 40, pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for VTM 5354 RPL⁴, the fencing and signage shall be installed. **Description of Requirement:** The permanent fences or walls, and open space signs shall be placed along the open space boundary of lots(s).

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources

Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Department of Planning and Land Use
Reference: (TM 5354; ER 04-02-004)

Documentation: The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [DPLU, PCC]. **Timing:** Prior to the occupancy of any structure or use of the premises in reliance of VTM 5354 RPL⁴, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed. **Monitoring:** The [DPLU, PCC] shall review the photos and statement for compliance with this condition.

BB. CULTURAL RESOURCES REPORT: [DPLU, PCC & FISCAL] [DPW, LDR & PDCI] [UO, FG] [DPLU, FEE X2]. Intent: In order to ensure that the Grading Monitoring occurred during the grading phase of the project,

pursuant to Condition 32 a final report shall be prepared. **Description of Requirement:** A final Grading Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated with a Luiseno Native American Tribe. The collections and associated records, including title, shall be transferred to a Luiseno Native American Tribe. Evidence shall be in the form of a letter from the Luiseno Native American Tribe, which has accepted the archaeological materials, stating that archaeological materials have been received.
- d. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

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

[END PLAN NOTES]

Documentation: The applicant shall submit the Grading and Improvement plans, which shall include the above reference condition notes. The condition notes shall be in addition to what is already approved on the Conceptual Grading and Improvement Plan, unless indicated in this condition that it is superseding. **Timing:** Prior to the approval of any grading and or improvement plans and issuance of any Grading or Construction Permits) and prior to the approval of any map for each phase, the notes and items shall be placed on the plans. **Monitoring:** The [DPW, ESU, or DPLU, BD for DPLU Minor Grading and DPR,

TC and PP for trail and park improvements] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Specific Plan Land Use Designation of the Fallbrook Community Plan because it proposes a residential use type at an overall density of 2.3 dwelling units per acre, and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential land use type with a minimum net lot size of 2,600 square feet in multifamily planning areas and an average of 6,000 square feet in the single family residential areas, within the Specific Plan Use Regulation;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Fallbrook Community 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 type of development because the proposed development is outside the majority of the sensitive environmental areas on the property and impacts thereto are mitigated. Site grading will be balanced and minimized as appropriate;
5. The site is physically suitable for the proposed density of development because the site will be developed and both water and services have been demonstrated to be available, in the future;
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 likely to cause substantial environmental damage (the EIR identifies significant and unmitigated impacts to aesthetics, air quality, and transportation/traffic) or substantially and avoidably injure fish or wildlife or their habitat; however, as identified in the Environmental Impact Report, dated January 11, 2012, there are specific economic, legal, social, and technological or other considerations that make

infeasible the mitigation measures or alternatives and a Statement of Overriding Considerations has been adopted by the Board of Supervisors, on January 11, 2012;

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;

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

9. The discharge of sewer waste from the wastewater treatment plant 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, the State Mining Reclamation Act, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

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

County Public Roads Standards

- (1) Sections 6.1.C.1 and 6.1.C.2 of County standards for Public Roads require a minimum separation between driveways and between driveways and roads entering non-Circulation Element roads of two hundred feet (200'). The requested modification of Sections 6.1.C.1 and 6.1.C.2 permit locations of driveways serving lots with less than 100 feet of frontage, on local streets, to have driveways within 200 feet of each other, provided driveways are separated from intersections, as far as lot lines allow; thereby, avoiding hidden driveways around a corner or by landscaping. These residential streets will contain low volumes and low travel speeds, for a typical residential neighborhood and the modification of the above two County Standards will not result in unsafe

operation of the the planned Public Roads.

County Subdivision Ordinance design requirements:

- A. Section 81.401(a) states that no lots shall include land in more than a single tax code area. This Section of the Subdivision Ordinance has been waived in order to permit the development of a master planned community.
- B. Section 81.401(b) requires every lot to contain a net area of no less than 6,000 square feet. The Specific Plan for this project specifies that single family detached lots may measure less than 6,000 square feet of net area, but not less than 5,000 square feet. The Specific Plan also permits multi-family detached units to range in lot size, between 2,600 and 4,000 square feet. This exclusion is consistent with Section 81.401(o), which allows the project specific plan to govern lot area, less than 6,000 square feet.
- C. Section 81.401(d) requires every lot to measure at least 60 feet wide, when measured at the right-of-way line. The Specific Plan for this project specifies that lots measuring less than 6,000 square feet shall measure no less than 40 feet when measured, at the Right-of-Way line. This exclusion is consistent with Section 81.401(o).

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 be 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:

1, 4, 6-21 and 23-50.

MAP PROCESSING REQUIREMENTS: The Tentative Map shall comply with the following processing requirements pursuant to the Sections 81.801 through 81.811 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 81.506 of the Subdivision Ordinance.
- ☐ Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- ☐ The following notes shall appear on the Final Map:
 - ☐ All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this, 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 the Department of Planning and Land Use (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 water supply and sewage disposal shall be shown on the Final Map.
- ☐ This is a map of a condominium project as defined in Section 1350 of the State of California Civil Code. The maximum number of dwelling units is 866. 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:

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 way, 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 (Policy 4.b), 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 loudspeaker or sound amplification system shall be used to produce sounds 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 way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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. 10096 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), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas one (1) acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

PARK LAND DEDICATION AND FEE PAYMENT: The project is subject to County of San Diego Park Lands Dedication Ordinance which requires the dedication of land, payment of fees in lieu thereof, or a combination of both, for neighborhood and community park or recreational purposes to serve future residents of such development in accordance with Code Section 810.101, et seq.

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 March 25, 2010. *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 links:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_p_ernit/r9_2007_0001/2007_0001final.pdf.

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>.

<http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.html>

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 links above.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.202 (a) of the County Code.

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

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit from the Department of Public Works is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: Obtain an excavation permit from the County Department of Public Works for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.219. 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 [DPW, Land Development Counter] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance.

NOTICE: This subject property may 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 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 Game Fees have been paid in the amount of \$2,839.25 for the review of the EIR, Receipt number 412727, dated December 2, 2011.

NOTICE: The 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on January 11, 2012 (the date of adoption of this Resolution).

NOTICE: The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance

ON MOTION of Supervisor Horn, seconded by Supervisor Jacob, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 9th day of January, 2012, by the following vote:

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

- - -

STATE OF CALIFORNIA)
County of San Diego)^{SS}

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By: Catherine Santos
Catherine Santos, Deputy



Resolution No. 12-005

Meeting date: 1/09/12 (3.1)

Attachment C

May 6, 2020

VIA ELECTRONIC MAIL AND U.S. MAIL

Dominic Fieri
Fire Marshal
North County Fire Protection District
330 South Main Avenue
Fallbrook, California 92028-2938
Email: dfieri@ncfire.org

Re: Pardee – Meadowood: Interim Emergency Vehicle Access Letter Agreement

Dear Mr. Fieri:

On behalf of Pardee Homes Inc. ("Pardee"), below please find provisions agreed upon by and between Pardee and North County Fire Protection District ("NCFPD") related to the provision of interim access for ingress and egress of emergency vehicles operated by NCFPD and other emergency service providers to the Pardee Homes proposed Meadowood residential development located northeast of the Interstate 15 and the State Route 76 ("SR-76") Interchange and generally north the San Luis Rey River in the Fallbrook Community Planning Area ("Project Site"). It is our understanding the parties have agreed on the following facts, terms and conditions related to the interim emergency vehicle access points and road (collectively, "Interim EVA Road"):

- The dwelling units identified on Exhibit A are allowed to be occupied within the Project Site before completion of the Interim EVA Road.
- The County of San Diego ("County") has authorized the continued public use of existing Pankey Road north of SR-76 as depicted on Exhibit B upon review of the drainage conditions, and NCFPD supports utilization of this road for purposes of emergency access to Meadowood.
- Until two lanes of Pala Mesa Drive through Campus Park West are completed and available for NCFPD use, an Interim EVA Road is required for construction of Meadowood homes north of the occupancy limit line depicted on Exhibit A. The Interim EVA Road is depicted on Exhibit B. Pardee shall cause the gates depicted on Exhibit B to be installed and maintained on Pankey Road. The gates shall have a fourteen-foot (14') unobstructed width, and the gates shall include a "Knox Box" in addition to Opticon sensors that trigger the gates.
- An access easement to NCFPD for the Interim EVA Road will be provided prior to construction of homes north of the occupancy limit line.
- Dudek has confirmed the 5-minute fire-response time to remainder of Project Site with the installation of the Interim EVA Road.

If you have any questions or comments, please do not hesitate to contact me personally at the following number 858.794.2571.

Sincerely,



Allen Kashani, Director of Land Development
for PARDEE HOMES, SAN DIEGO.

cc: Chief Stephen Abbott, North County Fire Protection District
Jacob Armstrong, Chief of Operations, PDS Land Development, County of San Diego
Kenneth Brazell, Project Manager, PDS Land Development, County of San Diego
Serge Yagodin, Senior Civil Engineer, PDS Land Development, County of San Diego
Chief David Nissen, Deputy Chief, Community Risk Reduction, Cal Fire
Michael Huff, Practice Manager, Urban Forestry and Fire Protection Planning, Dudek

AGREED AND ACCEPTED:

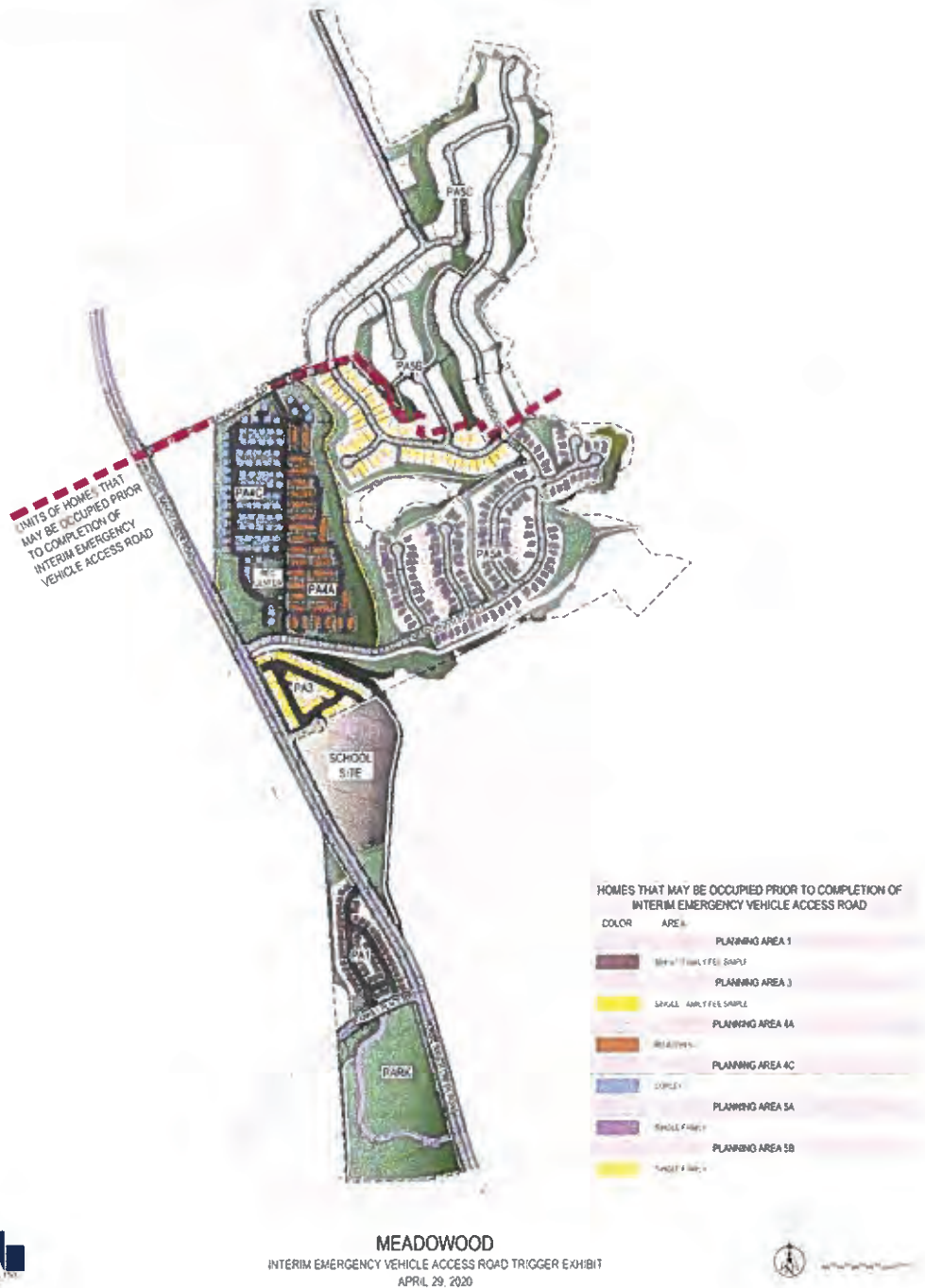
North County Fire Protection District

By: 

Name: Dominic Fieri, Fire Marshall

Date: May 7, 2020

EXHIBIT A Dwelling Units to Be Occupied Prior to Interim EVA Road Completion





Attachment D



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
PHONE (858) 694-2962 FAX (858) 694-2555
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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY APPROVED ENVIRONMENTAL IMPACT REPORT FOR PURPOSES OF CONSIDERATION OF PDS2020-TM-5354R

July 31, 2020

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously certified Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent Environmental Impact Report have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously certified Environmental Impact Report to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: Meadowood Revised Map
2. To the Project Number(s) add: PDS2020-TM-5354R; PDS2020-ER-04-02-004A
3. To the first paragraph add as indicated: The Environmental Impact Report for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 31, 2020, which includes the following forms attached.
 - A. An Addendum to the previously certified Environmental Impact Report with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 31, 2020.
 - B. An Ordinance Compliance Checklist



County of San Diego

MARK WARDLAW
DIRECTOR

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 31, 2020

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF Meadowood Revised Map PDS2020-TM-5354R

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted EIR:

On January 11, 2012, the Board approved a Specific Plan, General Plan Amendment, Zone Reclassification, three Site Plans, a Major Use Permit, and a Vesting Tentative Map for the Meadowood Project (Project). The Project covers approximately 389 acres, and consists of 844 residential units, public and private recreational facilities, 122 acres of biological open space, an elementary school site, and a wastewater treatment plant. An Environmental Impact Report was prepared for the Meadowood Project and was certified on January 11, 2012. The Project is located at the northeastern quadrant of the Interstate 15 (I-15) and State Route 76 Interchange within the Fallbrook Community Planning Area and I-15 Design Review Corridor. The Vesting Tentative Map was set to expire on February 11, 2015, three years after the effective date of approval. After an Assembly Bill automatic time extension and a Development Moratorium in accordance with Government Code 66452.6(f) due to processing requirements associated with obtaining other agency and jurisdictional permits, the Tentative Map is now set to expire on July 7, 2021.

2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Sean Oberbauer, Project Manager
b. Phone number: (858) 495-5747
c. E-mail: sean.oberbauer@sdcounty.ca.gov

3. Project applicant's name and address:

Pardee Homes
13400 Sabre Springs Parkway, Suite 200, San Diego, CA 92128

4. Summary of the activities authorized by present permit/entitlement application(s):

The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. Conditions of the approved Vesting Tentative Map require offsite road improvements and right-of-way dedication for Pankey Road and Pankey Place as well as Pala Mesa Drive, which runs through the adjacent Campus Park West project. Campus Park West was approved by the Board of Supervisors on June 18, 2014. The intent of the road improvements is to provide the Project additional emergency-vehicle access for the North County Fire Protection District and to meet the County's General Plan five-minute travel-time requirement. The North County Fire Protection District and the Project applicant have provided an Interim Vehicle Access Letter Agreement, dated May 6, 2020, which will allow the Project to develop certain phases of the Project to the construction of offsite road improvements.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES
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NO
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The project will alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The main difference between the proposed discretionary action and previous entitlements is the timing of conditions related to road improvements and the design of interim road improvements in accordance with an agreement with the North County Fire Protection District.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE

☐ Aesthetics

☐ Biological Resources

☐ Greenhouse Gas Emissions

☐ Land Use & Planning

☐ Population & Housing

☐ Transportation/Traffic

☐ Agriculture and Forest Resources

☐ Cultural Resources

☐ Hazards & Haz Materials

☐ Mineral Resources

☐ Public Services

☐ Utilities & Service Systems

☐ Air Quality

☐ Geology & Soils

☐ Hydrology & Water Quality

☐ Noise

☐ Recreation

☐ Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted EIR is adequate with the preparation of an Addendum.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

July 31, 2020

Signature

Date

Sean Oberbauer

Printed Name

Project Manager

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project does not consist of construction of additional structures or buildings that have been previously evaluated for visual impacts in the previously certified EIR. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in an increased development footprint that has not previously been analyzed by an EIR. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES
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NO
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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in additional construction or development of additional pollutant sources that have not been previously identified and analyzed in the certified EIR. The project will also not result in impacts to sensitive receptors adjacent to the project that have not been previously identified and analyzed. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to air quality.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES
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NO
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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The original project required dedication of biological open space and is conditioned to obtain other agency and jurisdictional permits for potential impacts to biological resources. The project will not result in an increased development footprint that has not previously been analyzed by an EIR. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to biological resources.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The original project required archaeological monitoring and any future grading or improvements associated with implementation of the project will continue to require archaeological monitoring. The project will not result in an increased development footprint that has not previously been analyzed by an EIR. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to cultural resources.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in an increased development footprint that has not previously been analyzed by an EIR. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to geology and soils.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES
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NO
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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB 32), which set a GHG emissions reduction goal for the state into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain new requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies.

The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in an increase of density or additional units that have previously been authorized by prior entitlements associated with the project. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely

hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in additional construction or development of additional pollutant sources or hazardous materials that have not been previously identified and analyzed in the certified EIR. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project is conditioned to obtain multiple permits from several jurisdictions and agencies including the U.S. Army Corps of Engineers and the California Regional Water Quality Control Board in order to process a Final Map. In accordance with current regulations, the Project has been required to update all applicable stormwater documents during the processing of Final Engineering for all Final Maps, which includes the

processing of Grading and Improvement Plans. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in improvements that will physically divide with an established community or conflict with any conditions associated with acquiring other agency or jurisdictional permits for the project. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to land use and planning.

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in an increased development footprint that has not previously been analyzed by an EIR. The establishing of a mine on the subject project site would not be in conformance with the community and would be located adjacent to established residences in the residential component of the Campus Park Project. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to mineral resources.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where

such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in additional construction or development of additional noise producing sources that have not been previously identified and analyzed in the certified EIR. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects of potential impacts associated with Noise.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in a reduction of density or residential units that have previously been approved for the project. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. Service availability forms have been provided for the project for public services that demonstrate adequate public services and utilities are readily available to serve the project. The May 6, 2020 agreement with the North County Fire Protection District identifies a threshold of units that would result in offsite road improvements in order to be consistent with travel-

time requirement for Fire Services. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in an increase of density that could cause an increase in the need for additional parks. The project will also not result in the removal of any existing or previously approved parks. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to recreation.

XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. A revised traffic analysis for the project was submitted that demonstrated that the changing of timing of offsite road conditions in accordance with the fire agreement will not result in a significant impact to any offsite roads or intersections. The proposed project does not consist of a substantial change to the previously approved project and will not result in an increase of density for potential impacts associated with Vehicle Miles Traveled. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

XVII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES
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NO
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Since the EIR was certified for the original project, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. The original project required archaeological monitoring and any future grading or improvements associated with implementation of the project will continue to require archaeological monitoring. The project is conditioned to obtain other agency and jurisdictional permits which has resulted in coordination with tribal governments. The project will not result in an increased development footprint that has not previously been analyzed by an EIR. Therefore, the proposed Revised Vesting Tentative Map would not result in potential impacts that would cause a change in the significance of a tribal cultural resource.

XVIII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES
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NO
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The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. Service availability forms have been provided for the project for public services that demonstrate adequate public services and utilities are readily available to serve the project. The May 6, 2020 agreement with the North County Fire Protection District identifies a threshold of units that would result in offsite road improvements in order to be consistent with travel-time requirement for Fire Services. Therefore, the proposed Revised Vesting Tentative Map would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

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NO

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As discussed within this document and the attached addendum, there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance.

The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. Conditions of the approved Vesting Tentative Map require offsite road improvements and right-of-way dedication for Pankey Road and Pankey Place as well as Pala Mesa Drive, which runs through the adjacent Campus Park West project. Campus Park West was approved by the Board of Supervisors on June 18, 2014. The intent of the road improvements is to provide the Project additional emergency-vehicle access for the North County Fire Protection District and to meet the County's General Plan five-minute travel-time requirement. The North County Fire Protection District and the Project applicant have provided an Interim Vehicle Access Letter Agreement, dated May 6, 2020, which will allow the Project to develop certain phases of the Project to the construction of offsite road improvements.

The original Meadowood project was found to result in (1) significant unmitigated impacts associated with aesthetics, air quality, and transportation/traffic; (2) significant mitigated impacts associated with biological resources, agricultural resources, geology and soils, cultural resources, noise, and hazards/hazardous materials; and (3) less than significant effects associated with land use, hydrology and water quality, public services, population and housing, mineral resources, and utilities.

Attachments

- Addendum to the previously adopted EIR

**XX. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW
UPDATE CHECKLIST FORM**

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Goal COS-17: Solid Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 *et seq.*)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Focused Traffic Analysis Letter without Pala Mesa Drive and Pankey Place connection under existing plus project conditions, June 4, 2020, LOS Engineering, Inc.

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Pardee – Meadowood: Interim Emergency Vehicle Access Letter Agreement, May 6, 2020, Dominic Fieri, Fire Marshall, North County Fire Protection District

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
MEADOWOOD REVISED TENTATIVE MAP
PDS2020-TM-5354R; PDS2020-ER-04-02-004A

July 31, 2020

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
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NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

The proposed project and any off-site improvements are located outside the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is required. The original project was condition to obtain a Habitat Lass Permit or obtain take authorization through Section 7 Consultation with the Fish and Wildlife Service.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
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NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside the boundaries of an adopted subarea of the Multiple Species Conservation Program.

III. GROUNDWATER ORDINANCE – Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
☒

Discussion:

The project does not propose the use of groundwater and will obtain water services from a local municipal water district.

IV. RESOURCE PROTECTION ORDINANCE – Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

Even though wetlands and/or wetland buffer areas have been identified in the project vicinity and on the project site, the subject Revised Vesting Tentative Map will not result in additional impacts to wetlands or wetland buffers as it consists of changing the timing of offsite road improvements in accordance with an agreement with the North County Fire Protection District. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

Even though a Floodway or Floodplain fringe does exist on the project site, the subject Revised Vesting Tentative Map will not result in additional impacts to wetlands or wetland buffers as it consists of changing the timing of offsite road improvements in accordance with an agreement with the North County Fire Protection District. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). The project does not propose additional construction in steep slopes because the subject Revised Vesting Tentative Map consists of changing the timing of offsite road improvements in accordance with an agreement with the North County Fire Protection District. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. Sensitive habitat lands are located in the project vicinity and are placed within open space easements in order to ensure that biological resources are maintained and not impacted. The subject Revised Vesting Tentative Map consists of changing the timing of offsite road improvements in accordance with an agreement with the North County Fire Protection District. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs, it has been determined that the project site does contain archaeological resources. The original project required archaeological monitoring and any future grading or improvements associated with implementation of the project will continue to require archaeological monitoring. The project is conditioned to obtain other agency and jurisdictional permits which has resulted in coordination with tribal governments. The project will not result in an increased development footprint that has not previously been analyzed by an EIR. As such, the project complies with the RPO.

V. STORMWATER ORDINANCE (WPO) – Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES
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NO
☐

NOT APPLICABLE
☐

Discussion:

The project is conditioned to obtain multiple permits from several jurisdictions and agencies including the U.S. Army Corps of Engineers and the California Regional Water Quality Control Board in order to process a Final Map. In accordance with current regulations, the Project has been required to update all applicable stormwater documents during the processing of Final Engineering for all Final Maps, which includes the processing of Grading and Improvement Plans.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The project consists of a Revised Vesting Tentative Map to alter the timing of multiple conditions related to offsite road improvements in accordance with an agreement with the North County Fire Protection District. The project will not result in additional construction or development of additional noise producing sources that have not been previously identified and analyzed in the certified EIR. The original project was approved with conditions to require noise reducing features such as noise walls and the subject discretionary action will not remove any noise reducing features associated with the project.

**MEADOWOOD REVISED TENTATIVE MAP
PERMIT NO.: PDS2020-TM-5354R
ENVIRONMENTAL LOG: PDS2020-ER-04-02-004A**

ENVIRONMENTAL FINDINGS

July 31, 2020

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2020-ER-04-02-004A was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously certified Environmental Impact Report dated January 11, 2012, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Environmental Impact Report was adopted as explained in the Environmental Review Update Checklist dated January 11, 2012.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. 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.).

Attachment E



July 13, 2020

Mark Wardlaw
Director, Planning and Development Services
5510 Overland Ave., Suite 310
San Diego, CA 92123

Subject: Meadowood Condition of Approval 1g

Dear Mr. Wardlaw

Thank you for your help and guidance as we work with your staff to expedite our request for a Revised Map for the Meadowood project (VTM No. 5354).

As you know, our request seeks to modify language within Condition of Approval 1g that requires Pardee Homes to cause to dedicate right-of-way for Pala Mesa Drive on land owned by an adjacent property owner, Pappas Investments.

For the past two years we have attempted to work with the County and the property owner to obtain the right to dedicate the land, even going so far as to facilitate an Irrevocable Offer to Dedicate (IOD) between the County and the property owner, which was eventually deemed too restrictive by Pappas Investments.

Despite the ability to come to a reasonable resolution, we remain committed to working with all parties so Condition of Approval 1g may be satisfied, including continuing to cover costs associated with the planning, design and construction of the road as well as the future relocation, if needed.

Whether we move forward with an IOD, the interim access road or some other alternative, working together to resolve this issue is in the best interest of the entire community because it will allow us to bring much needed new housing and economic opportunities to north San Diego County.

The Meadowood project creates 844 new housing units, a school, park and 234-acres of open space, all tremendous benefits to the San Diego region. We remain eager to continue to engage in meaningful and productive conversations with the County and other stakeholders in hopes that we may reach an agreement that will allow us to develop and dedicate Pala Mesa Drive in the very near future.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jimmy Ayala", written over a light blue circular stamp.

Jimmy Ayala
Division President
Pardee Homes



July 15, 2020

VIA EMAIL

Mark Wardlaw
Director, Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Subject: Pardee Homes Request for Map Revision to Meadowood Vesting
Tentative Map No. 354

Dear Mr. Wardlaw:

I am writing in regard to the above-referenced request by Pardee Homes. In particular, I am writing in response to the assertion in the June 23, 2020 letter from Jimmy Ayala to yourself that:

“...Pardee Homes has made numerous good faith efforts to satisfy COA 1g. However, over the past two years Pappas Investments has consistently denied all offers by Pardee Homes to obtain the rights to dedicate the land.”

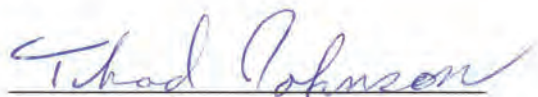
The latter sentence of the above statement is unequivocally false. Pappas Investments has spent a great deal of time, money and effort over the last two years in order to help Pardee satisfy said condition and other requirements relating to work and access on or proximate to the Campus Park West property. Over that period, Pardee has changed its approach to addressing this and related conditions on a number of occasions, each time we have responded with a willingness to work with them, no matter how exasperating their actions have been.

As depicted in the e-mails provided to members of your team on June 11, 2020, we have always been responsive to and cooperative with Pardee. There are voluminous additional e-mails cementing this fact. As of May 2020, Pardee and Pappas had a draft agreement in place which the parties had negotiated and had mutually agreed was in near final form for execution. This agreement was based on a scope and fair share allocation that was proposed by Pardee.

Pappas Investments takes very seriously the issue of fire safety and would never ignore the request by a fellow property owner to work towards a fair share solution to address such a matter.

We hope this letter puts forth clearly our position and record on this matter. Should you have any questions or otherwise wish to discuss this item, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink that reads "Thad Johnson". The signature is fluid and cursive, with the first name "Thad" and last name "Johnson" clearly legible.

Thad Johnson

Cc via email: Sarah Agasshi
Mark Slovick
Jacob Armstrong
Sean Oberbauer
Tom Montgomery
Tom Bosworth
Jack Wood
Chief Abbot
Marshall Fieri

Attachment F



County of San Diego, Planning & Development Services

**APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS**
ZONING DIVISION

Record ID(s) _____

Assessor's Parcel Number(s) 108-120-52,53,54; 108-121-15; 108-122-03,08,09,15,19; 125-061-04,07; 125-062-07

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.

Pardee Homes

_____	_____
_____	_____
_____	_____
_____	_____

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.

_____	_____
_____	_____
_____	_____
_____	_____

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

Jimmy Ayala

Print Name

06/23/2020

Date

----- OFFICIAL USE ONLY -----

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>

