ATTACHMENT B – RESOLUTION APPROVING REVISED TENTATIVE MAP PDS2023-TM-5615TER

RESOLUTION OF SAN DIEGO COUNTY)
PLANNING COMMISSION)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. ~~PDS2016-TM-5615~~ PDS2023-TM-5615TER)

WHEREAS Tentative Map No. ~~PDS2016-TM-5615~~ PDS2023-TM-5615TER proposing the division of property located at the intersection of West Lilac Road and Vessels Ranch Road and generally described as:

> Those portions of sections 14, 15, 20, 21, 22 and 23, township 10 south, range 3 west, San Bernardino meridian according to official plat thereof; together with a portion of Monserate Rancho according to Map thereof No. 821 and Map on file in the Office of the County Recorder of San Diego County Book 1, Page 108 of patents, all in the County of San Diego

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on March 4, 2024; and

WHEREAS, on April 18, 2025 ~~December 13, 2019~~, the Planning Commission of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Revised 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 Planning Commission 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 Revised Tentative Map is hereby approved subject to the following conditions:

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

~~The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution. This approval Expires Thirty-Six (36) Months from said effective date at 4:00 P.M. unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.~~

MAP EXPIRATION: The approval of this Revised Tentative Map shall become effective after the adoption of this Resolution, providing the effective date of the Revised Tentative Map, PDS2023-TM-5615TER, Site Plan Modification, PDS2024-STP-16-032W1, Major Use Permit Modification, PDS-2024-MUP-16-012W1 and Mitigated Negative Declaration, PDS2024-ER-16-02-006B have also become effective. This approval expires seventy-two (72) months (December 13, 2028) from the said effective at 4:00 P.M., unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

This Revised Tentative Map is approved subject to the attached conditions of approval, which must be complied with before a Final Map thereof is approved by the County Department of Public Works and filed with the County Recorder of San Diego County.

No parcel shown on the approved Revised Tentative Map shall be leased, sold, conveyed, or transferred, unless and until a Final Map is approved by the County Department of Public Works and has been filed in the office of the County Recorder.

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 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification requires use of high-pressure sodium (HPS) vapor light source. This waiver/modification allows the use of Light Emitting Diode (LED) light source, unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low-pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].

(2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.

(3) Standard Condition 19(e): Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.

(4) Standard Condition 22: Said condition pertains to private subsurface sewage disposal systems. The project's Planning Areas 1 and 2 will be on public sewer and served by Rainbow Municipal Water District; and Planning Area 3 and Hillside Estate Lots will be on septic systems.

(5) 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.

(6) Standard Conditions 24: Said condition pertains to subdivisions outside the boundaries of a fire protection agency. This project will be served by the North County Fire Protection District.

(7) Standard Condition 27: Said condition states that the respective Final Maps shall include the entire area shown on the Revised Tentative Map and shall not be filed as units or groups of units. Respective Final Maps for this Revised Tentative Map may be filed as units or groups of units.

NOTE: THIS PLANNNING COMMISSIONS DECISION EXTENDS THE DATE UPON WHICH THE REVISED TENTATIVE MAP WILL EXPIRE AND MAKES CERTAIN OTHER CHANGES AS LISTED BELOW. ALL OTHER RESOLUTION LANGUAGE, MITIGATION MEASURES, AND CONDITIONS OF APPROVAL REMAIN AS ORIGINALLY ADOPTED OR AS SUPERCEDED, REPLACED, OR ADDED CONDTIONS AS INDICATED BY A STRIKEOUT /UNDERLINE.
[Strikeout indicates deletion, underline indicates addition.]

APPROVAL OF MAP: *The following specific conditions shall be complied with before a Final Map is approved by the Planning Commission and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):*

A. MM CBB BIO#2–CROTCH'S BUMBLE BEE TAKE AUTHORIZATION
INTENT: In order to comply with applicable regulations, including the California Endangered Species Act (CESA), for impacts to Crotch's bumble bee, consultation with the California Department of Fish and Wildlife (CDFW) shall occur. **DESCRIPTION OF REQUIREMENT:** Before the start of construction, consultation with CDFW regarding the project's effects on Crotch's bumble bee shall occur. If take of Crotch's bumble bee is expected, an incidental take permit issued by the CDFW must be obtained, as applicable. If CDFW issues an incidental take permit for Crotch's bumble bee, that document shall supersede any inconsistent measures and mitigation ratios provided for the species in the biological resources technical report addendum, California Environmental Quality Act document, or County Conditions of Approval. CESA compliance shall only be required if Crotch's bumble bee remains as a CESA candidate species or is listed under CESA at the time of project construction. If Crotch's bumble bee is delisted, this measure shall not be required. **DOCUMENTATION:** The applicant or its designee shall consult with CDFW to determine if a permit or agreement is required. Upon completion of CDFW's review of this project, the applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from CDFW that such an agreement or permit is not required to the *[PDS, PPD]* for compliance. **TIMING:** Prior to the

approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, a permit shall be obtained from CDFW or evidence provided that it is not required. **MONITORING:** The project applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee), that it has secured any necessary take authorization from CDFW. The *[PDS, PPD]* 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.

1. **GEN#1 - COST RECOVERY**
INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to *[PDS, Zoning Counter]*, which shows that all fees and trust account deficits have been paid. No map or permit can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The *[PDS Zoning Counter]* shall review the evidence to verify compliance with this condition.

2. **GEN#2 - GRADING PLAN CONFORMANCE**
INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, and include all of the following mitigation measures: Air Quality (Fugitive Dust, Blasting, Construction Architectural Coatings), Biological Resources (Biological Monitoring, Pre-construction Surveys, Temporary Fencing, Permanent Fencing & Signage, Easement Avoidance, Breeding Season Avoidance), Cultural Resources (Temporary Fencing, Archaeological Site Capping, Pre-Grade Survey, Dust Control Plan, Archaeological Monitoring), Geological Resources (Soils Report, Stabilization Measures, Geotechnical Monitoring), Noise (Blasting Noise Plan, Temporary Construction Noise, Temporary Rock Crushing and Drilling, Vibration Impacts). **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the recordation of the 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~~ [PDS, ~~BD~~ PPD] ~~for PDS Minor Grading;~~ [DPR, TC for Trails; and PP for Park Improvements]* shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

3. **PLN#1 - DISCRETIONARY APPROVALS**
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:** Obtain approval of ~~Major Use Permits, PDS2016-MUP-16-012 and PDS2016-MUP-16-013~~ Major User Permit Modification PDS2023-MUP-16-012W1 from the County Planning Commission. **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 *[PDS, PPD]* for review and approval of this condition. **TIMING:** Prior to the approval of any Map and any permit issuance ~~any Map and any permit issuance~~, the applicant shall comply with this condition. **MONITORING:** The *[PDS, PPD]* shall review the discretionary approval for compliance with this condition. Note: PDS2016-MUP-16-013 was already approved on December 13, 019.

4. **TIF#1–TIF PROGRAM:**
INTENT: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. **DESCRIPTION OF REQUIREMENT:** The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project and is eligible to be used for a specific improvement to mitigate cumulative traffic impacts for Ocean Breeze Ranch, or it can be paid at building permit issuance for each phase of the project. **TIMING:** The fee is calculated pursuant to the ordinance at the time of building permit issuance. **MONITORING:** The applicant shall pay the TIF at the [*PDS, LD Counter]* and provide a copy of the receipt to the *[PDS, BD]* at time of permit issuance.

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

5. **PARKS#1 - DEDICATION OF PUBLIC PARK LAND**
INTENT: In accordance with Title 8, Division 10 of the Code of Regulatory Ordinance also known as the Park Lands Dedication Ordinance (PLDO) and in order to comply with Section 810.102 et seq. and to receive PLDO credit for two public parks, the *Public Neighborhood Park (Lot C)* and *Trail Head Park (Lot O),*

shall be fully developed in accordance with the PLDO and an approved Final Park Site Plan. **DESCRIPTION OF REQUIREMENT:** Any and all parklands receiving PLDO credit shall comply with the following requirements:

a. A Final Park Site Plan (that includes grading, irrigation, landscaping, and improvement plans and construction documents) that substantially conforms to the concept plans in the approved Revised Tentative Map PDS2024-TM-5615TER ~~PDS2016-TM-5615~~ Conceptual Landscape Plan and the park design and construction standards specified by the Department of Parks and Recreation (DPR) and the Park Design Manual shall be approved by the Director of DPR.

b. The Public Neighborhood Park (Lot C) and Trail Head Park (Lot O) are public parks that shall consist of ~~1.86~~ 2.25 acres of improved active recreational uses as defined in the PLDO, including facilities and amenities identified on the approved park concept plan for Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615~~ and in conformance with the PLDO and Park Design Manual.

c. Park site improvements identified in the approved Final Park Site Plans shall be constructed, and fee title to the Public Neighborhood Park (Lot C), and Trail Head Park (Lot O) lots conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and a California Land Title Association Policy provided by the applicant and approved by the Director of DPR.

d. If there is less than a total of ~~1.86~~ 2.25 combined acres of improved active recreational uses as defined in the PLDO in the approved Final Park Site Plan for Neighborhood Park (Lot C) and Trail Head Park (Lot O), a combination of public and private parkland shall be dedicated and/or fees in-lieu of park land dedication shall be required pursuant to the PLDO as approved by the Director of DPR.

OR

The applicant or its designee, may satisfy the preceding requirements for construction of Public Neighborhood Park (Lot C) and Trail Head Park (Lot O) by entering into a Secured Park Acquisition and Improvement Agreement with the County, prior to recordation of the first Final Map. The Secured Park Acquisition and Improvement Agreement shall include (but not be limited to):

1. Required Parks to be constructed pursuant to approved Final Park Site Plan, PLDO, and Park Design Manual.

2. Require that construction timeline for the two public park sites not exceed one and one-half (1½) years from issuance of the first building permit or require park construction to be complete prior to issuance of fifty percent (50%), or the 198th residential building permit, of the total proposed residential dwelling units as shown on the Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615~~ and Conceptual Landscape Plan.

3. Be accompanied by a security deposit sufficient to cover the cost of two (2) years operation and maintenance of Public Neighborhood Park (Lot C) and Trail Head Park (Lot O) based on the approved Final Park Site Plan for both parks and in the form and amount specified by the Department of Parks and Recreation ("DPR") Director to ensure the applicant's performance of the terms of the Secured Park Acquisition and Improvement Agreement.

DOCUMENTATION: The applicant shall complete and provide the following:

a. Process and obtain approval from the Director of DPR for a Final Park Site Plan for the Public Neighborhood Park (Lot C) and Trail Head Park (Lot O).

b. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents in compliance with the PLDO and the requirements mentioned above.

c. Construct Park improvements identified in the Final Park Site Plans and the grading, irrigation, landscaping, and improvement plans and construction documents. Note that the Final Park Site Plans will be submitted as part of the PDS Grading Plan, PDS Landscape Plan, and PDS Building Plans sets.

d. Submit Environmental Site Assessment for approval by Director of DPR and Director of Department of Environmental Health & Quality (DEHQ) prior to conveyance of public park fee title.

e. Submit the Mandatory Dedication Checklist application to the Director of DPR and Director of Department of General Services (DGS) prior to conveyance of public park fee title.

f. Submit a California Land Title Association Policy for approval by Director of DPR and Director of DGS prior to conveyance of public park fee title.

g. Convey fee title by Grant Deed of public park sites Public Neighborhood Park (Lot C), and Trail Head Park (Lot O) that have been constructed in accordance with the Final Park Site Plans and are free of encumbrances.

OR

h. Enter into a Secured Park Acquisition and Improvement Agreement with the County that ensures construction of public parks conveyance of fee title in the manner specified above; and/or payment of in-lieu fees, as applicable.

TIMING: Prior to the recordation of the first Final Map. **MONITORING:** The *[DPR, PP] and [PDS, LA]* ~~*PPD Landscape Architect]*~~ shall review the Park Site Plans, grading, irrigation, landscaping, and improvement plans, and construction documents. [*DPR, PP*] shall review the Secured Park Acquisition and Improvement Agreement. *[DPR, PP] [DEHQ, LWQ]* shall review the Environmental Site Assessment*. [DPR, PP] [DGS, RP]* shall review the Mandatory Dedication Checklist and California Land Title Association Policy. The [*DPR, PP]* shall determine if dedication of additional parkland or payment of in-lieu park fees is required. The [*PDS, BD*] shall monitor building permit issuance and, if required, collect in-lieu park fees.

6. **PARKS#2 - PUBLIC PARKS – ESTABLISHMENT OF FUNDING MECHANISM**
INTENT: A funding mechanism shall be established to the satisfaction of the DPR to fully fund the operation and maintenance of the public neighborhood parks. **DESCRIPTION OF REQUIREMENT:** Establish a Community Facilities District (CFD) or other funding mechanism approved by the DPR to fully fund the operation and maintenance of Public Neighborhood Park (Lot C) and Trail Head Park (Lot O). **DOCUMENTATION:** The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the Public Neighborhood Park (Lot C) and Trail Head Park (Lot O) as determined by the DPR. In addition to the tax on developed parcels, this CFD or other funding mechanism shall include an "undeveloped land tax" which will allow revenue to be generated on all undeveloped parcels/developed parcels (excluding the Equestrian Facility as well as all biological and RPO open space easements) within the CFD. If required, annual increases are allowed under the CFD formation documents. **TIMING:** Prior to recordation of the first Final Map. **MONITORING:** The *[PDS, PPD] [DPR, PP]* shall review the documentation for conformance with this condition.

7. **PARKS#3 - PLDO COMPLIANCE - DEDICATION OF PRIVATE PARK EASEMENTS**
INTENT: For any private parks for which PLDO credit is to be granted pursuant to PLDO Section 810.108, an easement shall be dedicated to the County that restricts the use of the private park, to park and recreational purposes, and ensure compliance with the County of San Diego PLDO. **DESCRIPTION OF REQUIREMENT:** Dedicate an easement to the County by separate document or on each Final Map which the private park(s) is/are located that (a) restricts the use of the private parks located on Lots H, L, I, S/T, and W as shown on ~~Tentative Map PDS2016-TM-5615~~ Revised Tentative Map and Conceptual Landscape Plan to park and recreational purposes only; (b) specifies that the private park (Lots H, L, I, S/T, and W) shall be maintained by the Home Owners' Association; and (c)

includes a defense and indemnity provision in favor of the County that is satisfactory to the DPR. **DOCUMENTATION:** The easement shall be ~~may be~~ recorded by separate document or on each Final Map which the private park(s) is/are located respectively. The easement shall be submitted to the *[DPR and DGS, RP]* for review and approval. **TIMING:** Prior to, or simultaneously with, recordation of each Final Map which the private park(s) is/are located. **MONITORING:** The *[DPR, PP]* shall review the documentation for conformance with this condition.

8. **FUNDING#1-LANDSCAPE MAINTENANCE DISTRICT (LMD) AND/OR COMMUNITY FACILITIES DISTRICT (CFD) FORMATION**
INTENT: The Landscape Maintenance District (LMD) and/or Community Facilities District (CFD) is proposed to be the maintenance entity and maintenance funding source for PDS2023-TM-5616TER. **DESCRIPTION OF REQUIREMENT:** The applicant shall form and fund the LMD/CFD, 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 private trail or trail elements.

   d. Maintenance and on-going stewardship of preserved open space, cultural resources and any other improvements or land transferred to DPR.

   e. If needed an annual increase shall be included in the funding for the LMD/CFD.

   DOCUMENTATION: The applicant shall create and fund the LMD/CFD, as determined during the project processing, in compliance with this condition. **TIMING:** Prior to the approval of the First Final Map and prior to the approval of any plan and issuance of any permit, the LMD/CFD shall be formed. **MONITORING:** The *[DPR, PP] and [PDS, PPD]* shall review the formation and funding of the LMD/CFD, as required by this condition. The [*DPW, DPR, PDS] ~~PDCI~~*] shall ensure that the LMD/CFD is formed and fully funded with a yearly increase, if required, as cited in this condition.

9. **FUNDING#2–PERPETUAL MAINTENANCE FUNDING FACILITY**
INTENT: The Landscape Maintenance District (LMD) and/or Community Facilities District (CFD) is proposed to be the maintenance entity and maintenance funding source for TM 5615TER ~~TM 5616~~. **DESCRIPTION OF REQUIREMENT:** The subdivider shall obtain approval for a **Landscape Maintenance District (LMD)** and/or **Community Facilities District (CFD)** for maintaining pedestrian & equestrian trails and landscaped medians, to the satisfaction of the Director of

Parks & Recreation and the Director of Public Works. The applicant may elect to form one district to satisfy this requirement and the conditions described under PARKS#2 above**. LANDSCAPE MAINTENANCE DISTRICT FORMATION (LMD): [PDS, DPR] [DPW], ~~PDCI], FEE]~~ INTENT:** The Landscape Maintenance District (LMD) is proposed to be the maintenance entity and maintenance funding source for ~~TM 5615~~ TM-5616TER. **DESCRIPTION OF REQUIREMENT:** The applicant shall form and fund the LMD, and funding shall encompass the following:

a. Maintenance of any public trail or trail elements.

b. Maintenance and on-going stewardship of preserved open space, cultural resources and any other improvements or land transferred to DPR.

c. Maintenance of Landscaping within the Public Right-of-Way

d. An annual CPI increase shall be included in the funding mechanism.

DOCUMENTATION: The applicant shall create and fund the LMD or CFD, as determined during the project processing, in compliance with this condition. **TIMING:** Prior to the approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map) and prior to the approval of any plan and issuance of any permit, the LMD or CFD shall be formed. **MONITORING:** The *[DPR, PP]* and *[PDS, PPD]* shall review the formation and funding of the LMD or CFD, as required by this condition. The [*DPW, DPR, PDS]* shall ensure that the LMD or CFD is formed and fully funded with a two percent yearly increase, as cited, in this condition.

10. BIO#1 - BIOLOGICAL OPEN SPACE EASEMENT

INTENT: In order to protect sensitive Biological and Cultural Resources, a Biological Open Space Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Biological Open Space Easement over portions of Revised Tentative Map, PDS2023-TM-5615TER ~~PDS2016-TM-5615~~, totaling 832.2 acres as shown on the Biological Open Space Exhibit (Figure 14a ~~20~~ of the Biological Resources ~~Technical Report – August 7, 2019~~ Updated Impacts and Mitigation Summary, dated January 11, 2024). ~~September 2023~~). The grant of easement shall provide that, subject to approval of the County, the ~~United States~~ US Fish and Wildlife Service (USFWS), and California Department of Fish and Wildlife (CDFW), all or a portion of the 308.9 acres labeled on Exhibit (Figure 14a ~~20~~) as "Eastern Hills Excess Biological Open Space" may be sold as preservation lands to a single entity or incorporated into a mitigation bank following the formal mitigation bank approval process with the Wildlife Agencies, with the 100-acre subarea shown on Exhibit 14a able to be sold prior to the completion of the Draft NC MSCP plan. This easement is for the protection of biological resources and also provides for the protection of archaeological sites CA-SDI-776 Locus A, CA-SDI-776 Locus B, and CA-SDI-8237 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. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.

c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEHQ.

d. Construction, use, and maintenance of the access road on Lot RR in the location shown on Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016_TM_5615.~~

e. Construction use and maintenance of multi-use, non-motorized trails.

f. Access to cultural sites shall be provided to culturally affiliated tribes.

g. Widening of the San Diego County Water Authority (SDCWA) easement in the eastern portion of the property by approximately 200 feet comprising approximately 6.4 acres.

h. Activities required for implementation of the project's Habitat Restoration/Revegetation Plans or other habitat revegetation, or enhancement activities directed by the USFWS, CDFW, and/or Resource Manager.

i. Maintenance and construction of private and public drainage facilities in the locations shown on the Tentative Map PDS2023-TM-5615TER, to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state, and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.

j. Maintenance and improvement of existing culverts.

k. Demolition of existing farmhouse and mobile home along with associated septic systems and supporting outbuildings, and demolition of maintenance shed and garage.

l. An exception may be granted where required stormwater drainage cross or encroaches into any designated open space areas, and specifically provide an exception by the County's Biological Specialist.

DOCUMENTATION: The applicant shall show the easement on the respective Final Map with the appropriate granting language on the title sheet concurrent with the Final Map Review or the applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the First Final Map for PDS2023-TM-5615TER ~~PDS2016-TM-5615,~~ and prior to the approval of any plan and issuance of any permit. **MONITORING:** For recordation on the map, the *[PDS, LDR]* shall route the Final Map to *[PDS, PPD]* for approval prior to map recordation or for recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PPD] and [DPR GPM]* for pre-approval. The *[PDS, PPD]* shall pre-approve the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PPD]* for satisfaction of the condition or if recorded on the respective Final Map, the *[PDS LDR]* shall satisfy the condition after map recordation.

11. BIO#2 - LBZ EASEMENT

INTENT: In order to protect sensitive biological resources, pursuant to the California Environmental Quality Act, 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 Biological Open Space Exhibit (Figure 14a ~~20~~ of the Biological Resources Update Impacts and Mitigation Summary, dated January 11, 2024. ~~Technical Report – August 7, 2019)~~ The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

a. Decking, fences, and similar facilities.

b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed, and placed so that they do not require clearing or fuel modification within the biological open space

easement, beyond the clearing/fuel modification required for the primary structures on the property.

c. Maintenance and/or repair of the existing telecommunication facility located within HOA Open Space Lot DD is allowed. No expansion of the existing wireless facility footprint is allowed.

DOCUMENTATION: The applicant shall show the easement on the First Final Map with the appropriate granting language on the title sheet concurrent with First Final Map Review - OR - The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the First Final Map, ~~or on the Final Map~~ and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** For recordation on the map, the *[PDS, LDR]* shall route the Final Map to *[PDS, PPD]* for approval prior to map recordation OR for recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PPD] and [DPR GPM]* for preapproval. The *[PDS, PPD]* shall pre-approve the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PPD]* for satisfaction of the condition - OR - if recorded on the map, the *[PDS LDR]* shall satisfy the condition after map recordation.

12. BIO#3 - RESOURCE MANAGEMENT PLAN

INTENT: In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, for the RMP. The RMP shall be for the perpetual management of environmentally sensitive open space. The RMP shall be consistent with the Final ~~Conceptual~~ Resource Management Plan – Biological Resources dated February 2025 ~~August 7, 2019~~, prepared by HELIX Environmental Planning on file with PDS as Environmental Review Number PDS2016-ER-16-02-006B. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.

b. The habitat land to be managed shall be completely purchased.

c. The easements shall be dedicated to ensure that the land is protected in perpetuity.

d. A Resource Manager shall be selected, and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager.

e. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship. Evidence shall be provided that the RMP has been funded.

f. A contract between the applicant and County shall be executed for the implementation of the RMP.

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

13. BIO#4 - REVEGETATION PLAN – WETLAND HABITAT AND JURISDICTIONAL WATERS

INTENT: In order to mitigate for the impacts to wetland habitat and jurisdictional waters (Southern willow scrub – 0.01-acre, Mule fat scrub – 0.17-acre, Tamarisk scrub 0.01-acre, non-wetland waters of the U.S. and/or State - 0.26 acre ~~non-wetland waters of the U.S. – 0.20 acre~~) which are sensitive biological resources pursuant to the California Environmental Quality Act and the Resource Protection Ordinance, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan shall be prepared, which mitigates impacts to wetland habitat and jurisdictional waters (Southern willow scrub – 0.01-acre, Mule fat scrub – 0.17-acre, Tamarisk scrub 0.01-acre, ~~non-wetland waters of the U.S. – 0.20 acre~~). The revegetation shall occur onsite as identified on Figure 20 ~~9~~ of the Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024) ~~Conceptual Wetland Restoration Plan (August 7, 2019)~~ prepared by Helix Environmental Planning. The revegetation plan shall conform to the Final ~~Conceptual~~ Revegetation Plan, dated April 2024 ~~titled *Ocean Breeze Ranch Project – Conceptual Wetland Restoration Plan* (August 7, 2019),~~ 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 a 70 percent success criterion.

b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director of PDS.

c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.

d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g., species ratios, source, size material, etc.), planting program, 70 percent success criteria, and a detailed cost estimate.

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

DOCUMENTATION: The applicant shall prepare the Revegetation Plan, submit it to the *[PDS, ZONING]* and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval of the first Final Map, and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved by the County, ~~USACE,~~ USFWS, and CDFW.~~, and RWQCB~~. **MONITORING:** The *[PDS, LA]* shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition BIO#5 shall be made to enter into a Secured Agreement for the implementation of the Plan.

14. BIO#5 - SECURED AGREEMENT – WETLAND HABITAT AND JURISDICTIONAL WATERS

INTENT: In order to assure project completion and success of the Revegetation Plan (Condition BIO#4), 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 70 percent success criteria. Fifty percent combined vegetative cover in the tree and shrub strata shall be considered satisfactory completion of the Revegetation Plan

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

15. BIO#6 - REVEGETATION PLAN – UPLAND HABITAT

INTENT: In order to provide additional mitigation beyond habitat preservation for the impacts to upland habitat, which is a sensitive biological resource pursuant to the California Environmental Quality Act and the Resource Protection Ordinance, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** The project shall mitigate impacts to Coast live oak woodland – 0.4 acre, Diegan coastal sage scrub – 32.8 acres, Flat-topped buckwheat – 1.4 acres, and Non-native grassland – 37.2 acres through on-site habitat preservation at ratios identified in Table 5 of the in the 2010 County Guidelines for Determining Significance. In addition, a Revegetation Plan shall be prepared to provide further mitigation beyond habitat preservation. The revegetation shall occur onsite as identified on Figure 20 ~~6~~ of Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024) ~~the Conceptual Upland Restoration Plan (August 7, 2019)~~ prepared by HELIX Environmental Planning. The revegetation plan shall conform to the Final ~~Conceptual~~ Revegetation Plan dated ~~titled *Ocean Breeze Ranch Project – Conceptual Upland Restoration Plan* (August 7, 2019),~~ June 2024 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 a 50 percent success criterion.

b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director of PDS.

c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.

d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g., species ratios, source, size material, etc.), planting program, 50 percent success criteria, and a detailed cost estimate.

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

DOCUMENTATION: The applicant shall prepare the Revegetation Plan, submit it to the *[PDS, ZONING]* and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval of the First Final Map, and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved by the County, and Wildlife Agencies (USFWS and CDFW). **MONITORING:** The *[PDS, LA]* shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition BIO#7 shall be made to enter into a Secured Agreement for the implementation of the Plan.

16. BIO#7 - SECURED AGREEMENT – UPLAND HABITAT

INTENT: In order to assure project completion and success of the Revegetation Plan (Condition BIO#6), 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 50 percent success criteria outlined in the Revegetation Plan or is otherwise completed to the satisfaction of the County.

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

17. BIO#8 - OPEN SPACE SIGNAGE

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on Figure 14a ~~20~~ of the Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024) ~~Biological Resources Technical Report (August 7, 2019)~~ prepared by Helix Environmental Planning. The signs must be corrosion resistant, a minimum of 6" x 9"in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego
is prohibited. To report a violation or for more information about easement
restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: (PDS2023-TM-5615TER and PDS2024-MUP-16-012W1)
~~Tentative Map, PDS2016-TM-5615, PDS2016-MUP-16-012~~)

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easment(s). **TIMING:** Prior to any occupancy, final grading

release, or use of the premises in reliance of this permit, P~~rior to the approval of the~~ First ~~Final Map and prior to the approval of any plan and issuance of any~~ permit, the open space signs shall be installed. **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition. Note: This requirement may be added to the grading and improvement plans for the project and satisfied prior to occupancy, final grading release, or use of the premises in reliance of this permit.

18. BIO#9 - WETLAND PERMITS

INTENT: In order to comply with the State and Federal Regulations for wetlands and jurisdictional waters, 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 PDS that such an agreement or permit is not required:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.

b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PPD]* for compliance. **TIMING:** Prior to the approval of the First Final Map and prior to the approval of any plan and issuance of any permit, the permits shall be obtained. **MONITORING:** The *[PDS, PPD]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[PDS, LDRE]*, for implementation on the grading plans.

19. BIO#10 - BIOLOGICAL MONITORING

INTENT: In order to prevent inadvertent disturbance to sensitive biological resources that are to be protected and preserved, a Biological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** A qualified biologist working under the direction of a County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The monitoring program shall include the following:

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.

b. The Biologist shall perform pre-construction surveys for California gnatcatcher, nesting raptors, and Least Bell's vireo consistent with BIO#GR-4.

c. The Biologist shall supervise the installation of temporary fencing and signage along the edge of the approved development footprint.

d. The Biologist shall supervise the installation of permanent fencing and signage.

e. 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.

f. The cost of the monitoring shall be added to the grading bonds or bond separately with Planning & Development Services.

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

20. BIO#14–LIMITED USE OPEN SPACE EASEMENT (PLANNING AREA 3)

INTENT: In order to provide equestrian-compatible non-buildable space that could be used by wildlife, a Limited Use Open Space Easement shall be granted over portions of Lots 391, 392, 393, 394 and 395 and HOA Lot GG. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Use Open Space Easement, as shown on the ~~approved~~ Revised Tentative Map. This easement 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 or pasture. 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 following exception(s) to this prohibition are allowed:

a. Conversion of land to pasture.

b. Pasture management activities such as seeding, irrigation, fertilizer, pest management, and mowing.

c. Use of area as temporary borrow site for Planning Areas 1 and 2 and subsequent regrading and seeding with erosion-control seed mix, pasture seed mix, or native species seed mix.

d. Gating, fencing, and similar facilities.

e. Construction of shade structures for horses.

f. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.

g. Uses, activities, and placement of structures expressly permitted by the Director of PDS, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit and/or Major Use Permit Minor Deviation and/or Major Use Permit Modification pursuant to The Zoning Ordinance of the County of San Diego.

h. Construction, use, and maintenance of wells and septic systems, and structural Best Management Practices (BMP's) proposed as part of compliance with the Storm Water Quality Management Plan (SWQMP) requirement as shown on Revised Tentative Map and Major Use Permit Modification.

i. Construction, use, and maintenance of a public street, private road, or driveway.

j. 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 limited use open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

k. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health and Quality of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Development Services of the County of San Diego.

DOCUMENTATION: The applicant shall show the easement on the First Final Map with the appropriate granting language on the title sheet concurrent with the First Final Map Review or the applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the First Final Map and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PPD] and [DPR, ~~PPD~~< GPM]* for pre-approval. The *[PDS, PPD]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PPD]* for satisfaction of the condition.

21. BIO#12 – OPEN SPACE FENCING

INTENT: In order to protect the proposed open space easement from entry and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on Figure 14a of the Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024), prepared by Helix Environmental Planning. The fencing design shall consist of three-strand wire fencing, split rail fencing, or other fencing type approved by the Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the permanent Bio fencing shall be installed. **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition. Note: This requirement may be added to the grading and improvement plans for the project and satisfied prior to occupancy, final grading release, or use of the premises in reliance of this permit.

22. BIO#13 – PERMANENT EXCLUSIONARY FENCING (ARROYO TOAD)

INTENT: In order to protect the arroyo toad, permanent fencing shall be installed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. **DESCRIPTION OF REQUIREMENT:** Permanent exclusionary fencing for the protection of the arroyo toad shall be placed along the northern limits of

Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. **DOCUMENTATION:** The applicant shall install the fencing as indicated above under the supervision of a County approved biologist and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent exclusionary fencing has been installed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. **TIMING:** Prior to rough grading release, issuance of any building permit, or use of the premises in reliance of this permit, for Planning Area 2 and Planning Area 3, the fencing shall be installed. **MONITORING:** The *[PDS, PPD*] shall review the photos and statement for compliance with this condition.

23. CULT#1 - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN

INTENT: In order to mitigate for impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with the Pala Band of Mission Indians, the Rincon Band of Luiseno Indians, and the San Luis Rey Band of Mission Indians. **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and the Pala Band of Mission Indians, the Rincon Band of Luiseno Indians, and the San Luis Rey Band of Mission Indians. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

a. Parties entering into the agreement and contact information.

b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Luiseno Native American monitors, and consulting tribes (Pala, Rincon, and San Luis Rey).

c. Requirements of the Pre-Grade and Data Recovery Program, and the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.

d. Treatment of identified Native American cultural materials.

e. Treatment of Native American human remains and associated grave goods.

f. Requirements for the Capping Plan (CA-SDI-776 Locus A), Dust Control Plan (CA-SDI-8237), and Temporary Fencing (CA-SDI-776 Locus A and Locus B).

g. Confidentiality of cultural information including location and data.

h. Negotiation of disagreements should they arise during the implementation of the Agreement and Preservation Plan.

i. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the *[PDS, PPD]* for approval. **TIMING:** Prior to the approval of the First Final Map for PDS2023-TM-5615TER ~~PDS2016-TM-5615~~ and prior to the approval of any plan and issuance of any permit. **MONITORING:** The *[PDS, PPD]* shall review the implemented agreement for compliance this condition.

24. CULT#2 - ARCHAEOLOGICAL AND TRIBAL MONITORING

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

b. The Project Archeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.

c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the First Final Map for any phase, and any grading and or improvement plans, and issuance of any Grading or Construction Permits. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

25. DEHQ#1 - WELL DESTRUCTION

INTENT: In order to ensure that the one water well located outside the equestrian facility is removed/capped, and to comply with the County Regulatory Code Section 67.431, the well shall be properly destroyed or capped. **DESCRIPTION OF REQUIREMENT:** The one water well located outside the equestrian facility shall be properly destroyed by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the *[DEHQ, LWQ]* and all applicable inspection fees shall be paid. **DOCUMENTATION:** The applicant shall provide copies of the Well Destruction Logs to *[DEHQ, LWQ]* upon completion of the well destruction. **TIMING:** Prior to the approval of any plan, issuance of any permit (Excluding Well Destruction Permit), and prior to occupancy or use of the premises in reliance of this permit, the applicant shall destroy the well. **MONITORING:** Upon submittal of the well destruction logs, *[DEHQ, 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.

26. DEHQ#2 - SEPTIC ABANDONMENT

INTENT: In order to comply with County Regulatory Code Section 68.314 the existing on-site waste water system (Septic System) shall be properly abandoned. **DESCRIPTION OF REQUIREMENT:** The septic system serving the existing single-family residence onsite which is to be abandoned shall be pumped and properly abandoned under DEHQ guidelines. The property owner shall destroy any septic tank, holding tank or seepage pit within 30 days from the date the system or system component is deemed abandoned. The property owner shall have a licensed septic waste hauler remove the contents from any abandoned septic tank, holding tank or seepage pit and properly backfill the component with sand, gravel, or other clean fill material. **DOCUMENTATION:** Upon completion of the septic abandonment, the applicant shall submit proof of the septic tank abandonment in the form of a letter statement from the licensed septic contractor to [*DEHQ, LWQ]* that the septic system has been abandoned according to the Regulatory Code. **TIMING:** Where structures to be demolished occur with areas to

graded, prior to rough grade release or approval of the First Final Map, the applicant shall properly abandon the septic system. **MONITORING:** Proof of the septic tank abandonment shall be provided by the applicant to [*DEHQ, LWQ, PDCI*] to verify that the septic system has been properly abandoned.

27. DEHQ#4–ONSITE WASTEWATER TREATMENT SYSTEM (PLANNING AREA 3 AND HILLSIDE ESTATE LOT)

INTENT: In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the County Regulatory Code Section 68.311, the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

a. For each lot within Planning Area 3 and Hillside Estate Lot (Lot 396) identified as residential estate parcel on the ~~approved~~ Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615~~, the dwelling constructed on those lots shall be connected to an appropriately sized septic tank and a Supplemental Treatment System (STS) approved for use (NSF Standard 40) within the County of San Diego.

b. Each lot within Planning Area 3 and Hillside Estate Lot (Lot 396) on the ~~approved~~ Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615~~ will be required to obtain an Annual Operating Permit from the Department of Environmental Health and Quality for the onsite wastewater treatment system prior to occupancy of the home. The Annual Operating Permit must be renewed each year with the Department of Environmental Health and Quality.

c. Each lot within Planning Area 3 and Hillside Estate Lot (Lot 396) on the ~~approved~~ Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615~~ will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater treatment system. This contract must include biannual inspections and reporting of all inspection results to DEHQ by the homeowner or their service provider.

d. The applicant can provide additional piezometer monitoring prior to approval of First Final Map and at the discretion of DEHQ they can decide if the use of conventional onsite wastewater treatment systems or supplemental treatment systems would be required for Planning Area 3 and Hillside Estate Lot (Lot 396) on the ~~approved~~ Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615.~~

DOCUMENTATION: The applicant shall provide PDS a letter from DEHQ stating that the Maps/Plans have been reviewed for septic purposes and have received approval. **TIMING:** ~~Prior to the approval of the respective Final Map, and~~ Prior to the issuance approval of a of building permit, for any parcel on which a septic system is proposed, the Applicant shall submit and obtain DEHQ approval of the septic system for each house parcel. **MONTORING:** The *[PDS, PPD]* shall review the documents provided for the satisfaction of this condition.

28. STRMWTR#1–STORMWATER ~~FACILITIES~~ MAINTENANCE ~~AGREEMENT~~ DOCUMENTATION:

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. 10410 ~~10096,~~ County Code Section 67.801 et seq., the maintenance agreements shall ~~be~~ completed. **DESCRIPTION OF REQUIREMENT:**

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

b. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized, and recorded by the applicant.

c. Process a Stormwater Facilities Maintenance Agreement (SWMA) ~~Establish a maintenance agreement / mechanism (to include easements) to~~ assure maintenance of the Category 2 ~~post-construction~~ structural best management practices (BMP's). Provide security or similar financing mechanism, to the satisfaction of the Director of PDS, to assure perpetual maintenance pursuant to the County Maintenance Plan Guidelines.

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

29. STRMWTR#2–EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 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 Storm Water Quality Management Plan (SWQMP) and Storm Water Pollution Protection Plan (SWPPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, detention basins, energy dissipators, post-construction BMP's and siltation control measures.

a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance 81.408, for an amount equal to the cost of this work as determined or approved by the *[PDS, LDR],* in accordance with the County of San Diego Grading Ordinance Section 87.304(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 PDS authorizing the use of this deposit for emergency measures.

b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

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

30. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

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 a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. Prior to approval of each respective Final Map, the applicant shall obtain an Encroachment Permit, and/or an Encroachment Maintenance and Removal Agreement from DPW approving the variety, location, and spacing of all trees and other landscape improvements proposed within ~~said~~ right(s)-of-way of said Final Map area. A copy of these approved permits shall be submitted to PDS.

b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native, or naturalizing plant materials shall be used, which can thrive on natural

moisture. These plants shall be irrigated only to establish the plantings. No non-native invasive plant species shall be used as identified by the California Invasive Plant Council, the California Exotic Pest Plant Council's List A-1, and those identified within Appendix H and J of the County's Water Efficient Landscape Design Manual.

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 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: Landscape Documentation Package submittals shall be compliant with all applicable components of the Conceptual Landscape Plan for Ocean Breeze Ranch, dated August 19, 2019 ~~June 13, 2019,~~ ~~and submitted on August l9, 2024~~ and as modified by the Revised Tentative Map 5615TER ,~~2024~~6, 2019, ~~and the Conceptual Landscape Plans for the Equestrian Center Entry Gates, dated June 27, 2019, and submitted on August 5, 2019.~~ Plans shall be coordinated with and submitted based on the projects' phasing plan.

i. All common area landscape irrigation shall be connected to dedicated landscape water service meters.

j. All Landscape Documentation Package submittals shall include on the title sheet, maintenance responsibilities, including brush management zones A and B, as described in Landscape Note 11 on Sheet L-2 of the Conceptual Landscape Plan.

The following subtasks “k” through “m” shall be prerequisites of approval for each Final Map area or respective Improvement Plan set, but not the grading permit:

k. Unless a letter from Rainbow Municipal Water District can be provided, indicating that their Reclamation Master Plan does not anticipate extending reclaimed water mains to within the basin containing the project site, irrigation plans shall show purple pipes for all common area landscapes with applicable District notes for future connection to a reclaimed system.

l. A Water Use and Tree Planting Plan shall be prepared for all single-family residential lots within Planning Area’s 1 and 2 to establish water budgets and tree planting requirements in conformance with Measure’s A-2.1 (Increase Residential Tree Planting) and W-1.2 (Reduce Outdoor Water Use) of the County’s 2024 Climate Action Plan. Tree quantities shall be compliant with the Tree Planting Summary shown on Sheet L-1. Water budget calculations shall include any slope planting established during approval of Landscape Documentation Package plans associated with grading permits. The Plan shall also address compliancy with Section 86.703 (a) (1) of the Water Conservation in Landscaping Ordinance in requiring all new construction that the County issues a building permit for, having water budgets established for all landscaped areas between 500 sq. ft. and 2500 sq. ft. For all those applicable single-family lots, water budget calculations shall be compliant with the Prescriptive Compliance Option requirements for low water use plants (as required in Section 86.722 of the Ordinance).

m. In compliance with COS-17.4 (Composting) of the Conservation and Open Space Element of the County’s General Plan, the Water Use and Tree Planting Plan shall also include as an educational component, a note to future homeowners of the following resources available to them through the County of San Diego on the benefits of sustainable landscapes: Department of Public Works’ Recycling Guides, Composting, and San Diego Sustainable Landscapes.

n. All applicable Landscape Documentation Package plans shall be compliant with the Tree Planting Summary shown on Sheet L-1 of the Conceptual Landscape Plans.

o. A Tree Preservation Plan shall be included as part of the Landscape Documentation Package plans to address methods of protecting existing vegetation to remain per the ‘Existing Trees to Remain’ notes on Sheet L-2 of the Conceptual Landscape Plans. Tree locations, based on a tree survey of existing trees to remain in conjunction with an arborist report (ISA-certified or ASCA registered), shall be identified on the plans.

p. All landscaping shall be compliant with the most current version of the projects' Fire Protection Plan, specifically Section 4.7 (Defensible Space and Vegetation Management).

q. Prior to final approval by PDS of all applicable Landscape Documentation Package plans, proof of North County Fire Protection Districts' approval of the most current set of plans, shall be provided.

r. All applicable Landscape Documentation Package plans utilizing reclaimed water shall be submitted and approved by the Department of Environmental Health and Quality (DEHQ) prior to final approval by PDS, Irrigation Plans shall have the required LRQS# posted as required by DEHQ.

The following subtask "s" shall be a prerequisite of approval for each Final Map area or respective Improvement Plan set, but not the grading permit.

s. All retaining walls and sound walls which face public streets shall be screened from public view with a minimum 5' deep planting buffer with vegetation appropriate to the surrounding area.

t. All slopes over 3' in vertical height associated with single family residential pad construction shall be planted and irrigated per Notes on Sheet L-3 of the Conceptual Landscape Plan.

u. All exterior slopes within HOA Lots, D, E J, K, Y, EE, and WW, and those created during road construction of Streets A, B, and improvements to West Lilac Road shall be planted to address the visual impacts to surrounding properties and as seen from public streets ~~view~~. Container stock shall be upsized one industry standard container size from that required by Section 87.418 of the Grading Ordinance and densities shall be increased by decreasing the 10' on center spacing identified in Section 87.418. Coordinate with Landscape Note 16 on Sheet L-2 of the Conceptual Landscape Plan. Densities shall be compliant with the Projects' Fire Protection Plan.

v. Planting of County maintained storm water basins shall be compliant with County Flood Control requirements.

The following subtask "w" shall be a prerequisite of approval for each Final Map area or respective Improvement Plan set, but not the grading permit.

w. All street trees shall be planted from a minimum 24" boxed container and located per Landscape Notes 8 and 9 on Sheet L-2 of the Conceptual Landscape Plan, and at quantities identified in the Tree Planting Summary on Sheet L-1.

x. Brush management zones shall be shown on all landscape plans with notes, dimensions, and maintenance responsibilities as per Sheet L-2 of the Conceptual Landscape Plan.

The following subtask "y" shall be a prerequisite of approval for each model home area within PA1 or PA2.

y. Model home landscape plans (PA 1 and PA2) shall include the location of two trees for each model home to demonstrate compliance with Measure A-2.1 (Increase Residential Tree Planting) and the location of rain barrels to further educate the public on the capture, storage, and re-use of rainwater incentives of Measure W-2.1 (Increase Rain Barrel Installations) of the Climate Action Plan. Rain barrels shall not be connected to the house plumbing.

The following subtask "z" shall be a prerequisite of approval for each Final Map area or respective Improvement Plan set, but not the grading permit:

z. A Fencing and Wall plan shall be prepared for each applicable Landscape Documentation Package submitted per Sheet's L-9 and L-10 of the Conceptual Landscape Plan, dated ~~June 13, 2019~~ August 19,2019 and submitted on ~~September 6, 2019~~ August 9, 2024, ~~and the Conceptual Landscape Plan for the Equestrian Center Entry Gates, dated June 27, 2019, and submitted on August 5, 2019.~~

aa. Private Park landscaping shall be compliant with Sheet L-7 of the Conceptual Landscape Plan and tree quantities shown on the Tree Planting Summary on Sheet L-1.

bb. Public Park landscape plans shall be submitted to both Planning & Development Services for compliance with the Water Conservation in Landscaping Ordinance, and to the Department of Parks and Recreation for compliance with the Park Lands Dedication Ordinance and Park Design Manual. Planting plans shall not contain any high maintenance species that drop a lot of leaves or fruit in areas of high pedestrian traffic, within parking areas, and within handicap ramps. Tree species with known surface roots shall also be restricted from areas of public use. Plans shall be compliant with Sheet L-7 of the Conceptual Landscape Plan, and tree quantities shown on the Tree Planting Summary on Sheet L-1.

cc. All trails shall be shown on each applicable Landscape Documentation Package and shall be consistent with locations and landscape street sections shown on the Conceptual Landscape Plans, dated ~~June 13, 2019~~ August 19, 2019 and submitted on ~~September 6, 2019~~ August 9, 2024.

dd. Sight line distances shall be shown on all applicable Landscape Plans per Section 86.709 (c) (9) and 86.710 (a) (3) of the Water Conservation in

Landscaping Ordinance. Maintenance notes and frequency of maintenance activities shall be shown on the plans and accounted for on the Certificate of Completion as required by Section 86.727 of the Ordinance.

ee. Landscape Documentation Package plans associated with building permit applications for the Hillside Estate lot and those Estate lots within Planning Area 3 shall be compliant with the Wall and Fence Plan on Sheet L-9 of the Conceptual Landscape Plan and all requirements of the Fire Protection Plan for defensible space. Lots within Planning Area 3 shall establish tree planting per the Tree Planting Summary on Sheet L-1.

ff. All applicable Landscape Documentation Package plans shall be compliant with the County's Parking Design Manual in establishing shade, screening, wheel stops, and filtering storm water runoff.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the *[PDS, P~~CC~~PD]*, and pay all applicable review fees. **TIMING:** Unless noted otherwise above, prior to the approval of the First Final Map and prior to the approval of any plan and issuance of any permit, the Landscape Plans shall be prepared and approved. **MONITORING:** The *[PDS, LA] and [DPR, TC, PP]* shall review the Landscape Plans for compliance with this condition.

31. ROADS#1–RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan, access shall be relinquished. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights along the project frontage of ***West Lilac Road (SC 270).*** ~~Five~~ Six (6) openings on ***West Lilac Road (SC 270)*** ~~West Lilac Road~~ are allowed, ***Street A West, Street A East***, access for Lot DD (Proposed Trail Easement and Water/Utility Easement west of Sullivan Middle School), access for the Hillside Estate Parcel east of Sullivan Middle School, access for the remainder parcel adjoining Sullivan Middle School, access to Lot UU for drainage basin maintenance, access to Lot WW for maintenance of water quality basin and existing Rainbow Municipal Water District easement westerly of ***Street A West***. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the pages of the Final Map and present them for review to *[PDS, LDR].* Upon plotting of the relinquishment of access, the applicant shall provide copies of the documents to *[DGS, RP]* for review. **TIMING:** Prior to or concurrently with the approval of the First Final Map (irrespective of the Phase or unit number or ownership of the area covered by that First Final Map) the access shall be relinquished. **MONITORING:** The *[PDS, LDR]* shall prepare and process the relinquishment of access with the First Final Map and forward a copy of the recorded documents to *[DGS, RP]* for review and approval.

32. ROADS#2–OFFSITE PUBLIC ROAD IMPROVEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, the below listed roads shall be improved. **DESCRIPTION OF REQUIREMENT:**

Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map):

~~a. Prior to approval of the first Final Map, improve or agree to improve and provide security for off-site ***West Lilac Road (SC 270)*** / ***Camino Del Rey intersection***. Provide additional width to accommodate a right-turn lane from southbound West Lilac Road onto westbound Camino Del Rey. Provide traffic striping, transition, and tapers to existing conditions in accordance with the Traffic Impact Study (TIS) dated September 2019 and prepared by LSA roadway Transitions to the existing roads. All of the above shall be to the satisfaction of the Director of Public Works.~~

a. Prior to approval of the First Final Map, improve or agree to improve and provide security for traffic signalization facilities and provide associated intersectional improvements consistent with conceptual design dated 12/16/24 by Bowman Engineering and reviewed by DPW, to meet the vertical and horizontal geometrics of the Public Road Standards to provide for adequate sight distance for ***Old Highway 395*** / ***West Lilac Road (SC 270) intersection***, in accordance with the TIS, dated September 2019, and prepared by LSA. All of the above shall be to the satisfaction of the Director of Public Works.

b. Prior to approval of the First Final Map, improve or agree to improve and provide security for an all-way stop controlled intersection facility for ***Lilac Road*** / ***Old Castle Road,*** in accordance with the TIS, dated September 2019, and prepared by LSA. All of the above shall be to the satisfaction of the Director of Public Works.

c. Prior to approval of the First Final Map, improve or agree to improve and provide security for **Street 'A' (east) / *West Lilac Road (SC 270),*** and **Street 'A' (west) / *West Lilac Road (SC 270) intersections*** in accordance with the TIS, dated September 2019; and prepared by LSA to provide associated left-turn pockets with minimum storage lengths of two hundred feet (200') west entrance (Street A) and one hundred seventy (170') on east entrance (Street A) and minimum transition taper lengths of one hundred twenty feet (120') at both project intersections with ***West Lilac Road (SC 270)***. All of the above shall be to the satisfaction of the Director of Public Works.

d. Prior to approval of the First Final Map, improve or agree to improve and provide security for ***West Lilac Road (SC 270)***, from STA. 50+00 to STA. ~~83~~ 63+38, in accordance with Public Road Standards for a modified 2.2E Light Collector with a Class II Bike Lane to a minimum graded half-width of thirty-

three feet (33') with ~~seventeen~~ twenty feet (~~17~~20') of asphalt concrete pavement over approved base, with ~~asphalt concrete Type E dike~~ PCC Type G-2 curb and gutter with face of ~~dike~~ curb at ~~seventeen~~ twenty feet (~~17~~20') from centerline with a ~~fifteen~~ thirteen foot (~~15~~13') wide parkway containing a ten foot (10') wide disintegrated granite (DG) pathway on the north side, and an eastbound five foot (5') wide bike lane on the south side to the satisfaction of the Director of Public Works.

e. Prior to approval of the First Final Map, improve or agree to improve and provide security for ***West Lilac Road (SC 270)***, from STA. ~~83~~ 64+~~90~~ 98 to STA. ~~93~~ 67+~~80~~ 18, in accordance with Public Road Standards for a modified 2.2E Light Collector with a Class II Bike Lane to a minimum graded half-width of ~~thirty-three~~ forty four (~~33~~44') ~~to thirty-nine feet (39')~~ with ~~seventeen~~ thirty-two feet (~~17'~~ 32') of asphalt concrete pavement over approved base, with ~~asphalt concrete Type E dike~~ PCC Type G-2 curb and gutter with face of ~~dike~~ curb at ~~seventeen~~ thirty-two feet (~~17'~~ 32') from centerline with a twelve foot (12') wide parkway containing a ten foot (10') wide disintegrated granite (DG) pathway on the north side, and an eastbound five foot (5') wide bike lane on the south side and a twelve foot (12') wide dedicated left turn lane to northbound Street 'A', to ~~with a seven foot (7') to fifteen foot (15') wide disintegrated granite (DG) shoulder on the north side, to~~ the satisfaction of the Director of Public Works.

f. Prior to approval of the First Final Map, improve or agree to improve and provide security for West Lilac Road (SC 270), from STA. 68+25 to STA. 83+53, in accordance with Public Road Standards for a modified 2.2E Light Collector with a Class II Bike Lane to a minimum graded half-width of forty-four feet (44') from centerline with thirty-two feet (32') of asphalt concrete pavement over approved base, Portland cement concrete (PCC) Type G-2 curb and gutter with face of curb at thirty-two feet (32') from centerline with a twelve foot (12') wide parkway containing a ten foot (10') wide disintegrated granite (DG) pathway on the north side, and an eastbound five foot (5') wide bike lane on the south side and a twelve foot (12') wide two-way left turn lane, to the satisfaction of the Director of Public Works.

g. Prior to approval of the First Final Map, improve or agree to improve and provide security for West Lilac Road (SC 270), from STA. 84+43 to STA. 93+39, in accordance with Public Road Standards for a modified 2.2E Light Collector with a Class II Bike Lane to a minimum graded half-width of forty-four feet (44) from STA. 84+43 to STA. 88+16 and to thirty-three (33') from STA. 90+76 to STA. 93+39 with twenty-one feet (21') to thirty-five feet (35') of asphalt concrete pavement over approved base, PCC Type G-2 curb and gutter with face of curb at twenty-one feet (21') to thirty-five feet (35') from centerline with a nine foot (9') to twelve foot (12) wide parkway containing a seven foot (7') to ten foot (10') wide disintegrated granite (DG) pathway on the north side, to the satisfaction of the Director of Public Works.

h. Prior to approval of the first Final Map, improve or agree to improve and provide security for ***West Lilac Road (SC 270)***, from the east end of Sullivan Middle School property at approximately STA 164+75 to the easterly project boundary at approximately STA 172+49 ~~to the easterly project boundary~~, in accordance with Public Road Standards for a modified 2.2E Light Collector with a Class II Bike Lane to a minimum graded half-width ~~of thirty~~ of forty feet (~~32'~~ 40') with a minimum improved half width of twenty-eight feet (28') ~~twenty feet (20')~~ of asphalt concrete pavement over approved base, PCC G-2 curb and gutter with face of curb at twenty-eight feet (28') ~~twenty feet (20')~~ from centerline with a twelve foot (12') wide parkway containing a five and one half foot (5.5') wide contiguous PCC sidewalk on the north side, and an eleven foot (11') wide two-way left turn lane, to the satisfaction of the Director of Public Works.

i. Prior to approval of the first Final Map, improve or agree to improve and provide security for **West Lilac Road (SC 270)**, east of Sullivan Middle School from the easterly project boundary at approximately STA 174+12 to approximately STA 177+66, in accordance with Public Road Standards for a modified 2.2E Light Collector with a Class II Bike Lane to a minimum graded width of sixty-four feet (64') with forty feet (40') of asphalt concrete pavement over approved base., Provide PCC G-2 curb and gutter with face of curb at twenty feet (20') from centerline with a twelve foot (12') wide parkway containing a five and one half foot (5.5') wide contiguous PCC sidewalk on the north side, Provide PCC G-2 curb and gutter with face of curb at twenty feet (20') from centerline with a twelve foot (12') wide parkway south side, to the satisfaction of the Director of Public Works.

j. Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), improve or agree to improve and provide security for ***Dulin Road (public)***, to add a traffic calming feature such as a raised or elevated marked cross walk wide enough to accommodate golf carts that are used by the Rancho Monserate community including solar powered Light Emitting Diode (LED) flashing signals with pedestrian activated push buttons, to the satisfaction of the Directors of Public Works and PDS, the North County Fire Protection District, and the County Fire Authority.

k. Applicant shall improve, or agree to improve and provide security for ***Dulin Road***, from STA 191+80 TO 193+50 and from the proposed roundabout at STA 193+50 connecting to existing public ***Dulin Road*** located within the Rancho Monserate Country Club, to a graded width of eighty-four feet (84'), sixty-four feet (64') width of asphalt concrete pavement over approved base, with PCC curb and gutter, with face of curb at thirty-two feet (32') from centerline with ten feet wide (10') parkway as shown on the approved Tentative Map, to the satisfaction of the Director of PDS and the North County Fire Protection District.

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

a. Process and obtain approval of Improvement Plans to improve the intersections at ~~***West Lilac Road (SC 270) / Camino Del Rey intersection***~~, ***Old Highway 395*** / ***West Lilac Road (SC 270) intersection***, and ***Lilac Road*** / ***Old Castle Road intersection,***

b. Process and obtain approval of Improvement Plans to improve ***West Lilac Road (SC 270)***, Note half-width improvements are based on the construction centerline as shown on the cross sections of Sheet 2 of the approved Tentative Map.

c. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the North County Fire Protection District and the [*PDS, LDR*].

d. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408.

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

f. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of the First Final Map (irrespective of the Phase or unit number or ownership of the area covered by that First Final Map) the plans, agreements, and securities shall be approved. **MONITORING:** The [*PDS, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

33. ROADS#3–MAJOR ONSITE PUBLIC ROAD & TRAIL IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, the below listed roads shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), improve or agree to improve and provide security for ***Street A***, from the STA. 8+00 (West Lilac

Road intersection) to STA. 21+~~90~~92, in accordance with Public Road Standards for a Residential Collector Road to a graded width of seventy feet (70') with forty feet (40') of asphalt concrete pavement over approved base, PCC curb and gutter with face of curb at twenty feet (20') from centerline with a ten foot (10') wide parkway on the west side and a twenty foot (20') wide parkway on the east side containing an eight foot (8') wide buffer zone, an eight foot (8') wide non-contiguous disintegrated granite (DG) pathway and a four foot (4') wide buffer zone, to the satisfaction of the Director of Public Works.

b. Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), improve or agree to improve and provide security for ***Street A***, from the STA. 21+~~90~~ 92 to STA. 29+~~20~~ 21 and STA 35+~~70~~ 96 to 56+~~60~~ 66, in accordance with Public Road Standards for a Residential Collector Road to a graded width of seventy feet (70') with forty feet (40') of asphalt concrete pavement over approved base, PCC curb and gutter with face of curb at twenty feet (20') from centerline with a twenty foot (20') wide parkway on the west / north side containing a ten foot (10') wide buffer zone adjacent to curb and an eight foot (8') wide non-contiguous meandering DG pathway and a two foot (2') wide buffer zone, and a ten foot (10') wide parkway on the east / south side containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk. Improvements include transitions and intersection improvements to the existing Equestrian Facility Access Road to provide connectivity. All of the above to the satisfaction of the Director of Public Works.

c. Prior to approval of the first Final Map, improve or agree to improve and provide security for ***Street A*** (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), from the STA. 29+~~20~~ 21 to STA. 35+~~70~~ 96 (northeast of Street E intersection), in accordance with Public Road Standards for a Residential Collector Road to a graded width of sixty-two feet (62') with forty feet (40') width of asphalt concrete pavement over approved base, PCC curb and gutter with face of curb at twenty feet (20') from centerline with a twelve foot (12') wide parkway on the north side containing a two foot (2') wide buffer zone, an eight foot (8'), wide non-contiguous meandering DG pathway and a two foot (2') wide buffer zone adjacent to curb, and a ten foot (10') wide parkway on the south side containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk. All the above shall be to the satisfaction of the Director of Public Works.

d. Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), improve or agree to improve and provide security for ***Street A***, from the STA. 56+~~60~~66 to STA. 68+~~20~~ 17 (Street B intersection), in accordance with Public Road Standards for a Residential Collector Road to a graded width of seventy feet (70') with forty feet (40') width of asphalt concrete pavement over approved base, PCC curb and gutter with face of curb at twenty feet (20') from centerline with a ten foot

(10') wide parkway on the west side, and a twenty foot (20') wide parkway on the east side containing a ten foot (10') wide buffer zone adjacent to curb, an eight foot (8') wide non-contiguous meandering DG pathway and a two foot (2') wide buffer zone. All of the above shall be to the satisfaction of the Director of Public Works.

e. Prior to approval of the first Final Map, improve or agree to improve and provide security for ***Street A*** (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), from the STA. 68+~~20~~17 to STA. 81+78 (West Lilac Road intersection), in accordance with Public Road Standards for a Residential Collector Road to a graded width of seventy feet (70') with forty feet (40') width of asphalt concrete pavement over approved base, PCC curb and gutter with face of curb at twenty feet (20') from centerline with a ten foot (10') wide parkway on the west side, and a twenty foot (20') wide parkway on the east side containing a seven foot (7') wide buffer zone adjacent to curb, an eight foot (8') wide non-contiguous DG pathway and a five foot (5') wide buffer zone, to the satisfaction of the Director of Public Works.

f. Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map)**, i**mprove or agree to improve and provide security for ***Street B*** from STA. 10+00 (north Street A intersection) easterly to STA.~~ 21~~ 37+~~10 84~~ (Dulin Road intersection ~~north Street L intersection~~) in accordance with Public Road Standards for a Residential Collector Road, to a graded width of sixty-two (62') with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb and gutter, with face of curb at eighteen feet (18') from centerline with a sixteen foot (16') wide parkway on the ~~south~~ north side containing a six foot (6') wide buffer zone adjacent to curb, a five foot (5') wide non-contiguous PCC sidewalk and a five foot (5') buffer zone, and a ten foot (10') wide parkway on the north side containing a four foot (4') wide buffer zone and a six foot (6') wide non-contiguous DG pathway, to the satisfaction of the Director of Public Works.

g. Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), improve or agree to improve and provide security for ***Street B*** from STA. ~~21~~ 37+~~10~~ 84 (Dulin Road ~~north Street L~~ intersection) easterly thence southeasterly to STA. ~~38~~ 62+~~00~~ 35 (~~Dulin Road~~ Street A intersection) in accordance with Public Road Standards for a Residential Collector Road, to a graded width of sixty-two (62') with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb and gutter, with face of curb at eighteen feet (18') from centerline with a sixteen foot (16') wide parkway on the ~~south~~ north side containing a six foot (6') wide buffer zone adjacent to curb, a five foot (5') wide non-contiguous PCC sidewalk and a five foot (5') buffer zone, and a ten foot (10') wide parkway on the north side containing a four foot (4') wide buffer zone and a six foot (6') wide non-contiguous DG pathway, to the satisfaction of the Director of Public Works.

~~h. Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map) , improve or agree to improve and provide security for ***Street B*** from STA. 38+00 (Dulin Road intersection) southwesterly thence westerly to STA. 54+50 (south Street L intersection) in accordance with Public Road Standards for a Residential Collector Road, to a graded width of sixty-two (62') with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb and gutter, with face of curb at eighteen feet (18') from centerline with a sixteen foot (16') wide parkway on the north side containing a six foot (6') wide buffer zone adjacent to curb, a five foot (5') wide non-contiguous PCC sidewalk and a five foot (5') wide buffer zone, and a ten foot (10') wide parkway on the south side containing a four foot (4') wide buffer zone and a six foot (6') wide non-contiguous DG pathway, to the satisfaction of the Director of Public Works.~~

~~i. Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map) **, i**mprove or agree to improve and provide security for ***Street B*** from STA. 54+50 (south Street L intersection) westerly to 62+80 (south Street A intersection) in accordance with Public Road Standards for a Residential Collector Road, to a graded width of sixty-two (62') with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb and gutter, with face of curb at eighteen feet (18') from centerline with a sixteen foot (16') wide parkway on the north side containing a six foot (6') wide buffer zone adjacent to curb, a five foot (5') wide non-contiguous PCC sidewalk and a five foot (5') wide buffer zone, and a ten foot (10') wide parkway on the south side containing a four foot (4') wide buffer zone and a six foot (6') wide non-contiguous DG pathway, to the satisfaction of the Director of Public Works.~~

h. Where height of fill bank for a 2:1 slope is greater than twelve feet (12'); or where height of fill bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed per CALTRANS standards to the satisfaction of the Director of Public Works.

i. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

j. Provide crosswalks along ***Street A*** to accommodate pedestrian access to the public parks and trail connectivity to the satisfaction of the Director of Public Works and the Director of Parks and Recreation.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans,

execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

a. Process and obtain approval of Improvement Plans for ***Streets A*** and ***B,*** and ***portions of West Lilac Road.***

b. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the North County Fire Protection District and the [*PDS, LDR*].

c. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408.

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

e. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

34. ROADS#4–ROAD DEDICATION (ONSITE ONLY)

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402 and County of San Diego Public Road Standards, road right-of-way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

a. Dedicate with the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map) to the County of San Diego an easement for road purposes that provides a minimum half right-of-way width thirty-three feet (33') from STA. 50+00 to STA. 63+38 and from STA. 90+76 to STA. 93+39, a minimum half right-of-way width of forty-four feet (44') from STA. 64+98 to STA. 88+16 and a minimum half right-of-way width of fifty-two feet (52') from STA. 164+75 to STA. 172+49 and a minimum full ROW width of sixty-four feet (64') from STA 174+12 to STA 177+66 along the project frontage of ***West Lilac ~~Hills~~ \Road (SC 270)*** in accordance with County of San Diego Public Road Standards and the Community Trails Master Plan for a 2.2E Light Collector with a Class II bike lane and pathway together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS and the Director of DPW. Note half-width easements for

road purposes are based on the construction centerline as shown on the cross sections of Sheet 2 of the approved Tentative Map.

b. Dedicate with the First Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map) to the County of San Diego an easement for road purposes that provides a minimum right-of-way width of seventy feet (70') along **Street A** from STA. 8+00 to STA. 29+~~20~~ 21and STA. 35+~~70~~ 96 to STA. ~~68~~ 81+~~20~~ 78 in accordance with County of San Diego Public Road Standards and the Community Trails Master Plan for a Residential Collector and pathway, as shown on the approved Tentative Map, together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS and the Director of DPW.

c. Dedicate with the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map) to the County of San Diego an easement for road purposes that provides a minimum right-of-way width sixty-two feet (62') along **Street A** from STA. 29+~~20~~ 21 to STA. 35+~~70~~ 96 in accordance with County of San Diego Public Road Standards, and the Community Trails Master Plan for a Residential Collector together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS and the Director of DPW.

d. Dedicate with the first Final Map to the County of San Diego an easement for road purposes that provides a minimum right-of-way width sixty-two feet (62') along Street B from STA. 10+00 to STA. 62+35 in accordance with County of San Diego Public Road Standards, and the Community Trails Master Plan for a Residential Collector together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS and the Director of DPW.

Prior to approval of the Final Map for Planning Area (PA) 2 (PAs 2A & 2B):

e. Dedicate with the Final Map for Planning Areas 2A and 2B to the County of San Diego an easement for road purposes that provides a minimum right-of-way width fifty-six feet (56') along ***Streets C, D, E, F, G, H, I,*** and ***J, L*** ~~and ***M*** and a portion of ***Streets C, D*** and ***E***~~ , ***Streets C, D, E, F, H,*** and ***I*** that end in a cul-de-sac must provide a minimum right of way width fifty-two feet (52'). All in accordance with County of San Diego Public Road Standards, and the Community Trails Master Plan for a Residential Road and Residential Cul-De-Sac together with right to construct and maintain slopes and drainage facilities, to the satisfaction of the Director of PDS and the Director of DPW.

Prior to approval of the Final Map for Planning Area (PA) 1 (PAs 1A & 1B):

f. Dedicate on the Final Map for Planning Areas 1A and 1B to the County of San Diego an easement for road purposes that provides a minimum right of way width fifty-six feet (56') along ***Streets ~~F, H, I, K,~~ L, M, and ~~N~~*** and ~~***O***~~ ~~and a portion of ***Streets C, D*** and ***E,~~*** Portions of ***Streets K, N, and O*** that end in a cul-de-sac must provide a minimum right of way width fifty-two feet (52'). All in accordance with County of San Diego Public Road Standards, and the Community Trails Master Plan for a Residential Road and Residential Cul-De-Sac together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS and the Director of DPW.

g. Dedicate on-site and cause to be granted off-site all easements associated with the streets to be improved per the requirements above.

h. With the recordation of the respective Final Map(s), dedicate corner roundings, cul-de-sacs and street knuckles as indicated in conditions, to the satisfaction of the Director of PDS and Director of DPW.

The dedications shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning and Development Services. **DOCUMENTATION**: The applicant shall dedicate the easement(s) on the respective Final Map(s) and show it/them as accepted. **TIMING**: Prior to the approval of the respective Final Map the onsite dedication shall be provided for roads with the recordation of the respective Final Map. **MONITORING**: The [PDS, LDR] shall verify that the dedication is indicated on the respective Final Map and accepted by the County.

35. ROADS#5–PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with Subdivision Ordinance Section 81.402(c), the applicant shall assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.

b. The Director of PDS shall be notified as to the final disposition of title (ownership) to ***Interim Evacuation Route***, ***Dulin Road*** and ***Street P*** and place a note on the Final Map as to the final title status of said roads.

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

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

36. ROADS#6–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.702 the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:**

a. The Final Map shall show twenty-foot (20') radius returns at the intersection of the road easements on-site.

b. The Final Map shall show a minimum forty-foot (40') wide private road easement along ***Interim Secondary Access Road (Temporary Access Road)***, ~~***Dulin Road***~~ and ***Street P*** as shown on the approved Tentative Map.

c. The Final Map shall show a minimum twenty-eight foot (28') to fifty-six foot (56') wide private road easement along ***Dulin Road*** as shown on the approved Tentative Map.

d. The private road easement language shall include: "In the event vehicle access gates cease operating correctly, non-operable vehicle access gates must remain in the open position until the repairs can be corrected".

DOCUMENTATION: The applicant shall show the easement on the First Final Map. **TIMING:** Prior to approval of the First Final Map, the easement shall be indicated on the First Final Map. **MONITORING:** The [*PDS, LDR*] shall review the First Final Map to ensure that the fire turnout easement is indicated pursuant to this condition.

37. ROADS#7–CENTERLINE LOCATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402 , the centerline ***West Lilac Road (SC 270)*** shall be shown on the subdivision map. **DESCRIPTION OF REQUIREMENT:** The desired location of the centerline for roads shall be determined, which is classified as a 2.2E Light Collector. The following shall be shown on the Final Map:

a. The centerline locations as approved by the Department of Planning and Development Services.

b. The following shall be shown on the Final Map as "nontitle" information:

1. The width of the right-of-way on ***West Lilac Road (SC 270)*** which varies from thirty-three feet (~~32'~~ 33') to ~~forty-one~~ fifty-two feet (~~41'~~ 52') from the centerline and identified by a line drawn at the appropriate location and labeled, "Limit of Proposed Street Widening."

2. A building line, per Ordinance, from the centerline of each road, identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."

3. Show the private ~~ultimate slopes and~~ drainage facilities on the respective Final Map, if applicable. ~~A profile and cross-sections sufficient to verify these limits shall be submitted to the County of San Diego Department of Planning and Development Services for review and approval.~~

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

38. ROADS#8–SIGHT DISTANCE

INTENT: In order to comply with the Design Standards of Section 6.1, Table 5, of the County of San Diego Public Road Standards, an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** Have a Registered Civil Engineer or a Licensed Land Surveyor provide the following certified signed statement:

"I, (Contractor or LS) certify that there is (*applicant's engineer to complete)* feet of unobstructed intersectional sight distance looking both directions from ***Street A*** along West Lilac Road (SC 270) at the intersection of Camino Del Cielo measured in accordance with the methodology described in Section 6.1.E Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of (*applicant's engineer to complete* as described in Table 5 based on a speed of (*applicant's engineer to complete* which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification.

"I, (Contractor or LS) certify that there is (*applicant's engineer to complete* feet of unobstructed intersectional sight distance looking both directions from ***Street A*** along West Lilac Road (SC270) at Parcel 27 per ROS 3834 measured in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of (*applicant's engineer to complete* as described in Section 6.1.E Table 5 based on a speed of (*applicant's engineer to*

complete, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification.

I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [*PDS, LDR*] for review. **TIMING:** Prior to the approval of the First Final Map the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications.

39. ROADS#9–MINOR ONSITE PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, the below listed roads shall be improved. **DESCRIPTION OF REQUIREMENT:**

Prior to approval of the Final Map for Planning Area (PA) 1 (~~"Phases~~ PAs 1A & 1B):

a. Improve or agree to improve and provide security for ***Streets L*** and ***M*** in accordance with Public Road Standards for a Residential Road to a graded width of fifty-six (56') with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline, with a ten foot (10') wide parkway containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

b. Improve or agree to improve and provide security for ***Streets K, N,*** and ***O*** in accordance with Public Road Standards for a Residential Cul-De-Sac Road, to a graded half-width of fifty-two feet (52') with thirty-two feet (32') of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline with a ten foot (10') wide parkway containing a five foot (5') wide buffer zone and five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

c. Improve or agree to improve and provide security for trails, of minimum width of six feet (6') with disintegrated granite as follows: (1) from the Street B / Dulin Road intersection first southwesterly approximately 350 feet, then northeasterly approximately 300 feet; (2) thence southeasterly roughly 2,600 feet until reaching the paved asphalt road which exists along the southerly property line of proposed Lot DD, (3) from terminus of existing asphalt paved road near West Lilac Road, southeasterly approximately 100 feet to West Lilac Road; (4) thence improve a five foot (5') wide disintegrated granite pathway or PCC concrete sidewalk 120 feet east to connect to the Sullivan Middle School

sidewalk. In addition to the afore-mentioned trail improvements, a gate must be installed at both the westernmost and easternmost ends of this trail, to provide permanently open pedestrian access to the trail, while also providing limited vehicular access to parties requiring vehicular access. This Condition shall not preclude Applicant from installing additional control gates along the length of trail to provide improved safety for all users of trail to the satisfaction of the Director of Parks and Recreation.

Prior to approval of the Final Map for ~~Planning Area~~ PA 2 (~~Phases~~ PAs 2A& 2B):

a. Improve or agree to improve and provide security for **Street C** from the Tee intersection with Street J, westerly to the intersection with Street E ~~the terminus cul-de-sac at Lot 252 and Lot 253,~~ in accordance with Public Road Standards for a Residential Road to a graded width of fifty-six feet (56') with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline with a ten foot (10') wide parkway, containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

b. Improve or agree to improve and provide security for **Street C** from the intersection with Street E, westerly to the terminus cul-de-sac at Lot 253 and Lot 254, in accordance with Public Road Standards for a Residential Cul-De-Sac Road to a graded width of fifty-two feet (52') with thirty-two feet (32') of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline with a ten foot (10') wide parkway, containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works

c. Improve or agree to improve and provide security for **Street D** from the Tee intersection with Street I, westerly to the intersection of Street E ~~terminus cul-de-sac at Lot 318~~, in accordance with Public Road Standards for a Residential Road to a graded width of fifty-six feet (56') with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline with a ten foot (10') wide parkway, containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

d. Improve or agree to improve and provide security for **Street D** from the intersection with Street E, westerly to the terminus cul-de-sac at Lot 319, in accordance with Public Road Standards for a Residential Cul-De-Sac Road to a graded width of fifty-two feet (52') with thirty-two feet (32') of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of

curb at sixteen feet (16') from centerline with a ten foot (10') wide parkway, containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

e. Improve or agree to improve and provide security for **Street E** from the Tee intersection with Street A, southerly to the intersection with Street D, in accordance with Public Road Standards for a Residential Road to a graded width of fifty-six (56') feet with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline with a ten foot (10') wide parkway, containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

f. Improve or agree to improve and provide security for **Street G** from the Tee intersection with Street A, southerly to the Tee intersection with Street C, in accordance with Public Road Standards for a Residential Road to a graded width of fifty-six feet (56') with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline with a ten foot (10') wide parkway, containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

g. Improve or agree to improve and provide security for **Street I** from the Tee intersection with Street C, southerly to the Tee intersection with Street D, in accordance with Public Road Standards for a Residential Road to a graded width of fifty-six feet (56') with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline with a ten foot (10') wide parkway, containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

h. Improve or agree to improve and provide security for **Street J** from the intersection with Street A, southerly to the Tee intersection with Street C, in accordance with Public Road Standards for a Residential Road to a graded width of fifty-six feet (56') with thirty-six feet (36') width of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at eighteen feet (18') from centerline with a ten foot (10') wide parkway, containing a five foot (5') wide buffer zone and a five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

i. Improve or agree to improve and provide security for **Street C** from the Tee intersection with Street J, southerly to the terminus cul-de-sac at Lot 202 ~~200~~ and Lot 203 ~~201~~, in accordance with Public Road Standards for a Residential Cul-de-sac Road to a graded half-width of fifty-two feet (52') with thirty-two feet (32') of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline with a ten foot (10') wide parkway containing a five foot (5') wide buffer zone and five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

j. Improve or agree to improve and provide security for **Street E** from the Tee intersection with Street D, southerly to the terminus cul-de-sac at Lot 330 ~~329~~ and Lot 331 ~~330,~~ in accordance with Public Road Standards for a Residential Cul-de-sac Road to a graded half-width of fifty-two feet (52') with thirty-two feet (32') of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline with a ten foot (10') wide parkway containing a five foot (5') wide buffer zone and five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

k. Improve or agree to improve and provide security for **Street F** from the Tee intersection with Street D, southerly to the terminus cul-de-sac at Lot 343 ~~342~~ and Lot 334 ~~343~~, in accordance with Public Road Standards for a Residential Cul-de-sac Road to a graded half-width of fifty-two feet (52') with thirty-two feet (32') of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline with a ten foot (10') wide parkway containing a five foot (5') wide buffer zone and five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

l. Improve or agree to improve and provide security for **Street H** from the Tee intersection with Street D, southerly to the terminus cul-de-sac at Lot 360 ~~359~~ and Lot 361 ~~360~~, in accordance with Public Road Standards for a Residential Cul-de-sac Road to a graded half-width of fifty-two feet (52') with thirty-two feet (32') of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline with a ten foot (10') wide parkway containing a five foot (5') wide buffer zone and five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

m. Improve or agree to improve and provide security for **Street I** from the Tee intersection with Street D, southerly to the terminus cul-de-sac at Lot 373 ~~372~~ and Lot 374 ~~373~~, in accordance with Public Road Standards for a Residential Cul-de-sac Road to a graded half-width of fifty-two feet (52') with thirty-two feet (32') of asphalt concrete pavement over approved base, PCC curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline with a ten foot

(10') wide parkway containing a five foot (5') wide buffer zone and five foot (5') wide non-contiguous PCC sidewalk on both sides of the street, to the satisfaction of the Director of Public Works.

n. 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~~ forty-eight feet (~~52~~ 48') and improved to a radius of ~~forty-two~~ thirty-eight feet (~~42'~~ 38'), 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 where pathway is required instead of sidewalk, the sidewalk shall join the pathway.

Timing: Prior to the approval of the respective Final Maps within which said roads are shown on the TM 5615TER ~~TM 5615~~, the applicant shall improve or agree to improve the trail/pathways. **Monitoring:** The *[DPR, Trails Coordinator]* and/or [*PDS, 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 for the construction of the trail/pathway facility.

a. Where height of fill bank for a 2:1 slope is greater than twelve feet (12'); or where height of fill bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed per CALTRANS standards to the satisfaction of the Director of Public Works.

b. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

a. Process and obtain approval of Improvement Plans to improve the intersections at ~~***West Lilac Road (SC 270) / Camino Del Rey intersection***~~, ***Old Highway 395* / *West Lilac Road (SC 270) intersection*, and *Lilac Road* / *Old Castle Road intersection.***

b. Process and obtain approval of Improvement Plans to improve ***West Lilac Road (SC 270)***, ***Streets A, B, C, D, E, F, G, H, I, J, K, L, M, N*** and ***O***.

c. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the North County Fire Protection District and the [*PDS, LDR*].

d. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408.

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

f. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

40. ROADS#10–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, the private roads shall be improved as described below, to the satisfaction of the North County Fire Protection District and the Director of PDS. **DESCRIPTION OF REQUIREMENT:**

a. For the private easement road known as ***Dulin Road*** the following requirements (b) through (e) shall apply:

b. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for seven hundred fifty-one (751) to twenty-five hundred (2,500) trips per day shall apply to the road geometrics.

c. Prior to approval of the First Final Map, improve or agree to ~~Applicant shall improve, or agree to~~ improve and provide security for ***Dulin Road***, from STA 93+~~50~~19 (located at the westerly boundary of Planning Area 3) to STA ~~193~~191+80 (located at eastern boundary of the Ocean Breeze Ranch project) connecting to the existing public ***Dulin Road*** located within the Rancho Monserate Country Club, with a roundabout at STA 95+22, as shown on the approved Tentative Map, to the satisfaction of the Director of PDS and the North County Fire Protection District.

d. Individual segments of ***Dulin Road*** shall be constructed to the following standards:

1. From STA. 93+~~50~~ 19 to STA. 94+90 99 ~~and from the~~ with a proposed t~~urnaround~~ roundabout at STA. 95+~~20~~ 22, to a graded width of fifty-six feet (56'), with thirty-six feet (36') width of asphalt concrete pavement over approved base, with PCC curb and gutter, with face of curb at eighteen feet (18') from centerline with a ten foot (10') wide parkway containing a four foot (4') wide buffer zone and six foot (6') wide non-contiguous DG pathway on both sides of road.

2. From STA. 95+~~20~~ 48 to STA. 106+~~30~~ 26 to a graded width of thirty-four feet (34'), with twenty-four feet (24') width of asphalt concrete pavement over approved base, with face of AC dike at twelve feet (12') from centerline with a six foot (6') wide parkway containing a one foot (1') wide buffer zone and five foot (5') wide non-contiguous DG pathway on the north side and a four foot (4') wide parkway on the south side of the road.

3. From STA. 106+30 to STA. 155+60 with an easement transition from STA. 155+60 to 158+40 to a graded width of thirty-four feet (34'), with twenty-four feet (24') width of asphalt concrete pavement over approved base, with face of AC dike at twelve feet (12') from centerline with a six foot (6') wide parkway containing a one foot (1') wide buffer zone and five foot (5') wide non-contiguous DG pathway on the north side and a four foot (4') wide parkway on the south side of the road.

4. From STA. 158+~~40~~ 42 to STA. ~~165~~ 164+~~70~~ 43 to a graded width of twenty-~~six~~ nine and one-half feet (~~26~~ 29.5'), with twenty-four feet (24') width of asphalt concrete pavement over approved base, with face of AC dike at twelve feet (12') from centerline with a one and one-half foot (1-.5') wide parkway containing a one and one haft foo t (1.5') wide buffer zone and on the north side and a two and one half foot (2.5') wide parkway ~~buffer zone on the north side and a one foot (1') wide parkway~~ buffer zone on the south side of the road.

5. From STA. 165+~~70~~ 66 to STA. ~~193~~ 191+80 to a graded width of thirty-two feet (32') with twenty-four feet (24') width of asphalt concrete pavement over approved base, with face of AC dike at twelve feet (12') from centerline with a ~~four~~ six-foot (6') parkway buffer zone on both sides of the road.

e. Prior to issuance of the First building permit, Ocean Breeze Ranch ("OBR") shall record covenants, conditions, and restrictions ("CC&Rs") containing the following:

1. Residents of Planning Area 3 ("PA-3") shall direct all daily, customary traffic associated with equestrians or large animal uses, into and out of PA-3to the west. This shall include horse trailers, deliveries of equipment, services or supplies associated with such large animal uses. Customary traffic

associated with such uses shall be prohibited from PA-3 to the eastern terminus of Dulin Road.

2. PA-3 residents shall not be limited in the use of Dulin Road to the west or the east, for daily or customary access by homeowners and their guests.

3. Residents of PA-3 may use Dulin Road in the event of emergencies, traveling either to the east or to the west, as circumstances may dictate.

f. Within forty-five (45) days of approval by the County of the OBR project and expiration of any appeals periods, OBR shall record a restrictive covenant over the Equestrian Parcel containing the following:

1. The Equestrian Facility shall direct all daily, customary traffic associated with equestrian or large animal uses, into and out of the Equestrian Facility to the west. This shall include employees, horse trucks or trailers, and deliveries of equipment, services or supplies associated with horses or other large animal uses.

2. The Equestrian Facility may only use Dulin Road traveling to the east in the event of emergencies when circumstances dictate.

g. Prior to approval of Improvement Plans, include drawing and design for Traffic Calming Crosswalk across Dulin Road within Rancho Monserate:

1. A raised, asphalt concrete crosswalk (“Crossing”) shall be installed on Dulin Road at a location acceptable to the County of San Diego and the Rancho Monserate Homeowners’ Association. The Crossing width shall accommodate persons in wheelchairs, walkers, and golf carts, with any required person or animal assistance. Each side traversing Dulin Road shall be marked with bright, high visibility striping acceptable to the County of San Diego Department of Public Works. In addition, flashing lights shall be installed at the Crossing, to be activated by pedestrian pushbuttons installed on both sides of the Crossing.

h. Prior to approval of any Final Map. ~~Prior to issuance of a building permit for the 51st Lot,~~ improve the ***Interim Evacuation Route*** through the Equestrian Facility, from the Equestrian Facility Access Road entry Located on Street A, to the Equestrian Facility east entry at Dulin Road; this portion of the ***Interim Evacuation Route*** shall be built to a graded width of twenty-eight feet (28’) with twenty-four feet (24’) of soil-cement with a minimum structural section of twelve inches (12”), or as needed to support a fire apparatus as described in the Fire Protection Plan revised July 11, 2019. In addition to other approvals required, this shall be to the satisfaction of the DPW Materials Lab. Note: The applicant may obtain approval from Planning & Development Services and the

North County Fire Protection District of an alternate access that meets the intent of this condition.

~~i. Prior to issuance of a building permit for the 51st Lot, improve ***Dulin Road*** from STA 142+00 to STA 193+80, to include all gate systems; road improvements must be completed and available for use as an emergency evacuation route, to the satisfaction of PDS and NCFPD.~~

~~j. Prior to issuance of a building permit for the 101st Lot of Planning Area 1, or the First Lot of Planning Area 2, all segments of ***Dulin Road*** as described in sections (a) through (e) of ROADS#11, must be completed and fully operational, to the satisfaction of PDS and NCFPD.~~

i. Prior to approval of the First Final Map improve or agree to improve and provide security for the private easement road ***Street P***, to a graded width of ~~twenty-eight~~ thirty-two feet (~~28~~ 32') with twenty-four feet (24') width of asphalt concrete pavement over approved base, with face of AC dike at twelve feet (12') from centerline with a one and six foot (6') ~~four foot (4')~~ parkway buffer zone on the north and south sides of the street as shown on the approved Tentative Map. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips per day shall apply to the road geometrics, to the satisfaction of the North County Fire Protection District and the Director of Planning and Development Services (PDS).

j. ***Street P*** shall terminate with a cul-de-sac graded to a minimum radius width of forty-~~four~~ eight feet (~~44'~~ 48') and surfaced to a radius width of forty-four feet (~~40'~~ 44') with asphalt concrete pavement over approved base to the satisfaction of North County Fire Protection District and the Director of PDS.

k. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

a. Process and obtain approval of Improvement Plans to improve Private Roads ***Dulin Road*** and ***Street P***.

b. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the North County Fire Protection District and the [*PDS, LDR*].

c. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408.

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

e. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of any Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), or the respective Building Permits described above, the corresponding plans, agreements, and securities shall be approved. **MONITORING**: The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

a. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works.

b. Install Guardrail where height of down sloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of down sloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail to meet CALTRANS standards, if required by and to the satisfaction of the Director of Public Works.

c. Improve or agree to improve and provide security for trails (and pathways) to the satisfaction of the Department of Parks and Recreation.

d. Unless stated otherwise, improve roads, or agree to improve and provide security for them with the approval of the unit the road is within, abuts, or provides access, to the satisfaction of the Director of Public Works.

e. Improve or agree to improve and provide security for trails (and pathways), to the satisfaction of the Department of Parks and Recreation Director. With the respective Final Map, the subdivider **shall dedicate and improve pedestrian**

& equestrian trails to the County of San Diego which implement trail alignments as approved and shown on Revised TM-5615TER ~~TM 5615~~, to the satisfaction of the Director of Parks & Recreation & Director of Planning & Development Services. The Final Map(s) shall provide and describe County access for maintenance of the pedestrian & equestrian trail easement, to the satisfaction of the Director of Parks & Recreation & Director of Planning & Development Services

f. Traffic signs denoting equestrian crossings will be located along applicable roadways to promote safety. Equestrian paths will be provided along as shown on the approved revised TM.

g. Equestrian push buttons for crossing will be provided at signalized intersections.

h. Regional trails crossing roads will be designed to cross at or near a right angle.

i. Project trails will be aligned on existing paths, roads, and utility easements, and within otherwise disturbed areas to the extent feasible in order to minimize impacts to sensitive resources.

j. Trails will avoid fragile root areas of trees and shrubs, where feasible. Where trails cross natural terrain, width may be reduced to four feet for a short distance to protect sensitive resources.

TIMING: Prior to the approval of ~~the~~ any Final Maps within which said trails are shown on the Revised TM 5615TER ~~TM 5615,~~ the applicant shall improve or agree to improve the trail/pathways. **MONITORING:** The *[DPR, Trails Coordinator]* and/or *[PDS, 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 for the construction of the trail/pathway facility.

41. ROADS#11–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project 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 Pavement Cut Policy and submit it to the *[PDS, LDR]* for

review. **TIMING**: Prior to the approval improvement plans and the approval of the First Final Map the letters shall be submitted for approval. **MONITORING**: The *[PDS, LDR*] shall review the signed letters.

42. ROADS#12–COUNTY WATER AUTHORITY (CWA) ENCROACHMENT PERMIT

INTENT: In order to ensure that improvements within the County Water Authority (CWA) public utility easement comply with the County of San Diego Public Road Standards/ or County of San Diego Private Road Standards, and The County Water Authority Standards and Requirements, an encroachment permit from CWA shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CWA for the improvements to be made within any road crossing over a CWA facility. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [*PDS, LDR*]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [*PDS, LDR*]. The developer shall obtain an encroachment permit from CWA authorizing access onto ***the public utility easement.*** This will allow CWA to set conditions such as road improvements. The applicant should contact the CWA Permit Office at for additional details. **TIMING:** Prior to the approval of any plan or issuance of any County permit that includes grading or improvements within the CWA easement ~~and prior to occupancy or use of the premises in reliance of this permit,~~ the encroachment permit shall be obtained. **MONITORING:** The *[PDS, LDR]* shall review the permit for compliance with this condition and the applicable improvement plans and implement any conditions of the permit in the County improvement plans.

43. TRAILS#1–TRAIL/PATHWAY IMPROVEMENTS

INTENT: In order to promote orderly development by providing a trail/pathway connection pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the Subdivision Ordinance Section 81.403. through 81.406.1, the applicant shall improve the designated pathway**. DESCRIPTION OF REQUIREMENT:**

a. Prior to approval of ~~the~~ any Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), improve, or agree to improve to the satisfaction of DPR and PDS a designated pathway to a width of eight feet (8') within the designated easement along ***Street A*** as indicated on the approved Tentative Map.

b. Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), improve, or agree to improve to the satisfaction of DPR and PDS a designated pathway to a width of six feet (6') within the designated easement along ***Street B*** as indicated on the approved Tentative Map.

c. Prior to approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), improve or agree to improve to the satisfaction of DPR and PDS a designated pathway to a width of eight feet (8') within the designated easement width of fifteen feet (15') from the proposed development to Lilac Road, at the location west of right Middle School as indicated on the approved Tentative Map.

DOCUMENTATION: The applicant shall prepare improvement plans and provide securities for the construction of the trail/pathway and all associated work. All plans and improvements shall be completed pursuant to the Community Trails Master Plan Design and Construction Guidelines, the County of San Diego Public Road Standards, and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant shall complete the following:

a. Process and obtain approval of Improvement Plans to improve a ten-foot (10') pathway within the designated easement along ***Street A*** as indicated on the approved Tentative Map.

b. Process and obtain approval of Improvement Plans to improve a six-foot (6') pathway within the designated easement along ***Street B*** as indicated on the approved Tentative Map.

c. Process and obtain approval of Improvement Plans to improve an eight-foot (8') pathway within the designated fifteen foot (15') wide easement from the development project to Sullivan Middle School as indicated on the approved Tentative Map.

d. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.405 through 81.406.1.

e. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*] and *[DPR, TC]*

The plans shall be submitted to *[DPR, TC]* and *[PDS, LDR]*, for review and approval. **TIMING:** Prior to the approval of ~~the~~ any Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), the applicant shall improve the trail/pathway. **MONITORING:** The *[DPR, TC]* and *[PDS, LDR]* shall review the plans for conformance and approve all financial securities for the construction of the trail/pathway facility.

44. TRAILS#2–TRAIL EASEMENT/PATHWAY

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.u, 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~~ Revised Tentative Map 5615TER ~~5615.~~ **DOCUMENTATION:** The applicant shall offer to dedicate to the County of San Diego on the First Final Map all non-motorized, multiuse trail easements and on a separate "Non-Title Information" sheet of the First Final Map show all designated pathways. The Offer of Dedication shall be shown as accepted on the First Final Map. **TIMING:** Prior to the approval of the First Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map) for Revised Tentative Map 5615TER ~~5615,~~ the applicant shall offer to dedicate the trail easements to the County and show the designated pathways on the First Final Map. **MONITORING:** The *[DGS, RP] [DPR, TC]* shall ensure the trail easements are offered for dedication, and designated pathways are indicated on the map.

45. DRNG#1–ONSITE & OFFSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and to comply with the County Flood Damage Prevention Ordinance 10091 (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No. 10410, County Code Section 67.801 et seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for drainage facilities and structures, Extended Detention Basins and Bioretention basins.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: San Diego County Hydraulic Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, Community Trails Master Plan and Parkland Dedication Ordinance, and County Flood Damage Protection Ordinance 10091 (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual.

The improvements shall be completed within 24 months from the recordation of Final Map pursuant to Subdivision Ordinance Sec. 81.405. The execution of the agreements and acceptance of the securities shall be completed before the approval of any final map. **DOCUMENTATION:** The applicant shall complete the following:

a Process and obtain approval of Improvement Plans to improve Extended Detention Basins and Bioretention basins.

b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408.

c. Pay all applicable inspection fees with [*DPW, PDCI*].

d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of the first Final Map (irrespective of the Phase or unit number or ownership of the area covered by that Final Map), the plans, agreements, and securities shall be approved. **MONITORING:** The *[PDS, LDR]* [*DPR, TC, PP]* shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

46. DRNG#2–LINES OF INUNDATION

INTENT: In order to comply with Grading Ordinance No. 10179, Section 87.803 (38) and prevent future development in flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100−year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject to Inundation By The 100−Year Flood" on the respective Final Maps. Each parcel shall have a flood free building site to the satisfaction of the Director of PDS. If any of the parcels are found to be devoid of a buildable, flood free site for residential and commercial uses the subdivider shall take appropriate action so that each parcel does have a buildable flood free site. This pertains to watersheds having area of one hundred (100) or more acres. **DOCUMENTATION:** The applicant shall indicate the lines of inundation on the non-title sheet of the respective Final Map as indicated above. **TIMING:** Prior to the approval of the respective Final Map, the inundation lines shall be indicated and labeled on the map. **MONITORING:** The [*PDS, LDR*] shall verify that the inundation lines have been indicated pursuant to this condition.

47. DRNG#3–LINES OF INUNDATION

INTENT: In order to prevent future development in flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100−year flood over the entire property shall be shown and labeled "Flood−Prone Area" on the Final Map.

a. A Civil Engineer shall provide this information through an analysis performed as part of a drainage study.

b. Each parcel shall have a flood−free building site. Since all parcels are found to be devoid of a buildable flood−free site for residential and commercial uses, the subdivider shall construct graded pads pursuant to an L-Grading Plan. Proposed pads shall be elevated above the one-hundred-year inundation elevation as determined by the applicant’s Civil Engineer and to the satisfaction of the Director of PDS.

DOCUMENTATION: A Civil Engineer shall provide the necessary hydrology and hydraulics to define the 100-year floodplain inundation limits and indicate the lines of inundation on the non-title sheet of the respective Final Map as indicated above. **TIMING:** Prior to the approval of the respective Final Map, the inundation lines shall be indicated and labeled on the map. **MONITORING:** The [*PDS, LDR*] shall verify that the inundation lines have been indicated pursuant to this condition.

48. DRNG#4–FLOODPLAIN COMPLIANCE

INTENT: As required by the Code of Federal Regulations (CFR) and to protect persons and property from harm in an area of special flood hazard in the unincorporated County by ensuring compliance with the more restrictive of the Flood Damage Prevention Ordinance (FDPO), Section 811.101, et seq. of the San Diego County Code, of Regulatory Ordinances (County Code) or the National Flood Insurance Program requirements set forth at 44 Code of Federal Regulations, (CFR) Section 60.1 *et seq.* References to the 44 CFR Section 60.1 *et seq.* are for convenience only and are not intended to limit the applicability of other federal laws or regulations that comprise the National Flood Insurance Program. **DESCRIPTION OF REQUIREMENT:** The project site is located within A and X FEMA Flood Zones as indicated on FEMA Flood Insurance Rate Map (FIRM) map panels 06073C, 0490G, 0485G and 0495G, and County Floodplain Maps 4101707, 4141707, 4141713, and 4181713. Zones are required to be developed and used in accordance with restrictions set forth in the County's Flood Damage Prevention Ordinance for "special flood hazard areas." These requirements were developed to allow for continued County participation in the National Flood Insurance Program (NFIP) in accordance with 44 CFR 60.1 et seq. Consistent with these requirements, the following must be complied with:

a. Demonstrate to the satisfaction of the County Flood Plain Administrator through hydraulic analyses performed by a licensed engineer in accordance with standard engineering practice that no encroachments, including fill, new construction, substantial improvements, or placement of structures, will be made in the FEMA or County mapped floodway for San Luis Rey River that would result in an increase in flood levels during the occurrence of the base flood on any public right-of-way or off-site property. Because the project will require a revision of the previously mapped floodway, an approved Conditional Letter of Map Revision (CLOMR) from FEMA including a floodway delineation will be required prior to any grading activities. Occupancy of structures and completion of the development, where a certificate of occupancy is not required, is prohibited until a subsequent Letter of Map Revision (LOMR) is obtained from FEMA. County Flood Damage Prevention Ordinance (Title 8, Division 11 Section 501 (b)), and in compliance with all NFIP and FDPO requirements to the satisfaction of the County Flood Plan Administer and Public Works Flood Control. If it is demonstrated that the post-project BFEs differ from the pre-project by more than 0.5 feet, or that the post floodplain delineation differs from the FEMA effective mapping, a

Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) from FEMA will be required. **NOTE**: If after hydraulic analysis and grading plan review it is determined that changes to lot design or pad elevations are needed or the design will impact off-site properties and/or necessitate obtaining off-site easements or waivers for drainage or grading purposes then the applicant may be required to revise their project and go through the discretionary approval process again. Demonstrate hydrologic and hydraulic analyses acceptable to DPW Flood Control and performed by a California licensed engineer in accordance with standard engineering practice, that all proposed structures will be reasonably safe from flooding of the one percent (1%) annual chance event as calculated following the methodology described in the County Hydrology Manual,

b. All structures to be constructed, substantially improved, or placed within the subdivision shall comply with the more restrictive of the County's Flood Damage Prevention Ordinance or the criteria set forth in 44 CFR 60.1 *et seq.*

c. Show and label existing drainage easements on the plans.

d. Elevation Certificates for structures located in the Special Flood Hazard Area (SFHA).

TIMING: Elevation Certificates required prior to Certificate of Occupancy, all other items required prior to the approval of any respective Final Map or any grading and/or improvement plans (whichever comes first) to the satisfaction of the Department of Public Works Flood Control District. **MONITORING:** The [*PDS, LDR], [DPW, FCE*] shall review the hydraulic analysis, and associated plans and maps for compliance with this condition.

With regard to the placement of homes, the County Code and National Flood Insurance Program establish the following requirements:

a. CLOMR and LOMR required (CLOMR prior to grading permit, LOMR prior to certificate of occupancy.

b. CLOMR and LOMR submittal will possibly need to be based upon modified models when compared to those submitted for other purposes.

c. The CLOMR will require proof of satisfaction of environmental requirements for all work.

d. Because the submittal is based upon adjacent CLOMRs, revisions may be necessary if adjacent LOMRs are submitted.

e. If the channel is to be maintained to justify the Manning's "n" values used, the maintenance details will need to be recorded with the deed.

f. During final design, vegetation and associated Manning's "n" values for the channel section will need to be clearly defined and acceptable to Flood Control.

MAP DOCUMENTATION: The applicant shall execute a covenant and complete this condition to the satisfaction ~~satisfactory~~ to the Director of DPW. The covenant shall be placed on the Map and recorded with the map. **MAP TIMING:** Prior to the recordation of the respective Final Map the covenant shall be executed and indicated on the Map. **COVENANT TIMING:** No Building permit for the development can be issued until the applicant completes the requirement. Prior to obtaining a building permit or occupancy, the applicant shall design the project per the condition and submit it to *[PDS, LDR]* for review. **MONITORING:** The *[PDS, LDR]* shall review the covenant and the Map for compliance with this condition.

49. GEO#1–GEOLOGIC HAZARDS

INTENT: In order to ensure that the mitigation for the potential liquefaction and lateral spreading hazard will be mitigated in accordance with the Geotechnical Engineer of Record's Investigation Report prepared by GeoCon dated May 24, 2024, and in accordance with the CALTRANS Guidelines on Foundation Loading Due to Liquefaction Induced Lateral Spreading (2013) and FHWA guidelines for LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations (2011), and the CGS Guidelines for Mitigating Seismic Hazards in California Special Publication 117A, A Geotechnical addendum shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Geotechnical Engineer of Record shall review the proposed ground improvement design from the specialty contractor for mitigation of the potential liquefaction and lateral spreading hazard in PA-2 and reevaluate these hazards in accordance with the applicable standards and guidelines. The Geotechnical Study shall be prepared by a Certified Engineering Geologist and Registered Civil Engineer competent in the field of mitigating seismic hazards in California and shall provide additional grading recommendations, where applicable. The addendum shall reevaluate the seismic design site class in accordance with ASCE 7-22 and shall also verify if both the liquefaction hazard and lateral spread hazard has been mitigated. The study shall be submitted to the [*DPW PDCI, LDR, BD*]. **DOCUMENTATION:** The Geotechnical addendum shall be prepared by a Certified Engineering Geologist and Registered Civil Engineer competent in the field of mitigating Seismic Hazards in California and submitted to the [*DPW PDCI, LDR, BD].* All recommendations of the report shall be incorporated into the design. **TIMING:** Prior to commencement of grading activities for PA-2 and prior to the issuance of the building permits for tract home development within PA-2 the Geotechnical addendum shall be submitted to the *[DPW PDCI, LDR, BD].* **MONITORING:** The *[DPW PDCI, LDR, BD]* shall review the Geotechnical Study for compliance with all applicable building codes, engineering standards, and this condition. If there are any recommendations to minimize effects of liquefaction, the *[BD, LDR*] shall ensure that, they are incorporated into the project design.

50. ROADS#13 DEBRIS MANAGEMENT PLAN (DMP)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5.000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:

- The type of project.
- The total cubic yardage for the project.
- The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
- The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
- The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
- The name of the facility (or facilities) which debris will be exported to.

b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:

- Identify the project location.
- Log the date that material was transported off site.
- Log the type of graded or cleared material.
- Estimated material weight, tonnage, or cubic yards.
- Name of entity transporting the material.
- Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.

- Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled within 90 days of the receipts.
- Daily logs shall include separate entries for each occurrence of materials reused on site.
- Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

c. Exemption:

- Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (I) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations, a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html. **TIMING:** Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The [*DPW, CO*] shall review and approve the DMP documents for the project. The [*DPW, CO*], shall forward the approval of the DMP to [*PDS, LDR*] for compliance with this condition.

51. **ROADS#14 DEBRIS MANAGEMENT REPORT (DMR)**

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. **DESCRIPTION OF REQUIREMENT:** Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

- Project name.

- List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- Provide copies of receipts for export facilities, haulers, or materials reused on site.
- Signed self-certification letter (see template).

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.htm **TIMING:** Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The [*DPW, CO*] shall review and approve the DMR documents for the project. The [*DPW, CO*], shall forward the approval of the DMR to [*DPW, PDCI*] and [*PDS, Zoning, PPD*] for compliance with this condition.

52. HAZ #1 - LEAD SURVEY

INTENT: In order to avoid hazards associated with lead based paint (LBP) and lead containing materials (LCM) to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of LBP/LCM because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. 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 LBP and LCM located in the structure. The following conditions only apply if LBP and LCM are present:

a. All LBP and LCM 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 LBP and LCM scheduled for demolition or disturbed during remodeling must comply with applicable regulations for demolition methods and dust suppression.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California DHS certified lead inspector/risk assessor to the [*DEHQ, HAZ MAT, APCD*], which certifies that there was no LBP/LCM present, or all lead containing materials have been remediated pursuant to applicable regulations. **TIMING:** Prior to issuance of a grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [*DEHQ, HAZ MAT, APCD*] shall review the report and any additional evidence for compliance with this condition. The [*PDS, PPD*] shall review the completed and stamped report and any additional evidence for compliance with this condition.

53. HAZ #2 - ASBESTOS SURVEY

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. 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.

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

54. HAZ #3 - STRUCTURE REMOVAL

INTENT: In order to comply with the revised project design for PDS2023-TM-5615TER ~~PDS2016-TM-5615~~ the structure(s) identified on the approved plan set shall be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The structure(s) and septic systems location shall be shown on the approved plan set,

with the appropriate approved buffer area, shall be shown on the approved plan set. A Demolition Permit shall be obtained from *[PDS, BD].* Compliance with conditions HAZ #1 and HAZ #2 to determine the presence or absence of Lead Containing Materials and Asbestos Containing Materials shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [*PDS, PPD*] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure. **TIMING:** Where structures to be demolished occur within areas to be graded, prior to approval of any grading or improvement permit, the applicant shall comply with this condition. **MONITORING:** The [*PDS, PPD*] shall review the statement and, photos, and any additional evidence for compliance with this condition.

55. HAZ#4 - DEBRIS REMOVAL AND SOIL TESTING

INTENT: In order to comply with the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, and to follow the recommendation identified in the Limited Phase II Environmental Site Assessment (ESA) for this project, the debris associated with removal of sheds, structures, and AST(s) shall be assessed. **DESCRIPTION OF REQUIREMENT:** A signed, stamped addendum to the Limited Phase II ESA shall be prepared by a Registered Engineer or Professional Geologist. The addendum shall include the following information or as modified by DEHQ:

a. Documentation that the soil sampling occurred between six inches to 2-3 feet in depth.

b. Findings which identify whether onsite soils in this location exceed regulatory screening levels for pesticides, petroleum, heavy metals, or other contaminants.

c. If contaminated soils are detected, provide a letter from DEHQ stating that a VAP work plan has been prepared and approved to remediate contaminated soils.

d. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which states that they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.

e. Provide evidence that all required work has been fully incorporated into the Grading Plans if required to obtain a grading permit pursuant to the County Grading Ordinance 87.101 et. al.

DOCUMENTATION: Upon completion of the debris removal and soil test, the applicant shall submit copies of the assessment (and a work plan for soil

remediation, if applicable) to the [*PDS, PPD*] for approval. **TIMING:** Where structures to be demolished occur within areas to be graded prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit, and prior to commencement of construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*PDS, PPD*] shall review the report and any additional evidence for compliance with this condition. The work plan shall be approved by DEHQ.

GRADING & IMPROVEMENT PLAN NOTES

The following section identifies project Plan Notes to be placed on the project's grading and Improvement Plans. in the event of any inconsistency between these notes and the project's conditions of approval as described in the preceding pages, the conditions listed previously shall govern.

NOTICE: Prior to construction, a Conditional Letter of Map Revision (**CLOMR**) is required to be processed through the County and FEMA for this project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The CLOMR does not revise an effective FEMA Flood Insurance Rate Map (FIRM), it indicates whether the project, if built as proposed, would be recognized by FEMA. A Letter of Map Revision (LOMR) issued by FEMA is required at record plan stage and is FEMA's modification to an effective FIRM.

NOTICE: Any existing unpermitted work in the floodplain would need to be demonstrated as having been in place prior to the original floodplain mapping, be permitted as part of this project or be restored to pre-floodplain mapping condition.

NOTICE: Changes to effective maps shall be made in writing by the County Flood Plan Administrator / Director of Public Works, official designated by County Chief Executive Officer (CEO).

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

BIO#GR-11 - BREEDING SEASON AVOIDANCE
INTENT: In order to avoid impacts to raptors and nesting birds, which are sensitive biological resources, the following shall be implemented. **DESCRIPTION OF REQUIREMENT**: The preferred approach to site development would be for no grubbing or clearing of vegetation to occur during the general avian breeding season (January 15 to July 15 for raptors and February 15 to August 31 for general nesting birds). All grading permits, improvement plans, and the final map shall state the same. If grubbing or

clearing must occur during the general avian breeding season within 300 feet of general nesting bird habitat or 500 feet of nesting raptor habitat, a pre-construction survey shall be conducted by a qualified biologist no more than three days prior to the commencement of the activities to determine if active bird nests are present in the affected areas, with results submitted to the County and Wildlife Agencies. If there are no nesting birds (includes nest building or other breeding/ nesting behavior) within this area, clearing and grubbing shall be allowed to proceed. Furthermore, if construction activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting will be conducted, with results submitted to the County and Wildlife Agencies. If active nests or nesting birds are observed within the area, the biologist shall submit the nesting bird survey results and proposed nest buffers to the County and Wildlife Agencies. The biologist shall flag buffers around the active nests and construction activities shall avoid active nest buffers until nesting behavior has ceased, nests have failed, or young have fledged, with results submitted to the County and Wildlife Agencies. Requirements of the pre- construction survey are provided in the Biological Resources Technical Report (August 7, 2019) under mitigation measure BIO-2. **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. **TIMING:** Prior to the pre-construction meeting 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. **MONITORING:** The *[PDS, PPD]* shall review and approve the survey results prior to any grading, clearing, grubbing, trenching, or construction activities.

BIO#GR-4 - PRE-CONSTRUCTION SURVEY – CALIFORNIA GNATCATCHER, NESTING RAPTORS, LEAST BELL'S VIREO

INTENT: If operation of construction equipment is to occur within 500 feet of suitable habitat during the breeding season of the California gnatcatcher (February 15th to August 31st), nesting raptors (January 15th to July 15th), or least Bell's vireo (March 15th to September 15th), a pre-construction survey shall be conducted by a County approved biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall be contracted to perform a pre-construction survey for California gnatcatcher, nesting raptors, or least Bell's vireo if operation of construction equipment is to occur within 500 feet of suitable habitat during the breeding season. The following shall be completed:

a. Clearing and grubbing of coastal sage scrub will occur outside of the gnatcatcher breeding season (defined as February 15 through August 31) to the maximum extent practicable in order to avoid potential impacts to nesting gnatcatcher. Clearing of coastal sage scrub may only occur during this period once a qualified biologist has conducted a minimum of three focused surveys, on separate days, to determine the presence of nesting gnatcatchers. Each survey will cover suitable gnatcatcher habitat (e.g., coastal sage scrub and disturbed coastal sage scrub) in the proposed work area and within 500 feet of the proposed work area. Surveys will begin a maximum of 7 days prior to initiating the vegetation clearing and grubbing, and one survey will be conducted the day immediately prior to the

initiation of work. If an active gnatcatcher nest is observed, a 300-foot buffer will be established wherein no project activities will occur until the nest is no longer active.

b. Clearing and grubbing of riparian habitat will occur outside of the vireo breeding season (defined as March 15 through September 15) to the maximum extent practicable in order to avoid potential impacts to nesting vireo. Clearing of riparian habitat may only occur during this period once a qualified biologist has conducted a minimum of three focused surveys, on separate days, to determine the presence of nesting vireo. Each survey will cover suitable vireo habitat (e.g., southern riparian forest, southern willow scrub, etc.) within the proposed work area and within 500 feet of the proposed work area. Surveys will begin a maximum of 7 days prior to initiating the vegetation clearing and grubbing, and one survey will be conducted the day immediately prior to the initiation of work. If an active vireo nest is observed, a 300-foot buffer will be established wherein no project activities will occur until the nest is no longer active.

~~c. Conduct a pre-construction focused survey for California gnatcatcher (February 15th to August 31st), nesting raptors (January 15th to July 15th), or least Bell's vireo (March 15th to September 15th) to determine whether these species occur within the areas to be potentially impacted by noise, with the final survey occurring within 3 days of the proposed start of construction with results submitted to the County PDS and Wildlife Agencies.~~

c. If it is determined at the completion of the pre-construction surveys that active nests belonging to sensitive species are absent from the potential impact area, construction shall be allowed to proceed.

d. If pre-construction surveys determine the presence of active nests belonging to sensitive species, then construction shall.

1. If pre-construction surveys determine the presence of active nests belonging to sensitive species, then construction shall: Be postponed until a qualified biologist determines that the nest(s) is no longer active or until after the respective breeding season, or

2. Not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure that noise levels are reduced to 60 dBA or ambient, whichever is greater, and the type(s) and location(s) of noise barrier(s) will be provided to the County and Wildlife Agencies along with the associated noise measurements demonstrating compliance with required noise level reductions.

e. Decibel output shall be confirmed by a County approved noise specialist and intermittent monitoring by a qualified biologist to ensure that conditions have not changed.

f. If pre-construction surveys identify coastal California gnatcatcher, nesting raptors, or least Bell's vireo, **blasting will be restricted to the non-breeding season** for the identified birds (CA gnatcatcher – September 1st to February 14th; nesting raptors – July 16th to January 14th; and least Bell's vireo – September 16th to March 14th) or be completed using wholly chemical means.

DOCUMENTATION: The applicant shall provide a copy of the biological monitoring contract and MOU to the *[PDS, PPD*] prior to initiating the focused survey. Upon completion of the survey, the survey report shall be submitted to *[PDS, PPD]* for review and approval prior to any grading, clearing, grubbing, trenching, or construction activities. **TIMING:** Prior to the preconstruction meeting, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the pre-construction surveys shall be completed. **MONITORING:** The *[PDS, PPD]* shall review the contract or letter of acceptance and the MOU prior to initiating the focused survey. The *[PDS, PPD]* shall review and approve the focused survey report prior to any grading, clearing, grubbing, trenching, or construction activities.

BIO#GR-5 - TEMPORARY FENCING
INTENT: In order to prevent inadvertent disturbance to sensitive biological resources that are to be protected and preserved, 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 installed to protect from inadvertent disturbance of open space easements that do not allow grading, brushing, or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [*PDS, PPD*] for approval. **TIMING:** Prior to the pre-construction meeting, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed and shall remain for the duration of the grading and clearing. **MONITORING:** The [*PDS, PPD*] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant."

BIO#GR-6 TEMPORARY (EXCLUSIONARY) FENCING – ARROYO TOAD TRANSLOCATION – ARROYO TOAD AND WESTERN SPADEFOOT
INTENT: In order to prevent inadvertent disturbance to arroyo toad, temporary exclusionary fencing (silt fencing) shall be installed along the northern limits of Planning Area 2 and Planning Area 3 (or as determined by the USFWS during Section 7 consultation for CWA Section 404 permitting) prior to the pre- construction meeting and prior to any clearing, grubbing, trenching, grading, or any land disturbances for Planning

Area 2 and Planning Area 3. **DESCRIPTION OF REQUIREMENT:**

a. Prior to the pre-construction meeting and commencement of any grading and or clearing in association with this grading plan for Planning Area 2 and Planning Area 3, temporary toad exclusionary fencing (silt fencing) shall be placed along the northern limits of Planning Area 2 and Planning Area 3. The placement of such fencing shall be approved by the *[PDS, PPD]*. Upon approval, the fencing shall remain in place until the conclusion of grading activities for Planning Area 2 and Planning Area 3 after which the fencing shall be removed.

b. Translocation surveys shall be conducted by a County approved biologist to relocate arroyo toad (if present), with approval from the USFWS. In addition, Western spadefoot individuals from within the impact area shall be relocated to areas of biological open space within the project site or north of the project site along the San Luis Rey River. If arroyo toad is found on site, impacts to this species requires take authorization either through a Section 7 consultation or a 10(a) HCP from the USFWS.

DOCUMENTATION: The applicant shall provide evidence that the fencing has been installed under the supervision of a County approved biologist. The applicant shall submit photos of the fencing along with the certification letter from the County approved biologist to the [*PDS, PPD*] for approval. **TIMING:** Prior to the Pre-construction meeting, and prior to any clearing, grubbing, trenching, grading, or any land disturbances for Planning Area 2 and Planning Area 3, the exclusionary fencing shall be installed, and shall remain for the duration of the grading and clearing for Planning Area 2 and Planning Area 3. **MONITORING:** The *[PDS, PPD]* shall review the certification and pictures provided by the applicant.

CULT#GR-1 - TEMPORARY FENCING – CA-SDI-776 LOCUS A AND/OR LOCUS B
INTENT: In order to mitigate for potential impacts to sites CA-SDI-776 Locus A and/or Locus B during construction, a temporary fencing plan shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 an 15064.7. **DESCRIPTION OF REQUIREMENT:** Prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-SDI-776 Locus A and/or Locus B during any grading activities within one hundred feet (100') of these archaeological site(s), as shown on the temporary fencing exhibit provided in the confidential appendix of the cultural study. The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Luiseno Native American monitor. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

a. Provide evidence to the Director of Planning & Development Services that the following notes have been placed on the Grading and/or Improvement Plan:

(1) In the event that construction activities are to take place within 100 feet of archaeological site(s) CA-SDI-776 Locus A and/or Locus B, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:

- The project archaeologist shall identify the site boundaries.
- The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist and the Luiseno Native American monitor.
- Upon approval of buffers, install fencing under the supervision of the project archaeologist.
- Submit to Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-SDI-776 Locus A and/or Locus B.
- Fencing may be removed after the conclusion of construction activities.

Exception: Temporary fencing is not required in the area of the roadway where site CA-SDI-776 Locus A is to be capped. **DOCUMENTATION:** Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-SDI-776 Locus A and/or Locus B. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances for Phase 2 this condition shall be completed. **MONITORING:** The *[PDS, PPD]* shall review the signed and stamped statement for compliance this condition.

CULT#GR-2 - ARCHAEOLOGICAL SITE CAPPING – CA-SDI-776 LOCUS A
INTENT: In order to mitigate for potential impacts to site CA-SDI-776 Locus A, a Site Capping Plan shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5. The capping plan is only required for the portion of the site that would be impacted by the access road and associated trail including fence. **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 but is not limited to the following:

a. The Project Archaeologist shall perform the capping 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.

b. A Luiseno Native American Monitor(s) shall provide Native American monitoring of the capping.

c. Prior to placing the cap, submit a letter to PDS that a County approved archaeologist (Project Archaeologist) has been retained to supervise and monitor the capping of the portion of the archaeological site that is required to avoid impacts. Evidence in the form of a contract or letter of acceptance and an executed Memorandum of Understanding shall be submitted to PDS.

d. Capping of the archaeological site shall be conducted by first placing construction fabric (e.g., Amoco) or a minimum of six inches of sterile sand over the entire area of the archaeological site area to be capped. The sand layer shall be covered with 1.5 to 2.0 feet of clean fill soil, or more as required. This layer shall be "feathered" out to ten feet beyond the defined boundary of the capping area to create a buffer. The materials to be used for capping shall be stockpiled and spread by hand.

e. After the cap has been completed, the Project Archaeologist shall prepare a final letter report that details how the capping procedure was completed.

f. After capping, the only activities allowed on top of the cap are the construction and use of the access road and a trail including fencing. Fencing posts may not exceed the depth of the cap.

DOCUMENTATION: The applicant shall provide a copy of the contract or letter of acceptance, capping plan, MOU, and final report to PDS. **TIMING:** Prior to any construction within 100 feet of archaeological site, CA-SDI-776 Locus A, and/or prior to approval of any plan or issuance of any permit for respective Final Map ~~Phase 2~~, and/or prior to construction or improvement of Dulin Road (within 100 feet of CA-SDI-776 Locus A), the condition shall be completed. **MONITORING:** PDS shall review the contract or letter of acceptance, capping plan and MOU, and final report for compliance with this condition.

CULT#GR-3 - PRE-GRADE SURVEY AND DATA RECOVERY
INTENT: A pre-grade survey shall be implemented due to the cultural sensitivity of the area. **DESCRIPTION OF REQUIREMENT:** The pre-grade and data recovery program shall include the following:

a. **Pre-Grade:** Upon completion of grubbing and vegetation removal, and prior to grading, conduct a pre-grade survey in areas identified for development. The pre-grade survey shall include both an Archaeological Monitor and Luiseno Native American Monitor.

1. Identified Resources: In the event that cultural resources are identified:

- Both the Project Archaeologist and Luiseno Native American monitor(s) have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.

- The Project Archaeologist shall contact the County Archaeologist.

- The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American monitor(s) shall determine the significance of discovered resources.

- Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor(s) may collect the cultural material for transfer to a Tribal curation facility or repatriation program.

- If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor(s) and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources or Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

2. Human Remains

- The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.

- Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. Should the human remains need to be taken offsite for evaluation, they shall be accompanied by a Luiseno Native American monitor.

- If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.

- The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.

- Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

b. **Vegetation Removal Completion:** Upon completion of vegetation removal, a pre-survey report shall be completed as follows:

1. Final Report. Upon completion of grubbing and vegetation removal, a pre-survey report shall be prepared identifying whether resources were encountered. A copy of the pre-survey report shall be provided to any culturally affiliated tribe who requests a copy. If resources were encountered, the analysis shall be included in the final archaeological monitoring report and shall comply with all requirements of that condition.

DOCUMENTATION: Upon completion of the pre-grade and data recovery phase referenced above, the applicant shall submit a final report for each phase of development to *[PDS, PPD]*. **TIMING:** Prior to the completion of grubbing and vegetation removal, and prior to any grading, ~~approval of any plan and/or issuance of any~~ for each phase of development, the pre-grade and data recovery program shall be completed. **MONITORING:** The *[PDS, PPD]* shall review the final pre-grade and data recovery program report for each phase of development for compliance with this condition.

CULT#GR-4 - DUST CONTROL PLAN IMPLEMENTATION - CA-SDI-8237
INTENT: In order to mitigate for potential impacts to the pictograph at site CA-SDI-8237, dust control measures shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5. **DESCRIPTION OF REQUIREMENT:** Prepare and implement a dust control plan for the protection of the pictograph at site CA-SDI-8237 during project construction. The dust control plan shall be prepared and implemented by the contractor in consultation with the Luiseno Native American Monitor and shall include the following requirements:

a. Prior to placing protective material to shield the pictograph, photo-document the existing condition of the existing pictograph.

b. Place appropriate cloth or material to shield the pictograph to mitigate impacts from dust. The covering must be of a material that will not cause damage to the pictograph.

c. Periodic inspections of the pictograph shall be conducted to evaluate the status of the protective covering and to determine whether maintenance of the covering or replacement is necessary.

d. Upon conclusion of construction, the protective cover may be removed, and the pictograph shall be photo-documented to determine the status of the resource.

e. After construction has concluded, the Project Archaeologist shall prepare a final letter report that details how the dust control plan was implemented and the condition of the pictograph at the beginning and end phases of construction.

DOCUMENTATION: The applicant shall provide a copy of the dust control plan to *[PDS, PPD]*, the South Coastal Information Center, the Pala Band of Mission Indians, the Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians, and any culturally affiliated tribe who requests a copy prior to implementation of the first phase of development. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances for any phase this condition shall be completed. **MONITORING:** *[PDS, PPD]* shall review the dust control plan for compliance with this condition.

CULT#GR-6 - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING
INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseno Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseno Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

BIO#GR-1 - BIOLOGICAL MONITORING

INTENT: In order to prevent inadvertent disturbance to sensitive biological resources that are to be protected and preserved, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT**: A qualified biologist working under the direction of a County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and Revised Tentative Map (PDS2023-TM-5615TER) ~~PDS2016-TM-5615),~~ and Major Use Permit Modification (PDS2024-MUP-16-012W1 ~~PDS2016-MUP-16-012~~ and PDS2016-MUP-16-013).

a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the *[PDS, PPD]*.
b. Supervise and verify placement of temporary exclusionary fencing (silt fencing) along the northern limits of Planning Area 2 and Planning Area 3 (or as determined by the USFWS during Section 7 consultation for CWA Section 404 permitting) for

the protection of the arroyo toad. Translocation surveys shall be conducted biologist to relocate arroyo toad (if present), with approval from the USFWS. In addition, Western spadefoot individuals from within the impact area shall be relocated to areas of biological open space within the project site or north of the project site along the San Luis Rey River. If arroyo toad is found on site, impacts to this species requires take authorization either through a Section 7 consultation or a 10(a) HCP from the USFWS.

c. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements and provide construction environmental training. Such meeting may include the *[PDS, PPD]*.

d. Conduct a pre-construction focused survey for Stephens' kangaroo rat within suitable habitat within the project impact area.
   1. If signs of Stephens' kangaroo rat are observed, a trapping survey shall be conducted to capture individuals and identify them to species.
   2. Results of surveys shall be submitted to the Wildlife Agencies and the County PDS.
   3. In the event of a positive survey, the Project Applicant shall coordinate with the Wildlife Agencies and the County PDS to determine next steps.
   4. A final pre-construction survey report shall be prepared and submitted to the Wildlife Agencies and the County PDS.

DOCUMENTATION: The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Pre-construction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [*DPW, PDCI*] shall invite the [*PDS, PPD*] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [*PDS, PPD*] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

GEO#GR-1 - SOILS REPORT

INTENT: In order to ensure that the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **DESCRIPTION OF REQUIREMENT:** A California Certified Engineering Geologist shall complete a final soil report specific to the preliminary design of the proposed development. The final soils report shall include, but not be limited to, a surficial stability analysis. The report shall include conclusions and design recommendations including, but not limited to, buffering areas without structural development, construction of retaining walls, debris walls, catchment basins, or slope buttressing. All geotechnical recommendations provided in the final soils report and final grading plans shall be followed during grading and construction at the project site. **DOCUMENTATION:** A California Certified Engineering Geologist shall submit a complete final soils report. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed ~~Prior to the issuance of grading or construction permits~~ for any phase of the project. The final soils

report and final grading plans shall conform to all applicable laws, regulations, and requirements. **MONITORING:** *[PDS, PPD]* shall review the geotechnical findings for compliance with this condition.

NO#GR-2 - TEMPORARY ROCK CRUSHING AND DRILLING

Intent: In order to comply with the County of San Diego Noise Ordinance 36.409 and 36.410, the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **Description of Requirement:** Submit to and receive approval from the Director of PDS, an Exhibit showing all locations where rock crushing and drilling would occur. The location of any temporary rock crushing and rock drilling activities shall be adequately setback. This mitigation is designed and placed to reduce rock crushing and drilling operations that potentially would affect the adjacent residential uses. The temporary rock crushing and drilling shall comply with the following requirements:

a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 200 feet from the nearest property line where an occupied structure is located.

   1. In the event that the rock crushing or drillings are staged within 225 feet from any occupied noise sensitive land use, a County approved Acoustician, shall prepare an acoustical analysis and submit to PDS for review and approval. The analysis must demonstrate that the noise levels from the rock crushing or drilling conforms to the noise levels as indicated by the County's Noise Ordinance, Section 36.409 & 410.

      The acoustical study shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property line. If applicable, the analysis shall also identify mitigation measures shown to effectively reduce the noise levels to conformance, pursuant County's Noise Ordinance, Section 36.408, 409, 410.

   2. If clearing, grubbing, and grading activities occur during the nesting/breeding season and sensitive species are present within the 60 dBA contour, further noise analysis, monitoring, and or mitigation shall be required.

b. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.

c. If new information is provided to prove and certify that the equipment being used is different then what was proposed in the noise report, then a new construction noise analysis may be reviewed to the satisfaction of the *[PDS, PPD].* The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers,

etc. maybe approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above.

Documentation: The applicant shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed **TIMING:** The following actions shall occur prior to the Pre-construction conference, issuance of the grading permit and/or improvement plans and issuance of any Grading or Construction Permits. This condition shall also occur throughout the duration of the rock crushing and drilling activities. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PPD*] if the applicant fails to comply with this condition.

FEMA PLAN CONDITIONS NOTES: **[DPW, PDS**].
INTENT: In order to implement the required mitigation measures which are the basis for approval of this project pursuant to the County Subdivision Ordinance Section 81.303, 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):

a. **NOTE:** Prior to placement of any fill within the mapped floodplain, a Conditional Letter of Map Revision (CLOMR) is required to be processed through the County and FEMA for this project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The CLOMR does not revise an effective FEMA Flood Insurance Rate Map (FIRM), it indicates whether the project, if built as proposed, would be recognized by FEMA. A Letter of Map Revision (LOMR) issued by FEMA is required at record plan stage and is FEMA's modification to an effective FIRM.

b. **NOTE:** Any existing unpermitted work in the floodplain would need to be demonstrated as having been in place prior to the original floodplain mapping, be permitted as part of this project or be restored to pre-floodplain mapping condition.

c. **NOTE**: Changes to effective maps shall be made in writing by the County Flood Plan Administrator / Director of Public Works, official designated by County Chief Executive Officer (CEO).

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

DPW RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following: \

a. Identify the project location.
b. Log date that material was transported off the site.
c. Log type of grading or clearing material
d. Weight of the material or its approximate tonnage or cubic yards
e. Name of the party transporting the materials
f. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
g. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
h. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
i. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement.

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The *[DPW, PDCI]* shall contact the *[DPW, CO]* if the grading contractor or applicant fails to comply with this condition.

CULT#GR-7 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented for each phase of development. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and 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 the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Within the area of CA-SDI-776A, all construction work shall be closely monitored by the Luiseno Native American monitors and the Project Archaeologist due to the high sensitivity of the site. Any inadvertent discoveries of artifacts or exposure of cultural soil shall be considered potential impacts and subsequent mitigation shall be implemented following consultation with the County of San Diego and the Luiseno Native American monitors.

b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

1. The Project Archaeologist or the Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist and culturally affiliated tribes as identified in the Treatment Agreement and Preservation Plan.
3. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
4. After consultation with the developer, project archaeologist, tribal monitor(s), and tribal representative(s), a decision shall be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the identified cultural resources.
5. Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
6. Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
7. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
8. If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:

a. Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
   - Measures and provisions to protect the future reburial area from any impacts in perpetuity.
   - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
   - Any reburial process shall be culturally appropriate.
   - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
   - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.

c. If preservation in place or reburial is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Luiseño Native American Monitor and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning & Development Services Director for decision. The Planning & Development Services Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe.

~~9. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.~~
~~10. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources.~~
~~11. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.~~
~~12. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may~~

~~collect the cultural material for transfer to a Tribal Curation facility or repatriation program.~~

~~13. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).~~

c. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseno Native American monitor.
3. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Tribal Cultural Resources.** If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally affiliated.

e. tribe and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.

f. **Fill Soils.** The Project Archaeologist and Luiseno Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

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

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program for each phase of development pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities for each phase of development. **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 *[PDS, PPD]* if the Project Archeologist or applicant fails to comply with this condition.

DEHQ#2 - SEPTIC ABANDONMENT

AQ#1 - CONSTRUCTION EXHAUST EMISSIONS

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

a. The project shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 3 diesel engines or better. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 3 equipment could not be located within the San Diego region.
b. The project shall require the construction contractor to equip all heavy-duty diesel-powered construction equipment with diesel particulate filters (DPFs).
c. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality and Greenhouse Gas requirements of this condition. The applicant shall show compliance

with this measure by providing the construction bid/estimate from the construction contractor that will be used. **TIMING**: Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PPD*] if the applicant fails to comply with this condition.

AQ#GR-1 - FUGITIVE DUST
INTENT: In order to mitigate for fugitive dust during construction activities. **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 two (2) feet of freeboard or cover loads of all haul/dump trucks securely.

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/scraper passes and on any unpaved roads within the project limits.

c. Grading is to be terminated in winds in excess of 25 miles per hour (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. A 15-mph speed limit on unpaved surfaces shall be enforced.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [PDS*, PPD*] if the applicant fails to comply with this condition.

AQ#GR-2 - BLASTING
INTENT: In order to mitigate for blasting emissions and fugitive dust. **DESCRIPTION OF REQUIREMENT:** The construction contractor shall comply with the following Air Quality measures during blasting and rock crushing activities:

a. During blasting activities, the construction contractor shall implement measures to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures,

vacuum blasters, drapes, water curtains, or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions.

b. All project phases involving blasting shall conform to the following requirements: (1) each blasting event shall employ a maximum of 6.0 tons of ammonium nitrate/fuel oil (ANFO); (2) each blasting activity shall not blast an area greater than 20,000 square feet; and (3) all blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the County.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of 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 [*PDS, PPD*] if the applicant fails to comply with this condition.

BIO#GR-2 - BIOLOGICAL MONITORING
INTENT: In order to prevent inadvertent disturbance to sensitive biological resources that are to be protected and preserved, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A qualified biologist working under direction of a County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The monitor(s) shall be on site during all grading and clearing activities that are in or adjacent to any biological open space areas or sensitive habitats. If there are disturbances beyond the approved limits of work, the monitor must report them immediately to the [*PDS PPD*]. Additionally, the biologist shall perform the following duties:

~~a. Prepare a California gnatcatcher-monitoring program to the satisfaction of PDS, PPD and the Wildlife Agencies.~~

a. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector.

b. Periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction.

c. Monitor construction lighting periodically to ensure lighting is selectively placed, shielded, and directed away from preserved habitat.

d. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US.

e. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and *[PDS, PPD]* within 24 hours.

f. Produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and the PDS (final report will release bond).

g. Confer with the Wildlife Agencies and *[PDS, PPD]* within 24 hours any time protected habitat or gnatcatchers are being affected by construction.

h. Attend construction meetings and other meetings as necessary.

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

NOISE#1 (NOI-1) TEMPORARY CONSTRUCTION NOISE BARRIER
INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction equipment operations, specifically rock drilling or blasting. **DESCRIPTION OF REQUIREMENT:** A mitigation plan would need to be developed if rock drilling or blasting occurs within 225 feet of any of any occupied noise sensitive land use. This shall include the following:

- A barrier ranging from 8 to 12 feet in height.
- The noise barrier shall be of solid non-gapping material to adequately reduce construction noise levels.
- The mitigation plan can also incorporate the usage of the equipment (amount of time used and/or the location in respect to the property line). The mitigation plan would determine the final height and location of a temporary barrier if one is necessary.

DOCUMENTATION: The applicant shall incorporate the construction noise measures as indicated above until all rock drilling and blasting activities have been completed. The applicant is responsible for implementing any further noise reducing measures to remain in compliance with this condition and comply with the requirements of the County Noise Ordinance, Section 36.409 & 36.410**. TIMING**: The above shall occur throughout the

duration of the grading operations when construction operations are within 225 feet of any occupied boundary. **Monitoring:** The *[DPW, PDCI; PDS, CODES]* is responsible for enforcement of this condition.

NO#GR-3 - TEMPORARY CONSTRUCTION NOISE

INTENT: In order to minimize temporary construction noise for grading operations associated with Major Use Permit Modification PDS2023-MUP-16-012W1 and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight-hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

a. Turn off equipment when not in use.
b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
c. Use equipment with effective mufflers.
d. Minimize the use of back up alarm.
e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.
f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PPD*] if the applicant fails to comply with this condition.

NO#GR-4 - TEMPORARY ROCK CRUSHING AND DRILLING

INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 and 36.410, the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **DESCRIPTION OF REQUIREMENT:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback. This mitigation is designed and placed to reduce rock crushing and drilling operations that potentially would affect the adjacent residential uses. The temporary rock crushing and drilling shall comply with the following requirements:

a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure

that these activities are located a minimum distance of 200 feet from the nearest property line where an occupied structure is located.

1. In the event that the rock crushing or drillings are staged within 225 feet from any occupied noise sensitive land use, a County approved Acoustician, shall prepare an acoustical analysis and submit to PDS for review and approval. The analysis must demonstrate that the noise levels from the rock crushing or drilling conforms to the noise levels as indicated by the County's Noise Ordinance, Section 36.409 & 410. The acoustical study shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property line. If applicable, the analysis shall also identify mitigation measures shown to effectively reduce the noise levels to conformance, pursuant County's Noise Ordinance, Section 36.408, 409, 410.

2. If clearing, grubbing, and grading activities occur during the nesting/breeding season and sensitive species within the 60 dBA contour, further noise analysis, monitoring, and or mitigation shall be required.

b. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.

c. If new information is provided to prove and certify that the equipment being used is different then what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the *[PDS, PPD]*. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. maybe approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above.

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

NO#GR-6 - TEMPORARY CONSTRUCTION NOISE – EQUESTRIAN FACILITY
INTENT: In order to minimize temporary construction noise for grading operations associated with PDS2016-MUP-16-013 and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight-hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

a. Turn off equipment when not in use.

b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

c. Use equipment with effective mufflers.

d. Minimize the use of back up alarm.

e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.

f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition. T**IMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **MONITORING:** the [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the *[PDS, PPD]* if the applicant fails to comply with this condition.

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

DPW RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the *[DPW, CO*] and shall include:

a. Project name.
b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
c. Provide copies of receipts for export facilities, haulers, or materials reused on site.
d. Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection. **MONITORING:** The [*DPW, PDCI*] shall ensure that the grading contractor has prepared

and submitted the final report to [*DPW, CO*]. The [*DPW, PDCI*] shall contact the [*DPW, CO*] if the grading contractor or applicant fails to comply with this condition.

GEO#2–GEOLOGIC HAZARDS

INTENT: In order to ensure that the mitigation for the potential liquefaction and lateral spreading hazard will be mitigated in accordance with the Geotechnical Engineer of Record's Investigation Report prepared by GeoCon dated May 24, 2024, and in accordance with the CALTRANS Guidelines on Foundation Loading Due to Liquefaction Induced Lateral Spreading (2013) and FHWA guidelines for LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations (2011), and the CGS Guidelines for Mitigating Seismic Hazards in California Special Publication 117A, A Geotechnical memo shall be submitted to the *[DPW PDCI, LDR, BD].* **DESCRIPTION OF REQUIREMENT:** The Geotechnical Engineer of Record shall submit Geotechnical Memo documenting required observation and testing for grading in PA-2. The Geotechnical memo shall also document the level of mitigation for Seismic Hazards in accordance with the Geotechnical Investigation Report, prepared by GEOCON, dated May 24, 2024, and in accordance with CGS Guidelines for Mitigating Seismic Hazards in California and shall provide additional grading recommendations, where applicable, and submitted to [*DPW PDCI, LDR, BD*]. **DOCUMENTATION:** The Geotechnical memo shall be prepared by a Certified Engineering Geologist and Registered Civil Engineer competent in the field of mitigating Geologic Hazards in California and submitted to the [*DPW PDCI, LDR, BD].* All recommendations of the investigation report, prepared by GEOCON, dated May 24, 2024, subsequent addendums and memos shall be incorporated into the design. **TIMING:** Prior to rough grade release for PA-2 and prior to the issuance of the first building permit for lots within PA-2 the Geotechnical addendum shall be submitted to the [DPW PDCI, LDR, BD}. **MONITORING:** The *[DPW PDCI, LDR, BD]* shall review the Geotechnical Investigation Report, subsequent Geotechnical Addendums, and Geotechnical memos for compliance with all applicable building codes, engineering standards, and this condition. If there are any recommendations to minimize effects of liquefaction, the [*BD, LDR*] shall ensure that, they are incorporated into the project design.

GEO#3–GEOLOGIC HAZARDS

INTENT: In order to ensure that the potential liquefaction hazard has been mitigated in accordance with the CGS Guidelines for Mitigating Seismic Hazards in California Special Publication 117A, California Building Code 2022, and ASCE 7-22, the project architect and Structural Engineer shall submit a certification letter as it relates to the seismic design criteria in current CBC standards and the risk categories for the proposed structures in PA-2. **DESCRIPTION OF REQUIREMENT:** The Structural Engineer and Project Architect shall certify that the proposed structures for PA-2 have been design in accordance with the seismic design criteria in the CBC 2022 and ASCE 7-22, the certification letter shall also verify that the proposed building and ancillary structures have been designed to mitigate the potential liquefaction hazard for the tract home development in PA-2 in accordance CGS Guidelines for Mitigating Seismic Hazards in California Special Publication 117A and in accordance with the Geotechnical Investigation Report prepared by GEOCON dated May 24, 2024, subsequent

Geotechnical Addendums and memos prepared by the Geotechnical Engineer of Record. Additionally, the structural certification letter shall document the risk categories and seismic design categories for the structures in PA-2 tract home development. **DOCUMENTATION:** A letter of certification shall be provided by a California Registered Professional Engineer to the *[PDS, BD]*, which states that the proposed structures for PA-2 have been design in accordance with the seismic design criteria in the CBC 2022 and ASCE 7-22, the certification letter shall also verify that the proposed building and ancillary structures have been designed to mitigate the potential liquefaction hazard for the tract home development in PA-2 in accordance CGS Guidelines for Mitigating Seismic Hazards in California Special Publication 117A and in accordance with the Geotechnical Investigation Report prepared by GEOCON dated May 24, 2024, subsequent Geotechnical Addendums and memos prepared by the Geotechnical Engineer of Record.. **TIMING:** The above certification letter shall be provided prior to rough grade approval and approval of the building plans and issuance of the building permits for the tract home development. **MONITORING:** The *[PDS, BD]* shall review the Geotechnical Investigation Report, prepared by GEOCON, dated May 24, 2024, subsequent addendums, Geotechnical memos, and Structural certification letter for compliance with this condition as it relates to the structural design of structures for the tract home development in PA-2.

CULT#GR-8 - ARCHAEOLOGICAL MONITORINGs

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented for each phase of development. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring ~~each phase:~~

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed, and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.

b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. ~~The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring~~. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the reburial and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval for each phase of development. Once approved, a final copy of the report for each phase shall be submitted to the South Coastal Information Center and any culturally affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities for each phase of development, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report for each phase of development shall be completed. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project conditions of approval ~~MMRP,~~ and inform *[DPW, PDCI]* that the requirement is completed.

BIO#GR-3 - BIOLOGICAL MONITORING

INTENT: In order to comply with the ~~adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Tentative Map.~~ Conditions of approvals for Revised Tentative Map PDS2023-TM-5615TER; Major Use Permit Modifications PDS2023-TM-5615TER ~~PDS2023-MUP-16-012~~; and, Major Use Permit, PDS2016-MUP-16-013, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of sensitive biological resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources. It shall also include but not be limited to the following items:

a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.

b. Monitoring logs showing the date and time that the monitor was on site.

c. Photos of the site after the grading and clearing activities.

DOCUMENTATION: The applicant shall submit the final biological monitoring report to the [*PDS, PPD*] for review and approval. **TIMING:** Upon completion of grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed. **MONITORING:** The [*PDS, PPD*] shall review the final report for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

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

CULT#GR-9 - ARCHAEOLOGICAL MONITORING – FINAL GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented for each phase of development. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report for each phase of development that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources

were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials collected during the survey, pre-grade survey, and archaeological monitoring have been conveyed as follows:

(1) All prehistoric materials shall be submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

OR

All prehistoric materials shall be repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the Pala Band of Mission Indians, the Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians, and any culturally affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy,

final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

CULT#GR-5 - DUST CONTROL PLAN - CA-SDI-8237 – FINAL REPORT

INTENT: In order to mitigate for potential impacts to the pictograph at site CA-SDI-8237, dust control measures shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 an 15064.7. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents all activities associated with the dust control plan that was implemented for the protection of the pictograph at CA-SDI-8237. The report shall include the following, if applicable:

a. Photo-documentation of the pictograph prior to and after the completion of construction.

b. Type of materials used to protect the pictograph.

c. Issues or impacts identified during the periodic inspections.

d. Status of the pictograph prior to and upon conclusion of construction.

DOCUMENTATION: The applicant shall provide the final report to *[PDS, PPD]*, the South Coastal Information Center, the Pala Band of Mission Indians, the Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians, and any culturally affiliated tribe who requests a copy upon conclusion of all earth disturbing activities for the entire project (final phase). **TIMING:** Prior to final grading release for any final phase of development, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final letter report for compliance with this condition.

BIO#8 - OPEN SPACE SIGNAGE

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on Figure 14a Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024) 20 of the Biological Resources Technical Report (August 7, 2019) prepared by Helix Environmental Planning. The signs must be corrosion resistant, a minimum of 6” x 9“in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources
Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Service
Reference: (PDS2023-TM-5615TER, and PDS2024-MUP-16-012W1)
~~(Tentative Map, PDS2016-TM-5615, PDS2016-MUP-16-012)~~

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easements. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the open space signs shall be installed. ~~Prior to the approval of the respective Final Map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed.~~ **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition.

BIO#13 - OPEN SPACE FENCING
INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary as indicated on Figure 14a ~~20~~ of the Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024) ~~Technical Report (August 7, 2019)~~ prepared by Helix Environmental Planning. The fencing design shall consist of three-strand wire fencing, split rail fencing or other fencing type approved by the Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the fencing shall be installed. **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition.

BIO#14 - PERMANENT EXCLUSIONARY FENCING – ARROYO TOAD
INTENT: In order to protect the arroyo toad, permanent fencing shall be installed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. **DESCRIPTION OF REQUIREMENT:** Permanent exclusionary fencing for the protection of the arroyo toad shall be placed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. **DOCUMENTATION:** The applicant shall install the fencing as indicated above under the supervision of a County approved biologist and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent exclusionary fencing has been installed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies

during Section 7 consultation, CWA Section 404 permitting. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, for Planning Area 2 and Planning Area 3, the fencing shall be installed. **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition.

CULT#1 - CULTURAL RESOURCES MONITORING REPORT
INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

a. DPR Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials collected during the survey, testing, pre- grade survey, and archaeological monitoring program have been conveyed as follows:

1. All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

OR

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance on this permit, the final report shall be prepared. **MONITORING:** The *[PDS, PPD]* shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

HAZ#5 - CERTIFICATION OF COMPLETION

INTENT: In order to verify that all of the site remediation work was completed pursuant to the Site Assessment and Mitigation Program (SAM), a closure letter shall be provided. **DESCRIPTION OF REQUIREMENT:** All soil remediation and shall be completed, and all contamination hazards removed pursuant to the Department of Environmental Health and Quality (DEHQ), Voluntary Assistance Program (VAP) or the DEHQ, Local Oversight Program (LOP) as determined. **DOCUMENTATION:** The applicant shall provide the "Closure Letter, or Concurrence Letter," to the *[PDS, PPD]* that the soil remediation has been completed to the satisfaction of the *[DEHQ, SAM].* If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the *[DEHQ, SAM]* is required, and the applicant shall enter into a secured agreement for the completion of the remediation work. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the applicant shall comply with this condition. **MONITORING:** The [*DEHQ, SAM*], shall verify completion of the required remediation, and shall issue a Closure Letter to the applicant and a copy to the [*PDS, PPD*]. The [*PDS, PPD*] shall review the "Closure Letter," for compliance with this condition.

LNDSCP#2 - CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that carries through with the approved plans, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading ordinance, the Bonsall Design Guidelines, and the requirements of the Climate Action Plan, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to each of the approved Landscape Documentation Package's for the Project. This does not

supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PPD] [DPR, TC, PP]*. **DOCUMENTATION:** The applicant shall submit to the *[PDS LA, PPD],* a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PPD] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

BIO#GR-8 - PERMANENT EXCLUSIONARY FENCING – ARROYO TOAD

INTENT: In order to comply with the adopted conditions of approvals ~~Mitigation Monitoring and Reporting Program (MMRP)~~ for Revised Tentative Map PDS2023-TM-5615TER, ~~PDS2016-TM-5615~~; Major Use Permit Modification, PDS2024-MUP-16-012W1 ~~PDS2016-MUP-16-012;~~ and Major Use Permit, PDS2016-MUP-16-013, permanent exclusionary fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent exclusionary fencing shall be placed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. Fencing shall be installed under the supervision of a qualified biologist under direction of a County approved biologist.

a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent exclusionary fencing has been installed.

DOCUMENTATION: The applicant shall install the permanent exclusionary fencing and provide the documentation photos and certification statement to the [*PDS, PPD*]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, for Planning Area 2 and Planning Area 3, the permanent exclusionary fencing shall be installed. **MONITORING:** The [*PDS, PPD*] shall review the photos and statement for compliance with this condition.

BIO#GR-9 - EASEMENT AVOIDANCE

INTENT: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any

building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding ,http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf) dated February 26,1997 between the wildlife agencies and the fire districts and any subsequent amendments thereto. .

b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.

c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEHQ.

~~d.~~ Construction, use, and maintenance of the access road on Lot RR in the location shown on Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615.~~

e. Construction use and maintenance of multi-use, non-motorized trails.

f. Access to cultural sites shall be provided to culturally affiliated tribes.

g. Widening of the San Diego County Water Authority (SDCWA) easement in the eastern portion of the property by approximately 200 feet comprising approximately 6.4 acres.

h. Activities required for implementation of the project's Habitat Restoration/Revegetation Plans or other habitat revegetation, or enhancement activities directed by USFWS, CDFW, and the Resource Manager.

i. Maintenance and improvement of existing culverts.

j. Maintenance and construction of private and public drainage facilities in the locations shown on the Tentative Map PDS2023-TM-5615TER, to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state, and local permits (e.g., California Section 1600 Streambed Alteration

Agreement, County Watercourse Permit) have been obtained.

DOCUMENTATION: The applicant shall provide a letter statement to the [*PDS, PPD*] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading, clearing or encroachment into the open space easement.**"**

BIO#GR-10 – MAINTENANCE OF FLOWS
INTENT: In order to ensure flows from the eastern riparian corridor leading offsite to the Caltrans mitigation parcel are not impeded, box culverts under Dulin Road shall be sized to adequately convey flow volumes. **DESCRIPTION OF REQUIREMENT:** The project shall not impede flows from the eastern riparian corridor leading offsite to the Caltrans mitigation parcel. In conjunction with the improvements to Dulin Road, hydrologic connectivity under the road at the eastern riparian corridor shall be maintained by construction of box culverts sized to adequately convey flow volumes, as determined through civil engineering design. **DOCUMENTATION:** The applicant shall provide a letter to the [*PDS, PPD*] stating that flows were not impeded from the eastern riparian corridor leading offsite to the Caltrans mitigation parcel. **TIMING:** Prior to Final Grading Release the letter verifying the maintenance of flows shall be provided. **MONITORING:** The *[PDS, PPD]* shall review the letter and confirm that the condition has been fulfilled.

GEO#GR-2 - GEOTECHNICAL MONITORING
INTENT: In order to identify areas of potential liquefaction and develop conclusions and recommendations, a geotechnical consultant is required during grading. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of potential liquefaction and develop conclusions and recommendations. All alluvial soils in areas of proposed development or future fill shall be removed and recompacted during grading or an alternate means of mitigation shall be implemented under the project's geotechnical engineer of record. **DOCUMENTATION:** The applicant shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final ~~inspection of site~~ grading release for each phase of the affected areas of the proposed project. **MONITORING:** *[PDS, PPD]* shall review the geotechnical findings for compliance with this condition.

GEO#GR-3 - STABILIZATION MEASURES
INTENT: In order to ensure stabilization of cut slopes and during blasting operations. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform mapping of temporary slope excavations, including front, side, and back cuts, and all cut slopes during grading and blasting. If adverse geologic conditions (e.g., highly fractured, and jointed rock, clay-lined fractures, seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented

during grading. Specific stabilization measures shall include, but not be limited to, removal of loose boulders or displaced rocks, stability fill, buttresses, rock-bolting, and/or catchment netting. **DOCUMENTATION:** A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** *[PDS, PPD]* shall review the geotechnical findings for compliance with this condition.

GEO#GR-4 - GEOTECHNICAL MONITORING
INTENT: In order to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils during grading. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils. All compressible soils in areas of proposed development or future fill shall be removed and soils shall be recompacted during grading. **DOCUMENTATION:** The applicant shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** *[PDS, PPD]* shall review the geotechnical findings for compliance with this condition.

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

1. The Revised Tentative Map is consistent with all elements of the San Diego County General Plan and with the Village Residential (VR-4.3), Semi-Rural Residential (SR-10), Rural Lands (RL-20), and Rural Lands (RL-40) Plan Land Use Designations because it proposes Variable Family Residential (RV), Limited Agriculture (A70), and Open Space (S80) use types at densities of 2.1, 3.6 and .09 dwelling units an acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;

2. The Revised Tentative Map is consistent with The Zoning Ordinance because it proposes Major Use Permit Planned Residential Development to set minimum lot size and setback regulations for the project site.

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Bonsall and Fallbrook Community Plans, I-15 Desing Review Board, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code.

4. The site is physically suitable for the residential use type development because the site is large enough to accommodate the proposed development and is located near existing infrastructure and development.

5. The site is physically suitable for the proposed density of development because water and sewer services are available from the Rainbow Municipal Water District.

6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need.

7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon CEQA Section 15183 Statement of Reasons dated September 19, 2019.

8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

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

9. The discharge of sewage waste from the subdivision into the Rainbow Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6.

10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and

11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

WAIVERS AND EXCEPTIONS: This permit is hereby approved pursuant to the provisions of the County Public and Private Road Standards, and all other required

ordinances of San Diego County except for a waiver or modification of the County Public and Private Road Standards requirements to permit:

1. The San Diego County Standards for Private Roads Section 3.1.C and Subdivision Ordinance Sec. 81.402 (a)(2) requires a minimum private road easement width of forty feet (40'). The applicant submitted a Design Exception Request (DER) to allow a minimum easement width of twenty-eight feet (28') along private easement road ***Dulin Road***. The DER was approved by the North County Fire Protection District on July 10, 2019.

2. The County of San Diego 2017 Consolidated Fire Code Section 503.2.3 requires that the paving and sub-base of a fire apparatus access road shall be installed to the standards of the County of San Diego Parking Design Manual unless a suitable alternative pavement design by a registered civil engineer is submitted and approved by the Director. The applicant submitted a DER to allow the use of soil-cement which is a mixture of native decomposed granite and minimum percentage of Portland cement concrete, mixed and compacted as per the recommendations of the registered civil engineer of soils engineering firm Geosoils, with a minimum structural section of twelve inches (12"); a minimum R-value of 40 or greater that will support the weight of a 75,000-pound fire apparatus. A DER was submitted for the ***Interim Secondary Access Road*** and approved by the North County Fire Protection District on July 10, 2019.

3. ***West Lilac Road (SC 270***) is classified as a 2.2E Light Collector with Class II bike lanes from Camino Del Rey to Old Highway 395 under the Mobility Element Network (MEN) of the General Plan. The County of San Diego Public Road Standards Table 2A requires a minimum half-width right-of-way ("ROW") of thirty-seven feet (37') and minimum paved half-width of twenty-five feet (25'). The applicant submitted a DER to propose a parking restriction along West Lilac Road (SC 270) to allow a minimum paved half-width of twenty feet (20'). The DER was approved by the DPW Traffic Engineer on September 3, 2019.

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

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

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

Section 21081(b) further states:

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

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

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.
The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

General Plan Update Mitigation Measures:AES-1.1 thru AES-1.11, AES-3.1, AES-3.2, AES-4.1 thru AES-3, AGR-1.1 thru AGR-1.5, AGR-2.1, AIR-2.1 thru AIR-2.13, AIR-4.1, BIO-1.1 thru BIO-1.7, BIO-2.1 thru BIO-2.4, CUL-1.1 thru CUL-1.8, CUL-2.1 thru CUL-2.6, CUL-2.1 thru CUL-2.6, CUL-3.1, CUL-3.2, CUL-4.1, HAZ-1.1 thru HAZ-1.5, HAZ-2.1, HAZ-3.1 thru HAZ-3.3, HAZ-4.1 thru HAZ-4.4, HYD-1.1 thru HYD-1.10, HYD-2.1 thru HYD-2.5, HYD-3.1 thru HYD-3.3, HYD-4.1 thru HYD-4.3, HYD-6.1, HYD-8.1, HYD-8.2, LAN-1.1 thru LAN-1.3, MIN-1.1 thru MIN-1.3, NOI-1.1 thru NOI-1.9, NOI-2.1 thru NOI-2.4, NOI-3.1, NOI-3.2, NOI-5.1 thru NOI-5.3, PUB-1.1 thru PUB1.9, PUB-3.1, PUB-3.2, REC-1.1 thru REC-1.11, REC-2.1 thru REC-2.6, TRA-1.1 thru TRA1.7, TRA-2.1, TRA-3.1, TRA-4.1 thru TRA-4.4, TRA-5.1 thru TRA-5.3, TR-6.1 thru TRA-6.9, USS-1.1 thru USS-1.3, USS-2.1 thru USS-2.3, USS-3.1 thru USS-3.5, USS-4.1 thru USS-4.7, USS-6.1 thru USS-6.8, USS-8.1 thru USS-8.4, CC-1.1 thru CC-19.

Modified Project Mitigation Measures: MM CBB BIO#2, BIO#1 thru BIO#4, BIO#6, BIO#9 thru BIO#11, BIO#13.

MAP PROCESSING REQUIREMENTS: The final map shall comply with the following processing requirements pursuant to the Sections 81.501 through 81.517 of the Subdivision Ordinance and the Subdivision Final Map Processing Manual.

☐ The Final map shall show an accurate and detailed vicinity map.

☐ The Basis of Bearings for the Final Map shall comply with Section 81.507 of the Subdivision Ordinance.

☐ Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.

☐ The following notes shall appear on the Final Map:

- ☐ All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.
- ☐ At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
- ☐ The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf
The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below: http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including SQWMP and Hydromodification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016, and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill pursuant to Section 87.201 of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County Road right-of-way. Contact 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 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: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223.The Transportation Impact Fee (TIF) shall be paid. The fee is required for the

entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [*PDS, LD Counter]* and provide a copy of the receipt to the *[PDS, BD]* at time of permit issuance.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMMITMENT FOR CAPACITY AND LIST OF FEES: A commitment for capacity to serve the proposed development and list of required fees (per County Ordinance Number 9146) will be provided by [SDCSD] at time of building permit issuance.

PAY DISTRICT FEES: The developer shall pay all [SDCSD] fees in effect at time of issuance of the Wastewater Discharge Permit.

PAY FAIR SHARE COSTS: Prior to issuance of the Wastewater Discharge Permit, the developer shall pay all fair share costs attributable to third party reimbursement agreement(s) associated with this project that may be in effect at time of permit issuance.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the Fee Ordinance in effect at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The

fee amount will only be paid one time for those conditions that are indicated with the *[PDS, FEE]* designator. The fee will not apply to subsequent project approvals that require a separate submittal fee, such as Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

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

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

U.S. Army Corps of Engineers: 5950 La Place Ct, Suite 160, Carlsbad, CA 92008-8832; (760) 602-4829; http://www.usace.army.mil/

Regional Water Quality Control Board: 2375 Northside Dr, Suite 100, San Diego, CA 92108-2700; (619) 516-1990; http://www.waterboards.ca.gov/sandiego/

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

United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, CA 92008, (760) 431-9440, http://www.fws.gov/

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing, or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, http://www.fws.gov/.

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

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

APPEAL PROCEDURE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.310 of the Subdivision Ordinance and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this Resolution AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 18th t day of April 2025, by the following vote:

AYES: 0

NOES: 0

ABSENT: 0

cc: Ocean Breeze Ranch LLC; 5820 W Lilac Rd, Bonsall, CA 9200.

email cc:

Greg Mattson, Contract Project Manager, Planning & Development Services
Taylor Ryan, Land Development, Planning & Development Services
Emmet Quino, Park Project Manager, Department of Parks, and Recreation
Bonsall Community Sponsor Group
Fallbrook Community Planning Group
I-15 Design Review Group

ATTACHMENT C –

MUP MODIFICATION PDS2024-MUP-16-012W1 AND STP MODIFICATION PDS2024-STP-16-032W1

DECISION

County of San Diego

VINCE NICOLETTI
INTERIM DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
(858) 505-6445 General ▪ (858) 694-2705 Code Compliance
(858) 565-5920 Building Services

COMMISSIONERS
Douglas Barnhart (Chair)
Ronald Ashman (Vice Chair)
Yolanda Calvo
Michael Edwards
Ginger Hitzke
Molly Weber
David Pallinger

April 18, 2025

PERMITEE: OCEAN BREEZE RANCH, LLC
MAJOR USE PERMIT: PDS2024-MUP-16-012W1
SITE PLAN PERMIT: PDS2024-STP-16-032W1
E.R. NUMBER: PDS2024-ER-16-02-006B
PROPERTY: 5820 WEST LILAC ROAD, BONSALL
APN'S: 127-191-21, 127-191-22, 125-131-56, 125-131-57, 125-180-25, 125-080-26 ~~124-150-28, 124-150-34, 124-150-35, 125-080-21, 125-131-48, 125-131-49, 125-131-54, 126-060-78, 127-191-20, 127-230-59, 127-271-01, 127-271-02~~

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (PDS2016-MUP-16-012)
This Major Use Permit for MUP-18-012 consists of thirty-two (32) sheets including site plan, fire access plan, conceptual landscape plan, and elevations dated November 8, 2019. This permit authorizes a planned development project which will consist of 396 residential lots. This permit authorizes the proposed use pursuant to Section 6600 of the Zoning Ordinance.

Planning Area 3 is not subject to the Architectural Product Types for Planning Area 1 and Planning Area 2. To ensure conformance with the Special Area B Designator a Site Plan Modification or Waiver will be required at the discretion of the Director of Planning and Development Services. A Minor Deviation to the Planned Development Major Use Permit PDS016-MUP-15-012 will be required for Planning Area 3's single family residences.

The granting of this permit also approves the Preliminary Grading Plan dated November 8, 2019 consisting of eighteen (18) sheets. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.).

MODIFICATIONS TO MAJOR USE PERMIT DECISION (PDS2024-MUP-16-012W1 and PDS2024-STP-16-032W1)

This Major Use Permit Modification for MUP-16-012W1 and STP-16-032W1 consists of thirty-five (35) sheets including site plan, fire access plan, conceptual landscape plan, street sections, and revised architectural elevations dated March 4, 2025. This Major Use Permit and Site Plan Modification are for a planned residential development (PRD), including the development of 394 residential lots divided into three planning areas (PA1, PA2, PA3) and Hillside Estate Lots. The project proposes revised architectural designs, revised lot lines, reduction of two residential lots, an additional open space lot, revised grading, and a new private recreational facility. This permit authorizes the proposed use pursuant to Section 6600 of the Zoning Ordinance.

Planning Area 3 is not subject to the Architectural Product Types for Planning Area 1 and Planning Area 2. To ensure conformance with the Special Area B Designator, a Site Plan Modification or Waiver will be required at the discretion of the Director of Planning and Development Services. A Minor Deviation to the Planned Development Major Use Permit Modification PDS2024-MUP-16-012W1 and PDS2024-STP-16-032W1 will be required for architecture and setbacks for Planning Area 3's single-family residences and a Hillside Estate Lot.

The granting of this permit approves the Preliminary Grading Plan dated December 6, 2024, consisting of nineteen (19) sheets. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading 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 for Phases 2 and 3 shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.).

MAJOR USE PERMIT MODIFICATION & SITE PLAN MODIFICATION EXPIRATION (PDS2024-MUP-16-012W1 and PDS2024-STP-16-032W1)

This Major Use Permit and Site Plan Modification shall expire on December 13, 2028, at 4:00 pm (or such longer period as may be approved pursuant to Section 7376 of the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance of this Major Use Permit Modification has commenced prior to said expiration date.

.....

CONDITIONS FOR RESIDENTIAL MUP PDS2024-MUP-16-012W1:

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions shall be established before the property can be used in reliance upon this Major Use Permit Modification. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

NOTE: THIS PLANNNING COMMISSIONS DECISION EXTENDS THE DATE UPON WHICH THE REVISED TENTATIVE MAP WILL EXPIRE AND MAKES CERTAIN OTHER CHANGES AS LISTED BELOW. ALL OTHER RESOLUTION LANGUAGE, MITIGATION MEASURES, AND CONDITIONS OF APPROVAL REMAIN AS ORIGINALLY ADOPTED OR AS SUPERCEDED, REPLACED, OR ADDED CONDTIONS AS INDICATED BY A STRIKEOUT /UNDERLINE. [Strikeout indicates deletion, underline indicates addition.]

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

A. MM CBB BIO#2–CROTCH'S BUMBLE BEE TAKE AUTHORIZATION

INTENT: In order to comply with applicable regulations, including the California Endangered Species Act (CESA), for impacts to Crotch's bumble bee, consultation with the California Department of Fish and Wildlife (CDFW) shall occur. **DESCRIPTION OF REQUIREMENT:** Before the start of construction, consultation with CDFW regarding the project's effects on Crotch's bumble bee shall occudr. If take of Crotch's bumble bee is expected, an incidental take permit issued by the CDFW must be obtained, as applicable. If CDFW issues an incidental take permit for Crotch's bumble bee, that document shall supersede any inconsistent measures and mitigation ratios provided for the species in the biological resources technical report addendum, California Environmental Quality Act document, or County Conditions of Approval. CESA compliance shall only be required if Crotch's bumble bee remains as a CESA candidate species or is listed under CESA at the time of project construction. If Crotch's bumble bee is delisted, this measure shall not be required. **DOCUMENTATION:** The applicant or its designee shall consult with CDFW to determine if a permit or agreement is required. Upon completion of CDFW's review of this project, the applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from CDFW that such an agreement or permit is not required to the *[PDS, PPD]* for compliance. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, a permit shall be obtained from CDFW or evidence provided that it is not required. **MONITORING:** The project applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee), that it has secured any necessary take authorization from CDFW. The *[PDS, PPD]* 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.

1. GEN#1 - FINAL MAP RECORDATION

INTENT: In order to comply with the approved project requirements. **DESCRIPTION OF REQUIREMENT:** The applicant shall record the respective Final Map(s) for Planning Area 1, Planning Area 2, and Planning Area 3 of ~~PDS2016-TM-5615~~. PDS2023-TM-5615TER. **DOCUMENTATION:** The applicant shall provide evidence to *[PDS, PPD]* that the respective Final Map(s) for Planning Area 1, Planning Area 2, and Planning Area 3 of ~~PDS2016-TM-5615.~~ PDS2023-TM-5615TER have been recorded prior to use of the unit in reliance of this permit. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, per Final Map Unit, and prior to use in reliance of this permit, the respective Final Map(s) of Planning Area 1, Planning Area 2, and Planning Area 3 of

~~PDS2016-TM-5615~~ PDS2023-TM-5615TER shall be recorded. **MONITORING:** The *[PDS, PPD]* shall verify that Final Map(s) for Planning Area 1, Planning Area 2, and Planning Area 3 of ~~TM-5615~~ TM 5615TER have been recorded.

2. **GEN#2 - COST RECOVERY**
INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The *[PDS, Zoning Counter]* shall verify that all fees and trust account deficits have been paid.

3. **GEN#3 - RECORDATION OF DECISION**
INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision for PDS2024-MUP-16-012W1 and PDS2024-STP-16-032W1, shall be recorded to provide constructive notice t all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an "all-purpose acknowledgement", and return the original recordation forms to PDS. **DOCUMENTATION:** Signed and notarized original recordation forms. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decisions shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The *[PDS Zoning Counter]* shall verify that the Decisions were recorded and that a copy of the recorded documents is on file at PDS.

4. **DEHQ#1–SEPTIC REVIEW**
INTENT: In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the County Regulatory Code Section 68.311, the First Final Map shall be reviewed by the Department of Environmental Health and Quality (DEHQ) to ensure the lot design, location, lot numbers, grading are consistent as shown on the approved Revised Tentative Map and Preliminary Grading Plan. **DESCRIPTION OF REQUIREMENT:** The respective Final Map shall be reviewed by the Department of Environmental Health and Quality for consistency in regard to each individual on-site Supplemental Treatment System (STS) *[DEHQ, LWQ]*. **DOCUMENTATION:** The applicant shall provide PDS a letter from DEHQ stating that the Maps/Plans have been reviewed for septic purposes and have received approval. **TIMING:** Prior to the approval of the respective Final Map, and prior to the issuance of a of building permit, for any parcel on which a septic system is proposed, the Applicant shall submit and obtain DEHQ approval of the septic system for each house parcel. **MONITORING:** The *[PDS, PPD]* shall review the documents provided for the satisfaction of this condition.

5. **DEHQ#2–ONSITE WASTEWATER TREATMENT SYSTEM (EQUESTRIAN FACILITY)**
INTENT: In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the County Regulatory Code Section 68.311, the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

   a. Pursuant to the approved Major Use Permit PDS2016-MUP-16-13 Plot Plan, proposed residences R7, R8 and the proposed shop B9 shall be connected to an appropriately sized septic tank and a Supplemental Treatment System (STS) approved for use (NSF Standard 40) within the County of San Diego.

   b. Pursuant to the approved Major Use Permit PDS2016-MUP-16-13 Plot Plan, proposed residences R7, R8 and the proposed shop B9 the property owner will be required to obtain an Annual Operating Permit from the Department of Environmental Health for the onsite wastewater treatment system prior to occupancy of the dwelling and/or commercial structure. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.

   c. Pursuant to the approved Major Use Permit PDS2016-MUP-16-13 Plot Plan, proposed residences R7, R8 and the proposed shop B9 the property owner will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater treatment system. This contract must include biannual inspections and reporting of all inspection results to DEHQ by the homeowner or their service provider.

   d. The applicant can provide additional piezometer monitoring prior to approval of Final Map and at the discretion of DEHQ they can decide if the use of conventional onsite wastewater treatment systems or supplemental treatment systems would be required for proposed residences R7, R8 and the proposed shop B9 outlined in the approved Major Use Permit PDS2016-MUP-16-13 Plot Plan.

   DOCUMENTATION: The applicant shall provide PDS a letter from DEHQ stating that the Maps/Plans have been reviewed for septic purposes and have received approval. **TIMING:** Prior to the ~~approval of any plan,~~ issuance of any building permit specifically associated with the Equestrian Facility, the applicant shall have the septic system reviewed and approved. **MONITORING:** The *[PDS, PCCPD]* shall review the documents provided for the satisfaction of this condition.

6. **DEHQ#4–ONSITE WASTEWATER TREATMENT SYSTEM (PLANNING AREA 3 AND HILLSIDE ESTATE LOT)**
INTENT: In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the County Regulatory Code Section 68.311, the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

   a. For each lot within Planning Area 3 and Hillside Estate Lot (Lot 396) identified as residential estate parcel on the ~~approved~~ Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615~~, the dwelling constructed on those lots shall be

connected to an appropriately sized septic tank and a Supplemental Treatment System (STS) approved for use (NSF Standard 40) within the County of San Diego.

b. Each lot within Planning Area 3 and Hillside Estate Lot (Lot 396) on the ~~approved~~ Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615~~ will be required to obtain an Annual Operating Permit from the Department of Environmental Health and Quality (DEHQ) for the onsite wastewater treatment system prior to occupancy of the home. The Annual Operating Permit must be renewed each year with the Department of Environmental Health and Qualty.

c. Each lot within Planning Area 3 and Hillside Estate Lot (Lot 396) on the ~~approved~~ Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615~~ will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater treatment system. This contract must include biannual inspections and reporting of all inspection results to DEHQ by the homeowner or their service provider.

d. The applicant can provide additional piezometer monitoring prior to approval of First Final Map and at the discretion of DEHQ they can decide if the use of conventional onsite wastewater treatment systems or supplemental treatment systems would be required for Planning Area 3 and Hillside Estate Lot (Lot 396) on the ~~approved~~ Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615~~.

DOCUMENTATION: The applicant shall provide PDS a letter from DEHQ stating that the Maps/Plans have been reviewed for septic purposes and have received approval. **TIMING:** Prior to the issuance ~~approval~~ of a of building permit, for any parcel on which a septic system is proposed, the Applicant shall submit and obtain DEHQ approval of the septic system for each house parcel. **MONITORING:** The *[PDS, PPD]* shall review the documents provided for the satisfaction of this condition.

7. AGR#1 - AGRICULTURAL PRESERVATION – PACE MITIGATION

INTENT: To preserve agricultural resources, as defined by the Agricultural Resources Guidelines for Determining Significance. **DESCRIPTION OF REQUIREMENT**: To minimize impacts to agricultural resources that meet the Prime and Statewide soil criteria and/or to provide a project design where agricultural use could remain viable. The applicant shall acquire mitigation credits from the County of San Diego Purchase of Agricultural Conservation Easement (PACE) mitigation bank, and/or the conservation of agricultural resources. The applicant shall demonstrate accordance to this requirement for 244 acres of land using at least one or a combination of the following:

a. **Option 1:** If purchasing PACE mitigation credits from the County of San Diego, through the payment of in lieu fees to the PACE Program mitigation bank, evidence of the purchase shall include the following information:

1. A cashier's receipt of the in-lieu fee payment, referencing the project name and numbers, total fee payment amount and the represented amount of acreage mitigated for by the payment. One mitigation credit from the PACE Program would equate to one acre of land permanently protected with an

agricultural conservation easement within the PACE Program mitigation bank.

2. An accounting of the status of the County of San Diego PACE Program mitigation bank, which can be obtained from the PACE Program Manager. 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 (at time of in lieu fee payment).

b. **Option 2:** In the event that PACE mitigation credits are not available, or the applicant elects not to participate; the applicant shall grant an Agricultural Preservation Easement in perpetuity to the County of San Diego. The preservation easement shall be located within the cumulative project area, or, at a location approved by the Director of PDS. The purpose of the easement is for the preservation and protection of agricultural resources to ensure that the land remains available for potential agricultural use in the future. The easement limits shall prohibit the construction or placement of any accessory structure that is designed or intended for occupancy by humans, and the placement of any recreational amenities; such as tennis courts or swimming pools. The only exceptions to this prohibition include but are not limited to:

1. One single-family residence.

2. Fences, walls, and similar structures, no higher than 6 feet or as regulated by zoning.

3. Landscaping and agricultural uses.

4. Roads, utilities, water wells, septic systems and leach lines

5. Percolation and observation test holes.

6. Irrigation water wells necessary for the support of the agriculture in the easement.

7. Grading or clearing for agricultural purposes only.

DOCUMENTATION: Under option 1, the applicant shall provide a cashier's receipt of the in-lieu fee payment to the *[PDS]* and an accounting of the status of the County of San Diego PACE Program mitigation bank. Under Option 2, 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. The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS]* for pre-approval. The *[PDS]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS]* for satisfaction of the condition. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the

premises in reliance of this permit. **MONITORING:** The *[PDS, LODR]* shall review the documents provided for the satisfaction of this condition.

8. **BIO#1 - BIOLOGICAL OPEN SPACE EASEMENT**
INTENT: In order to mitigate for project impacts and protect sensitive Biological and Cultural Resources, a Biological Open Space Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Biological Open Space Easement over portions of Revised Tentative Map, PDS2023-TM-5615TER ~~PDS2016-TM-5615,~~ totaling 832.2 acres as shown on the Biological Open Space Exhibit (Figure 14a ~~20~~ of the Biological Resources (Updated Impacts and Mitigation Summary, dated January 11, 2024) ~~Technical Report – August 7, 2019~~). The grant of easement shall provide that, subject to approval of the County, the United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), ~~either all or a~~ all of or a portion of the 308.9 acres ~~to be determined~~ labeled on the Exhibit (Figure 14a ~~20~~) as "Eastern Hills Excess Biological Open Space" may be sold as preservation lands to a single entity or incorporated into a mitigation bank following the formal mitigation bank approval process with the Wildlife Agencies, with the 100-acre subarea shown on Exhibit 14a able to be sold prior to the completion of the Draft NC MSCP plan This easement is for the protection of biological resources and also provides for the protection of archaeological sites CA-SDI-776 Locus A, CA-SDI-776 Locus B, and CA-SDI-8237 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. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, b(http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.

c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEHQ.

d. Construction, use, and maintenance of the access road on Lot RR in the location shown on Revised Tentative Map ~~PDS2016-TM-5615~~ PDS2023-TM-5615TER.

e. Construction, use and maintenance of multi-use, non-motorized trails.

f. Access to cultural sites shall be provided to culturally affiliated tribes.

g. Widening of the San Diego County Water Authority (SDCWA) easement in the eastern portion of the property by approximately 200 feet comprising approximately 6.4 acres.

h. Activities required for implementation of the project's Habitat Restoration / Revegetation Plans or other habitat revegetation, or enhancement activities directed by USFWS, CDFW, and the Resource Manager.

i. Maintenance and construction of private and public drainage facilities in the locations shown on the Tentative Map PDS2023-TM-5615TER, to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state, and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.

j. Maintenance and improvement of existing culverts.

k. Demolition of existing farmhouse and mobile home along with associated septic systems and supporting outbuildings, and demolition of maintenance shed and garage.

l. An exception may be granted where required stormwater drainage cross or encroaches into any designated open space areas, and specifically provide an exception by the County's Biological Specialist.

DOCUMENTATION: The applicant shall show the easement on the respective Final Map with the appropriate granting language on the title sheet concurrent with the Final Map Review or the applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the First Final Map for PDS2023-TM-5615TER , and prior to the approval of any plan and issuance of any permit. **MONITORING:** For recordation on the map, the *[PDS, LDR]* shall route the respective Final Map to *[PDS, PPD]* for approval prior to map recordation or for recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PPD] and [DPR GPM]* for pre-approval. The *[PDS, PPD]* shall pre-approve the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PPD]* for satisfaction of the condition or if recorded on the respective Final Map, the *[PDS LDR]* shall satisfy the condition after map recordation.

9. BIO#2 - LBZ EASEMENT

INTENT: In order to protect sensitive biological resources, pursuant to the California Environmental Quality Act, 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 Biological Open Space Exhibit (Figure 14a ~~20~~ of the Biological Resources Update Impacts and Mitigation Summary (January 11, 2024). ~~Technical Report - August 7, 2019.~~ The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

a. Decking, fences, and similar facilities.

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

DOCUMENTATION: The applicant shall show the easement on the respective Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review - OR - The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of the First Final Map ~~any plan or issuance of any permit,~~ and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. ~~use of the premises in reliance of this permit~~. **MONITORING:** For recordation on the map, the *[PDS, LDR]* shall route the Final Map to *[PDS, PPD]* for approval prior to map recordation OR for recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PPD] and [DPR GPM]* for preapproval. The *[PDS, PPD]* shall pre-approve the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PPD]* for satisfaction of the condition - OR - if recorded on the map, the *[PDS LDR]* shall satisfy the condition after map recordation.

10. BIO#3 - RESOURCE MANAGEMENT PLAN

INTENT: In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, an RMP. The RMP shall be for the perpetual management of environmentally sensitive open space. The RMP shall be consistent with the Final ~~Conceptual~~ Resource Management Plan – Biological Resources dated February 2025 ~~August 7, 2019,~~ prepared by HELIX Environmental Planning on file with PDS as Environmental Review Number PDS2016-ER-16-02-006B. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.

b. The habitat land to be managed shall be completely purchased.

c. The easements shall be dedicated to ensure that the land is protected in perpetuity.

d. A Resource Manager shall be selected, and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager.

e. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship. Evidence shall be provided that the RMP has been funded.

f. A contract between the applicant and County shall be executed for the implementation of the RMP.

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

11. BIO#4 - REVEGETATION PLAN – WETLAND HABITAT AND JURISDICTIONAL WATERS

INTENT: In order to mitigate for the impacts to wetland habitat and jurisdictional waters (Southern willow scrub – 0.01 acre, Mule fat scrub – 0.17 acre, Tamarisk scrub 0.01 acre, non-wetland waters of the U.S. and/or State - 0.26 ~~non-wetland waters of the U.S. – 0.20 acre~~) which are sensitive biological resources pursuant to the California Environmental Quality Act and the Resource Protection Ordinance, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan shall be prepared, which mitigates impacts to wetland habitat and jurisdictional waters (Southern willow scrub – 0.01-acre, Mule fat scrub – 0.17-acre, Tamarisk scrub 0.01-acre, non-wetland waters of the U.S. and/or State - 0.26 ~~non-wetland waters of the U.S. – 0.20 acre~~). The revegetation shall occur onsite as identified on Figure ~~9~~ 20 of the Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024) ~~Conceptual Wetland Restoration Plan (August 7, 2019)~~ prepared by Helix Environmental Planning. The revegetation plan shall conform to the Final ~~Conceptual~~ Revegetation Plan ~~titled *Ocean Breeze Ranch Project – Conceptual Wetland Restoration Plan* (August 7, 2019),~~ 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 a 70 percent success criterion.

b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director of PDS.

c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.

d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 70 percent success criteria, and a detailed cost estimate.

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

DOCUMENTATION: The applicant shall prepare the Revegetation Plan, submit it to the *[PDS, ZONING]* and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved by the County, ~~USACE~~, USFWS and CDFW.~~, and RWQCB.~~ **MONITORING:** The *[PDS, LA]* shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition BIO#5 shall be made to enter into a Secured Agreement for the implementation of the Plan.

12. BIO#5 - SECURED AGREEMENT – WETLAND HABITAT AND JURISDICTIONAL WATERS

INTENT: In order to assure project completion and success of the Revegetation Plan (Condition BIO#4), 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 70 percent success criteria. Fifty percent combined vegetative cover in the tree and shrub strata shall be considered satisfactory completion of the Revegetation Plan.

DOCUMENTATION: The applicant shall execute a Secured Agreement provided with the Revegetation Plan Final Decision and provide the approved securities and the cash

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

13. BIO#6 - REVEGETATION PLAN – UPLAND HABITAT

INTENT: In order to provide additional mitigation beyond habitat preservation for the impacts to upland habitat, which is a sensitive biological resource pursuant to the California Environmental Quality Act and the Resource Protection Ordinance, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** The project shall mitigate impacts to Coast live oak woodland – 0.4 acre, Diegan coastal sage scrub – 32.8 acres, Flat-topped buckwheat – 1.4 acres, and Non-native grassland – 37.2 acres through on-site habitat preservation at ratios identified in Table 5 of the in the 2010 County Guidelines for Determining Significance. In addition, a Revegetation Plan shall be prepared to provide further mitigation beyond habitat preservation. The revegetation shall occur onsite as identified on Figure 20 Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024) ~~6 of the Conceptual Upland Restoration Plan (August 7, 2019)~~ prepared by HELIX Environmental Planning. The revegetation plan shall conform to the Final ~~Conceptual~~ Revegetation Plan ~~titled *Ocean Breeze Ranch Project – Conceptual Upland Restoration Plan* (August 7, 2019),~~ 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 a 50 percent success criterion.

b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director of PDS.

c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.

d. Revegetation objectives, revegetation site biological resource map, 24”x 36” landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 50 percent success criteria, and a detailed cost estimate.

e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation

system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant shall prepare the Revegetation Plan, submit it to the *[PDS, ZONING]* and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval of the First Final Map, and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved by the County, and Wildlife Agencies (USFWS and CDFW). **MONITORING:** The *[PDS, LA]* shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition BIO#7 shall be made to enter into a Secured Agreement for the implementation of the Plan.

14. BIO#7 - SECURED AGREEMENT – UPLAND HABITAT

INTENT: In order to assure project completion and success of the Revegetation Plan (Condition BIO#6), 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 50 percent success criteria outlined in the Revegetation Plan or is otherwise completed to the satisfaction of the County.

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

15. BIO#9 - WETLAND PERMITS

INTENT: In order to comply with the State and Federal Regulations for wetlands and jurisdictional waters, 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 PDS that such an agreement or permit is not required:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.

b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PPD]* for compliance. **TIMING:** Prior to the approval of the First Final Map and prior to the approval of any plan and issuance of any permit, the permits shall be obtained. **MONITORING:** The *[PDS, PPD]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[PDS, LDRE]~~} [DPW, ESU]~~*, for implementation on the grading plans.

16. BIO#10 - BIOLOGICAL MONITORING

INTENT: In order to prevent inadvertent disturbance to sensitive biological resources that are to be protected and preserved, a Biological Monitoring Program shall be implements. **DESCRIPTION OF REQUIREMENT:** A qualified biologist working under the direction of a County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The monitoring program shall include the following:

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.

b. The Biologist shall perform pre-construction surveys for California gnatcatcher, nesting raptors, and Least Bell's vireo, consistent with BIO#GR-4.

c. The Biologist shall supervise the installation of temporary fencing and signage ~~construction fencing~~ along the edge of the approved development footprint.

d. The Biologist shall supervise the installation of permanent fencing and signage.

e. 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.

f. The cost of the monitoring shall be added to the grading bonds or bond separately with Planning & Development Services.

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

17. BIO#11–LIMITED USE OPEN SPACE EASEMENT (EQUESTRIAN FACILITY)

INTENT: In order to protect sensitive biological resources and to prevent development of the Equestrian Facility pastures, a Limited Use Open Space Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Use Open Space Easement, as shown on the ~~approved~~ Revised Tentative Map. This easement is for the protection of biological resources and wildlife corridor movement 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 proposed building or structure; vehicular activities; trash dumping; or use for any purpose other than as limited use open space/pasture. Pastures cannot be converted to developed lands, landscaping, row crops, orchard, or any other type of improved use. Pastures are to remain as pastures, with the only exception being restoration of pasture to native or naturalized habitat for the benefit of native wildlife, and then only with the prior written approval of the Director of Planning & Development Services and the Wildlife Agencies (USFWS and CDFW). Granting of this limited use 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 permitted exception(s) to this prohibition are:

a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to the approved Pasture Management Plan dated August 7, 2019.

c. Uses, activities, and placement of structures expressly permitted by the Director of PDS, whose permission may be given only after following the procedures and

complying with all requirements applicable to an Administrative Permit and/or Major Use Permit Minor Deviation and/or Major Use Permit Modification pursuant to The Zoning Ordinance of the County of San Diego.

d. Construction, use, and maintenance of wells and septic systems, and structural Best Management Practices (BMP's) proposed as part of compliance with the Storm Water Quality Management Plan (SWQMP) requirement as shown on Revised Tentative Map and Major Use Permit Modification.

e. Construction, use, and maintenance of a public street, private road, or driveway.

f. Continued activities and maintenance of existing equestrian operations, including fertilizer, pest control and irrigation repairs. Any alterations of existing equestrian operations (including but not limited to equestrian uses and equestrian structures), shall not preclude wildlife movements.

g. Gating, fences, and similar facilities.

h. Replacement or relocation of existing equestrian sheds, 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 limited use open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

i. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health and Quality of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Development Services of the County of San Diego.

DOCUMENTATION: The applicant shall show the easement on the respective Final Map with the appropriate granting language on the title sheet concurrent with the Final Map Review or the applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the ~~approval of the respective Final Map and prior to the approval of any plan and~~ issuance of any building permit specifically associated with the Equestrian Facility, the easements shall be executed and recorded. **MONITORING:** For recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PPD] and [DPR GPM]* for pre-approval. The *[PDS, PPD]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PPD]* for satisfaction of the condition.

18. BIO#14–LIMITED USE OPEN SPACE EASEMENT (PLANNING AREA 3)

INTENT: In order to provide equestrian-compatible non-buildable space that could be used by wildlife, a Limited Use Open Space Easement shall be granted over portions of Lots 391, 392, 393, 394 and 395 and HOA Lot GG. **DESCRIPTION OF REQUIREMENT:**

Grant to the County of San Diego a Limited Use Open Space Easement, as shown on the ~~approved~~ Revised Tentative Map. This easement 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 or pasture. 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 following exception(s) to this prohibition are allowed:

a. Conversion of land to pasture.

b. Pasture management activities such as seeding, irrigation, fertilizer, pest management, and mowing.

c. Use of area as temporary borrow site for Planning Areas 1 and 2 and subsequent regrading and seeding with erosion-control seed mix, pasture seed mix, or native species seed mix.

d. Gating, fencing, and similar facilities.

e. Construction of shade structures for horses.

f. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.

g. Uses, activities, and placement of structures expressly permitted by the Director of PDS, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit and/or Major Use Permit Minor Deviation and/or Major Use Permit Modification pursuant to The Zoning Ordinance of the County of San Diego.

h. Construction, use, and maintenance of wells and septic systems, and structural Best Management Practices (BMP's) proposed as part of compliance with the Storm Water Quality Management Plan (SWQMP) requirement as shown on Revised Tentative Map and Major Use Permit Modification.

i. Construction, use, and maintenance of a public street, private road, or driveway.

j. 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 limited use open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

k. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health and Quality of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Development Services of the County of San Diego.

DOCUMENTATION: The applicant shall show the easement on the First Final Map with the appropriate granting language on the title sheet concurrent with the First Final Map Review or the applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the First Final Map and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation by separate document, the *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PPD] and [DPR. ~~PPD,~~ GPM]* for pre-approval. The *[PDS, PPD]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PPD]* for satisfaction of the condition.

19. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

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 a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information: ~~In order to provide adequate Landscaping that addresses defensible space, screening, erosion control, water conservation, and to comply with the Ocean Breeze Ranch Conceptual Landscape Plan, and Equestrian Center Entry Gate Conceptual Landscape Plan, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street Parking Design Manual, the COSD Grading Ordinance, the Bonsall Design Guidelines, and the County's Climate Action Plan. All Plans 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. Prior to approval of each respective Final Map, the applicant shall also obtain an Encroachment Permit, and/or an Encroachment Maintenance and Removal Agreement permit approving the variety, location, and spacing of all trees and other landscape improvements proposed within ~~said~~ right(s)-of-way of said Final Map area. A copy of these approved permits shall be submitted to PDS.

b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings. No non-native invasive plant species shall be used as identified by the California Invasive Plant Council, the California Exotic Pest Plant Council's List A-1, and those identified within Appendix H and J of the County's Water Efficient Landscape Design Manual.

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 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: Landscape Documentation Package submittals shall be compliant with all applicable components of the Conceptual Landscape Plan for Ocean Breeze Ranch, dated August 19, 2019 and as modified by the Revised Tentative Map 5615TER ~~June 13, 2019~~, ~~and submitted on August I9 , 2024~~, ~~2019, and the Conceptual Landscape Plans for the Equestrian Center Entry Gates, dated June 27, 2019, and submitted on August 5, 2019~~. Plans shall be coordinated with and submitted based on the projects' phasing plan.

~~Additionally, the following items shall be addressed as part of the Landscape Documentation Package: Landscape Documentation Package submittals shall be compliant with all applicable components of the Conceptual Landscape Plan for Ocean Breeze Ranch, dated June 13, 2019, and submitted on August 5, September 6, 2019, and the Conceptual Landscape Plans for the Equestrian Center Entry Gates, dated June 27, 2019, and submitted on August 5, 2019. Plans shall be coordinated with and submitted based on the projects' phasing plan.~~

i. All common area and HOA Lot landscape irrigation shall be connected to dedicated landscape water service meters.

j. All Landscape Documentation Package submittals shall include on the title sheet, maintenance responsibilities, including brush management zones A and B, as described in Landscape Note 11 on Sheet L-2 of the Conceptual Landscape Plan.

The following subtasks "k" through "m" shall be prerequisites of approval for each Final Map area or respective Improvement Plan set, but not the grading permit:

k. Unless a letter from Rainbow Municipal Water District can be provided, indicating that their Reclamation Master Plan does not anticipate extending reclaimed water mains to within the basin containing the project site, irrigation plans shall show purple pipes for all common area landscapes with applicable District notes for future connection to a reclaimed system.

l. A Water Use and Tree Planting Plan shall be prepared for all single-family residential lots within Planning Area's 1 and 2 to establish water budgets and tree planting requirements in conformance with Measure's A-2.1 (Increase Residential Tree Planting) and W-1.2 (Reduce Outdoor Water Use) of the County's 2024 Climate Action Plan. Tree quantities shall be compliant with the Tree Planting Summary shown on Sheet L-1. Water budget calculations shall include any slope planting established during approval of Landscape Documentation Package plans associated with grading permits. The Plan shall also address compliancy with Section 86.703 (a) (1) of the Water Conservation in Landscaping Ordinance in requiring all new construction that the County issues a building permit for, having water budgets established for all landscaped areas between 500 sq. ft. and 2500 sq. ft. For all those applicable single-family lots, water budget calculations shall be compliant with the Prescriptive Compliance Option requirements for low water use plants (as required in Section 86.722 of the Ordinance).

m. In compliance with COS-17.4 (Composting) of the Conservation and Open Space Element of the County's General Plan, the Water Use and Tree Planting Plan shall also include as an educational component, a note to future homeowners of the following resources available to them through the County of San Diego on the benefits of sustainable landscapes: Department of Public Works' Recycling Guides, Composting, and San Diego Sustainable Landscapes.

n. All applicable Landscape Documentation Package plans shall be compliant with the Tree Planting Summary shown on Sheet L-1 of the Conceptual Landscape Plans.

o. A Tree Preservation Plan shall be included as part of the Landscape Documentation Package plans to address methods of protecting existing vegetation to remain per the 'Existing Trees to Remain' notes on Sheet L-2 of the Conceptual Landscape Plans. Tree locations, based on a tree survey of existing trees to remain in conjunction with an arborist report (ISA-certified or ASCA registered), shall be identified on the plans.

p. All landscaping shall be compliant with the most current version of the projects' Fire Protection Plan, specifically Section 4.7 (Defensible Space and Vegetation Management).

q. Prior to final approval by PDS of all applicable Landscape Documentation Package plans, proof of North County Fire Protection Districts' approval of the most current set of plans, shall be provided.

r. All applicable Landscape Documentation Package plans utilizing reclaimed water shall be submitted and approved by the Department of Environmental Health and Quality (DEHQ) prior to final approval by PDS, Irrigation Plans shall have the required LRQS# posted as required by DEHQ.

The following subtask "s" shall be a prerequisite of approval for each Final Map area or respective Improvement Plan set, but not the grading permit.

s. All retaining walls and sound walls shall be screened from adjacent properties with a minimum 5' deep landscape buffer with vegetation appropriate to the surrounding area.

t. All slopes over 3' in vertical height associated with single family residential pad construction shall be planted and irrigated per Notes on Sheet L-3 of the Conceptual Landscape Plan.

u. All exterior slopes within HOA Lots, D, E J, K, Y, EE, and WW, and those created during road construction of Streets A, B, and improvements to West Lilac Road shall be planted to address the visual impacts to surrounding properties and as seen from public streets. Container stock shall be upsized one industry standard container size from that required by Section 87.418 of the Grading Ordinance and densities shall be increased by decreasing the 10' on center spacing identified in Section 87.418. Coordinate with Landscape Note 16 on Sheet L-2 of the Conceptual Landscape Plan. Densities shall be compliant with the Projects' Fire Protection Plan.

v. Planting of County maintained storm water basins shall be compliant with County Flood Control requirements.

The following subtask "w" shall be a prerequisite of approval for each Final Map area or respective Improvement Plan set, but not the grading permit.

w. All street trees shall be planted from a minimum 24" boxed container and located per Landscape Notes 8 and 9 on Sheet L-2 of the Conceptual Landscape Plan, and at quantities identified in the Tree Planting Summary on Sheet L-1.

x. Brush management zones shall be shown on all landscape plans with notes, dimensions, and maintenance responsibilities as per Sheet L-2 of the Conceptual Landscape Plan.

The following subtask "y" shall be a prerequisite of approval for each model home area within PA1 or PA2.

y. Model home landscape plans shall include the location of two trees for each model home to demonstrate compliance with Measure A-2.1 (Increase Residential Tree Planting) and the location of rain barrels to further educate the public on the capture, storage, and re-use of rainwater incentives of Measure W-2.1 (Increase Rain Barrel Installations) of the Climate Action Plan. Rain barrels shall not be connected to the house plumbing.

The following subtask "z" shall be a prerequisite of approval for each Final Map area or respective Improvement Plan set, but not the grading permit:

z. A Fencing and Wall plan shall be prepared for each applicable Landscape Documentation Package submitted per Sheet's L-9 and L-10 of the Conceptual Landscape Plan, dated ~~June 13, 2019,~~ August 19,2019 and submitted on ~~September 6, 2019,~~ August 9, 2024, ~~and the Conceptual Landscape Plan for the Equestrian Center Entry Gates, dated June 27, 2019, and submitted on August 5, 2019.~~

aa. Private Park landscaping shall be compliant with Sheet L-7 of the Conceptual Landscape Plan and tree quantities shown on the Tree Planting Summary on Sheet L-1.

bb. Public Park landscape plans shall be submitted to both Planning & Development Services for compliance with the Water Conservation in Landscaping Ordinance, and to the Department of Parks and Recreation for compliance with the Park Lands Dedication Ordinance and Park Design Manual. Planting plans shall not contain any high maintenance species that drop a lot of leaves or fruit in areas of high pedestrian traffic, within parking areas, and within handicap ramps. Tree species with known surface roots shall also be restricted from areas of public use. Plans shall be compliant with Sheet L-7 of the Conceptual Landscape Plan, and tree quantities shown on the Tree Planting Summary on Sheet L-1

cc. All trails shall be shown on each applicable Landscape Documentation Package and shall be consistent with locations and landscape street sections shown on the Conceptual Landscape Plans, dated August19, 2019 ~~June 13, 2019,~~ and submitted on ~~September 6, 2019,~~ August 9, 2024.

dd. Sight line distances shall be shown on all applicable Landscape Plans per Section 86.709 (c) (9) and 86.710 (a) (3) of the Water Conservation in Landscaping Ordinance. Maintenance notes and frequency of maintenance activities shall be shown on the plans and accounted for on the Certificate of Completion as required by Section 86.727 of the Ordinance.

ee. Landscape Documentation Package plans associated with building permit applications for the Hillside Estate lot and those Estate lots within Planning Area

3 shall be compliant with the Wall and Fence Plan on Sheet L-9 of the Conceptual Landscape Plan and all requirements of the Fire Protection Plan for defensible space. Lots within Planning Area 3 shall establish tree planting per the Tree Planting Summary on Sheet L-1.

ff. All applicable Landscape Documentation Package plans shall be compliant with the County's Parking Design Manual in establishing shade, screening, wheel stops, and filtering storm water runoff.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), and pay all applicable review fees. **TIMING:** Unless noted otherwise above, prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The *[PDS, LA]* and *[DPR, TC, PP]* shall review the Landscape Documentation Package for compliance with this condition.

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

20. PLN#1 - PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan, which includes all of the following mitigation measures: Air Quality (Fugitive Dust, Blasting, Construction Architectural Coatings), Biological Resources (Biological Monitoring, Pre-Construction Surveys, Temporary Fencing, Open Space Signage & Permanent Fencing, Easement Avoidance, Breeding Season Avoidance), Cultural Resources (Temporary Fencing, Archaeological Site Capping, Pre-Grade Survey, Dust Control Plan, Archaeological Monitoring), Geological Resources (Soils Report, Stabilization Measures, Geotechnical Monitoring), Noise (Blasting Noise Plan, Temporary Construction Noise, Temporary Rock Crushing and Drilling, Vibration Impacts). All conditions, requirements, mitigation measures and plan notes information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The *[DPR, TC], or [PDS, PPD]* for Minor Grading*]* 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.

21. HAZ#1 - LEAD SURVEY

INTENT: In order to avoid hazards associated with lead based paint (LBP) and lead containing materials (LCM) to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of LBP/LCM because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. 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 LBP and LCM located in the structure. The following conditions only apply if LBP and LCM are present:

a. All LBP and LCM 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 LBP and LCM scheduled for demolition or disturbed during remodeling must comply with applicable regulations for demolition methods and dust suppression.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California DHS certified lead inspector/risk assessor to the [*DEHQ HAZ MAT, APCD*], which certifies that there was no LBP/LCM present, or all lead containing materials have been remediated pursuant to applicable regulations. **TIMING:** Prior to issuance of a grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [*DEHQ HAZ MAT, APCD*] shall review the report and any additional evidence for compliance with this condition. The [*PDS, PPD*] shall review the completed and stamped report and any additional evidence for compliance with this condition.

22. HAZ#2 - ASBESTOS SURVEY

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) identified on the approved plan set for demolition or remodel shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. 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.

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

23. HAZ#3 - STRUCTURE REMOVAL

INTENT: In order to comply with the revised project design for PDS203-TM-5615TER ~~PDS2016-TM-5615~~ the structure(s) identified on the approved plan set shall be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The structure(s) and septic systems location shall be shown on the approved plan set, with the appropriate approved buffer area, shall be removed or demolished. A Demolition Permit shall be obtained from *[PDS, BD].* Compliance with conditions HAZ#1 and HAZ#2 to determine the presence or absence of Lead Containing Materials and Asbestos Containing Materials shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [*PDS, PPD*] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure. **TIMING:** Where structures to be demolished occur within areas to be graded, prior to approval of any grading or improvement permit, the applicant shall comply with this condition. **MONITORING:** The [*PDS, PPD*] shall review the statement and, photos, and any additional evidence for compliance with this condition.

24. HAZ#4 - DEBRIS REMOVAL AND SOIL TESTING

INTENT: In order to comply with the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, and to follow the recommendation identified in the Limited Phase II Environmental Site Assessment (ESA) for this project, the debris associated with removal of sheds, structures, and AST(s) shall be assessed. **DESCRIPTION OF REQUIREMENT:** A signed, stamped addendum to the Limited Phase II ESA shall be prepared by a Registered Engineer or Professional Geologist. The addendum shall include the following information or as modified by DEHQ:

a. Documentation that the soil sampling occurred between six inches to 2-3 feet in depth.

b. Findings which identify whether onsite soils in this location exceed regulatory screening levels for pesticides, petroleum, heavy metals, or other contaminants.

c. If contaminated soils are detected, provide a letter from DEHQ stating that a VAP work plan has been prepared and approved to remediate contaminated soils.

d. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which states that they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.

e. Provide evidence that all required work has been fully incorporated into the Grading Plans if required to obtain a grading permit pursuant to the County Grading Ordinance 87.101 et. al.

DOCUMENTATION: Upon completion of the debris removal and soil test, the applicant shall submit copies of the assessment (and a work plan for soil remediation, if applicable) to the [*PDS, PPD*] for approval. **TIMING:** Where structures to be demolished occur within areas to be graded, prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit, and prior to commencement of construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*PDS, PPD*] shall review the report and any additional evidence for compliance with this condition. The work plan shall be approved by DEHQ.

BUILDING PERMIT: *(Prior to approval of any building plan and the issuance of any building permit and prior to Rough Grading approval).*

25. BIO#13 - PERMANENT EXCLUSIONARY FENCING – ARROYO TOAD

INTENT: In order to protect the arroyo toad, permanent fencing shall be installed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. **DESCRIPTION OF REQUIREMENT:** Permanent exclusionary fencing for the protection of the arroyo toad shall be placed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. **DOCUMENTATION:** The applicant shall install the fencing as indicated above under the supervision of a County approved biologist and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent exclusionary fencing has been installed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation fo CWA Section 404 permitting. **TIMING:** Prior to ~~final~~ rough grading release, issuance of any building permit, or use of the premises in reliance of this permit, for Planning Area 2 and Planning Area 3, the fencing shall be installed. **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition.

26. GHG#1 - SITE DESIGN

INTENT: In order to implement a sustainable project design that would minimize energy consumption, and air and greenhouse gas emissions. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project.

a. One Level 2 electric vehicle (EV) charging station shall be installed in all residential units (396 total stations installed).

b. All street and area lighting installed shall be high-efficiency LED lighting or equivalent.

c. The project shall install at least a 1,973-kilowatt solar photovoltaic (PV) system which is equivalent to 6,577 300-watt panels on residential buildings.

d. The project shall provide areas for storage and collection of recyclables.

e. The project will install only natural gas fireplaces within each residential unit.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures are implemented on all building plans for the project.

27. GHG#2 - COUNTY CLIMATE ACTION PLAN

INTENT: In order to comply with the County's Climate Action Plan (CAP) measures, the project shall include the following features. **DESCRIPTION OF REQUIREMENT:** The project shall implement or install the following measures or features as required within Step 2 of the CAP Measure Consistency Checklist.

a. **Measure 3:** Tankless electric or gas water heaters shall be installed at each residential unit.

b. **Measure 4:** Low-flow faucets, kitchen faucets, toilets, and showers shall be installed at each residential unit with maximum flow rates of 1.5 gallons per minute at 60 psi. All appliances installed in residential units shall be ENERGY STAR certified.

c. **Measure 5:** Rain barrels shall be installed at each residential unit if incentives or rebates are available, as determined through communication with County staff and the regional/local water district.

d. **Measure 6:** A Landscape Document Package shall be submitted that complies with the County's *Water Conservation in Landscaping Ordinance* and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.

e. **Measure 9:** Trees shall be planted on-site at a rate of two (2) trees per home. At a minimum, the project shall plant 792 residential trees. In addition, the total number of trees to be planted for the entire site is over 2,300.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit. **MONITORING:** The [*PDS, LA*] and [*DPR, TC, PP*] shall review the Landscape Plans for compliance with **Measure 6** of this condition. The [*PDS, BPPR*] shall verify that the Building Plans comply with **Measure 3, Measure 4, Measure 5,** and **Measure 9** of this condition.

28. PARKS#1 - PLDO COMPLIANCE - PRIVATE PARKS REVIEW

INTENT: Any private parks for which PLDO credit is to receive pursuant to PLDO Section 810.108 shall comply to park and recreational uses as defined within the County of San Diego PLDO. **DESCRIPTION OF REQUIREMENT:** Require the submittal of park plans associated with Private Linear Park (Lot L), Private Pocket Park (Lot I), Private Pocket Parks Lots (S/T) and Private Neighborhood Park (Lot W) to DPR for review and approval. **DOCUMENTATION:** Park plans associated with the Private Linear Park (Lot L), Private Pocket Park (Lot I), Private Pocket Parks Lots (S/T) and Private Neighborhood Park (Lot W) shall be submitted to *[DPR, PP, LA].* Plans must include uses that are consistent with park and recreational uses as defined in the PLDO and with concept plans shown on the Ocean Breeze Ranch Conceptual Landscape Plans. **TIMING:** Prior to approval of any building plan or building permit in a particular Final Map unit and/or phase in which private park Private Linear Park (Lot L), Private Pocket Park (Lot I), Private Pocket Parks Lots (S/T) and Private Neighborhood Park (Lot W) are located. **MONITORING:** The *[PDS, PPD]* shall route the private park plans to *[DPR, PP]* for review. The *[DPR, PP]* shall review private park plans for compliance with this condition and make any recommendations that shall be implemented to ensure compliance. The *[PDS, BPPR]*, shall verify that the building plans comply with this condition and the recommendations of *[PDS, PPD]* and *[DPR, PP]*.

29. PARKS#2 - PUBLIC AND PRIVATE PARK PHASING

INTENT: In order to ensure that the public and private parks within each construction phase are constructed and operating prior to issuance of a building permit for 50 percent or more of the total number of dwelling units in a respective Final Map planning area, unit and/or phase. **DESCRIPTION OF REQUIREMENT:** No building permit shall be issued for any building that exceeds 50 percent of the total number of dwelling units in a particular respective Final Map planning area, unit and/or phase until the public and private parks within that respective Final Map planning area have been constructed and are operating. Pay the inspection fee(s) to *[PDS, ZC]* to cover the cost of DPR inspection(s) of the property to monitor compliance with this condition. In addition, submit a letter to *[PDS, ZC]* indicating who should be contacted to schedule the inspection(s). **DOCUMENTATION:** The applicant shall provide an accounting of the number of building permits issued within each respective Final Map planning area, unit and/or phase to *[PDS, PPD]* and *[DPR, PP]*. The applicant shall provide updated contact information and a receipt demonstrating payment of inspection fees *[PDS, PPD]*. **TIMING**: Prior to issuance of a building permit for 50 percent or more of the total number of dwelling units for each respective Final Map planning area, unit and/or phase. This condition shall be signed off on a permit-by-permit basis. **MONITORING**: The *[PDS, ZC]* shall process an invoice and collect the fees. The *[DPR, PP]*, *[PDS, PPD]* shall review the evidence to verify compliance with this condition. *[DPR, FEE]*.

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

30. GEN#4 - INSPECTION FEE

Intent: In order to comply with Zoning Ordinance Section 7362.e, the inspection fee shall be paid. **DESCRIPTION OF REQIREMENT:** Pay the inspection fee at the *[PDS, ZC]* to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [*PDS, PPD*]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The *[PDS, ZC]* shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

31. PLN#2 - SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the Major Use Permit Modfication (PDS2024-MUP-012W1) ~~(PDS2016-MUP-16-012)~~ plot plan and the building plans. This includes, but is not limited to: all parking areas trails, parks and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The *[PDS, BI]* and *[DPR TC, PP]* shall inspect the site for compliance with the approved Building Plans.

32. PLN#3 - PLOT PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the ~~approved~~ Major Use Permit modification (PDS2024-MUP-16-012W1) plot plan and the building plans. This includes, but is not limited to: improving all parking areas, trails, parks, and driveways; installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The *[PDS, BI]* and *[DPR TC, PP]* shall inspect the site for compliance with the approved Building Plans.

33. BIO#8 - OPEN SPACE SIGNAGE

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall

be placed along the biological open space boundary as indicated on Figure 14a Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024) ~~20 of the Biological Resources Technical Report (August 7, 2019)~~ prepared by Helix Environmental Planning. The signs must be corrosion resistant, a minimum of 6" x 9"in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego
is prohibited. To report a violation or for more information about easement
restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: (~~Tentative Map, PDS2016-TM-5615, PDS2016-MUP-16-012~~)
(PDS023-TM-5615TER and PDS2024-MUP-16-012W1)

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easment(s). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in relance of this permit ~~Prior to the approval of any plan and issuance of any permit~~, the open space signs shall be installed. **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition. Note: This requirement may be added to the grading and improvement plans for the project and satisfied prior to occupancy, final grading release, or use of the premises in reliance of this permit.

34. BIO#12 - OPEN SPACE FENCING

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary as indicated on Figure 14a of the Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024), ~~20 of the Biological Resources Technical Report (August 7, 2019)~~ prepared by Helix Environmental Planning. The fencing design shall consist of three-strand wire fencing, split rail fencing or other fencing type approved by the Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in relance of this permit, the permanent Bio fencing shall be installed. **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition. Note: This requirement may be added to the grading and improvement plans for the project and satisfied prior to occupancy, final grading release, or use of the premises in reliance of this permit.

35. CULT#1 - CULTURAL RESOURCES MONITORING REPORT

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results,

analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

a. DPR Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials collected during the survey, testing, pre-grade survey, and archaeological monitoring program have been conveyed as follows:

1. All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated Tribe who requests a copy. **TIMING:** Prior to final grading release, or use of the premises in reliance on this permit, the final report shall be prepared. **MONITORING:** The *[PDS, PPD]* shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and

[DPW, PDCI], that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

36. FIRE#1 - FIRE PROTECTION PLAN

INTENT: In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall be maintained in conformance with the approved Residential Fire Protection Plan July 11, 2019. **DESCRIPTION OF REQUIREMENT:** The following measures approved in the Residential Fire Protection Plan (FPP) shall be implemented and maintained:

a. The stipulation that the Interim Evacuation Route (IER) will only be used for secondary access for a period of no greater than three (3) years after the first permit, after which, Dulin Road will be improved to its intersection located at the easterly boundary of Planning Area 3, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of soil-cement with a minimum structural section of twelve inches (12"), per Geosoils Report and as shown on the approved TM/PGP and Fire Protection Plan revised July 11, 2019. In addition to other approvals required, this shall be ~~all of the above~~ to the satisfaction of the DPW Materials Lab, Director of PDS, and North County Fire Protection District. Note: The applicant may obtain approval from Planning & Development Services and the North County Fire Protection District of an alternate access that meets the intent of this condition.

b. No additional gates or speed control devises are permitted for the Interim Evacuation Route and Dulin Road within the project site, except for the gates depicted on the ~~approved~~ Revised Tentative Map and Preliminary Grading Plan, unless waived and approved by the North County Fire Protection District and by the Director of Planning and Development Services.

c. Development shall install a redundant or looped water supply with a minimum of 2,500 GPM in the main and 1500 GPM at the hydrant to be certified by the water purveyor.

d. Vegetation management zones of 100 feet from all structures shall always be maintained

e. A 20-foot-wide clearance of flammable vegetation, up to six inches high, be provided on sides of all roads and driveways.

f. A 30-foot-wide clearance of flammable vegetation, up to six inches high, be provided along the looped access Road A.

g. Fallow orchards shall be removed.

h. Interior access roads, as noted in this fire protection plan, shall conform to San Diego County Private or Public Road Standards, to include design standards for cul-de-sac turn arounds and dead-end roadway length. Remote activation shall include an Opticom strobe sensor and a secondary means of remote activation to the satisfaction of the North County Fire Protection District.

i. A remote means of activation of gates installed across this secondary access road, capable of remote activation/operation by emergency service personnel, will be required.

j. The water supply shall be public, redundant or looped, with the capacities specified in the fire protection plan. Hydrant spacing to conform to current California Fire Code Requirements.

k. Fire Department access roads and fire hydrants must be installed and serviceable prior to issuance of building permits.

DOCUMENTATION: The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the Residential FPP. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Residential FPP requirements shall be implemented. **MONITORING:** The [*PDS, PPD*] shall verify that the mitigation measures have been initially implemented pursuant to the approved building plans and the fire protection plan.

37. HAZ#5 - CERTIFICATION OF COMPLETION

INTENT: In order to verify that all of the site remediation work was completed pursuant to the Site Assessment and Mitigation Program (SAM), a closure letter shall be provided. **DESCRIPTION OF REQUIREMENT:** All soil remediation and shall be completed, and all contamination hazards removed pursuant to the Department of Environmental Health and Quality (DEHQ), Voluntary Assistance Program (VAP) or the DEHQ, Local Oversight Program (LOP) as determined. **DOCUMENTATION:** The applicant shall provide the "Closure Letter, or Concurrence Letter," to the *[PDS, PPD]* that the soil remediation has been completed to the satisfaction of the [*DEHQ, SAM*]. If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the *[DEHQ, SAM]* is required, and the applicant shall enter into a secured agreement for the completion of the remediation work. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the applicant shall comply with this condition. **MONITORING:** The [*DEHQ, SAM*], shall verify completion of the required remediation, and shall issue a Closure Letter to the applicant and a copy to the [*PDS, PPD*]. The [*PDS, PPD*] shall review the "Closure Letter," for compliance with this condition.

38. LNDSCP#2 - CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that carries through with the approved plans, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading ordinance, the Bonsall Design Guidelines, and the requirements of the Climate Action Plan, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to each of the approved Landscape Documentation Package's for the Project. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417

and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PPD] [DPR, TC, PP]*. **DOCUMENTATION:** The applicant shall submit to the *[PDS LA, PPD],* a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each respective Final Map. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PPD] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

39. CULT#2 - FAIR SHARE CONTRIBUTION TOWARDS REGIONAL ETHNO-HISTORIC STUDY

INTENT: In order to mitigate for impacts to CA-SDI-776 Locus A and CA-SDI-8237, that are sensitive resources to the Native American community, make a fair share contribution towards a regional ethno-historic study. **DESCRIPTION OF REQUIREMENT:** A fair share contribution in the amount of $50,000 shall be made into an account held in trust by a third-party manager. The fund shall include the following:

a. An agreement for the preparation of a regional study for the Morro Hill area when funding is 100 percent available. The agreement must identify the entity responsible for the management of the fund, rate of return, and annual management fees. The agreement must be reviewed and approved by the County of San Diego prior to implementation.

b. Annual reporting to the County of San Diego on the status of the fund is required. The annual report shall include the balance of the fund and an accounting of projects that have contributed to the fund. Project information shall include the project name, project number, condition number and when fair share contributions were made.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the *[PDS, PPD]* for approval. **TIMING:** Prior to development and/or improvement of Dulin Road. **MONITORING:** The *[PDS, PPD]* shall review the implemented agreement for compliance this condition.

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

40. AQ#2 - INFORMATION DISCLOSURE

INTENT: In order to notify future residents of existing adverse effects and sustainable practices. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented throughout the duration of the project.

a. Disclosure statements shall be provided to all new or future residents that the existing Equestrian Facility operations may generate adverse odors typical of an equestrian or agricultural use.

b. Provide literature to new residents promoting recycling and discussing the recycling options provided on-site.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Disclosure statements shall be provided to all prospective residents; all new residents shall be provided with information material upon move-in. **MONITORING**: The [*DEHQ, LEA*] shall make sure that the project complies with this condition.

41. NOISE#1 - ON-GOING SOUND LEVEL COMPLIANCE

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIRMENT:** The project shall conform to the following requirements:

a. Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.

b. The operations of any mechanical unit associated with this Major Use Permit shall conform to the daytime and nighttime sound level limits for uses pursuant to Section 36.404.

c. All mechanical equipment may incorporate (if needed for noise ordinance compliance) noise reducing measures such as, but not limited to, screen walls, noise barriers, increased setbacks to the property line, placement of equipment behind structures, etc.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, CODES]* is responsible for enforcement of this permit.

42. PLN#4 - SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes but is not limited to maintaining the following: all parking, trails, parks, and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land and will result in enforcement

action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

43. PLN#5 - ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

44. FIRE#2 - ON-GOING FIRE PROTECTION

INTENT: In order to comply with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall comply with the approved Fire Protection Plan (FPP) 7/11/19. **DESCRIPTION OF REQUIREMENT:** The following measures approved in the Residential FPP shall be implemented and maintained:

a. All vegetated areas on the project site shall be maintained.

b. Maintenance of vegetation management zones throughout entire community to maintain the required 100' of defensible space" and "maintenance of prescribed clearance along roadways, as outlined in the approved Residential Fire Protection Plan dated July 11, 2019.

DOCUMENTATION: The applicant shall comply with the requirements of the Residential FPP and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Residential FPP shall be complied with for the term of this permit. **MONITORING:** The [*PDS, PPD*] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the Residential Fire Protection Plan. The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit. The [fire agency] shall be responsible for long-term implementation of fire clearing requirements.

GRADING & IMPROVEMENT PLAN NOTES

The following section identifies project **Plan Notes** to be placed on the project's grading and **Improvement Plans**. in the event of any inconsistency between these notes and the project's conditions of approval as described in the preceding pages, the conditions listed previously shall govern.

NOTICE: Prior to construction, a Conditional Letter of Map Revision (**CLOMR**) is required to be processed through the County and FEMA for this project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The CLOMR does not revise an effective FEMA Flood Insurance Rate Map (FIRM), it indicates whether the project, if built as proposed, would be recognized by FEMA. A Letter of Map Revision (LOMR) issued by FEMA is required at record plan stage and is FEMA's modification to an effective FIRM.

NOTICE: Any existing unpermitted work in the floodplain would need to be demonstrated as having been in place prior to the original floodplain mapping, be permitted as part of this project or be restored to pre-floodplain mapping condition.

NOTICE: Changes to effective maps shall be made in writing by the County Flood Plan Administrator / Director of Public Works, official designated by County Chief Executive Officer (CEO).

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

BIO#GR-11 - BREEDING SEASON AVOIDANCE
INTENT: In order to avoid impacts to raptors and nesting birds, which are sensitive biological resources, the following shall be implemented. **DESCRIPTION OF REQUIREMENT**: The preferred approach to site development would be for no grubbing or clearing of vegetation to occur during the general avian breeding season (January 15 to July 15 for raptors and February 15 to August 31 for general nesting birds). All grading permits, improvement plans, and the final map shall state the same. If grubbing or clearing must occur during the general avian breeding season within 300 feet of general nesting bird habitat or 500 feet of nesting raptor habitat, a pre-construction survey shall be conducted by a qualified biologist no more than three days prior to the commencement of the activities to determine if active bird nests are present in the affected areas, with results submitted to the County and Wildlife Agencies. If there are no nesting birds (includes nest building or other breeding/ nesting behavior) within this area, clearing and grubbing shall be allowed to proceed. Furthermore, if construction activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting will be conducted, with results submitted to the County and Wildlife Agencies. If active nests or nesting birds are observed within the area, the biologist shall submit the nesting bird survey results and proposed nest buffers to the County

and Wildlife Agencies. The biologist shall flag buffers around the active nests and construction activities shall avoid active nest buffers until nesting behavior has ceased, nests have failed, or young have fledged, with results submitted to the County and Wildlife Agencies. Requirements of the pre- construction survey are provided in the Biological Resources Technical Report (August 7, 2019) under mitigation measure BIO-2. **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. **TIMING:** Prior to the pre-construction meeting 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. **MONITORING:** The *[PDS, PPD]* shall review and approve the survey results prior to any grading, clearing, grubbing, trenching, or construction activities.

BIO#GR-4 - PRE-CONSTRUCTION SURVEY – CALIFORNIA GNATCATCHER, NESTING RAPTORS, LEAST BELL'S VIREO

INTENT: If operation of construction equipment is to occur within 500 feet of suitable habitat during the breeding season of the California gnatcatcher (February 15th to August 31st), nesting raptors (January 15th to July 15th), or least Bell's vireo (March 15th to September 15th), a pre-construction survey shall be conducted by a County approved biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall be contracted to perform a pre-construction survey for California gnatcatcher, nesting raptors, or least Bell's vireo if operation of construction equipment is to occur within 500 feet of suitable habitat during the breeding season. The following shall be completed:

a. Clearing and grubbing of coastal sage scrub will occur outside of the gnatcatcher breeding season (defined as February 15 through August 31) to the maximum extent practicable in order to avoid potential impacts to nesting gnatcatcher. Clearing of coastal sage scrub may only occur during this period once a qualified biologist has conducted a minimum of three focused surveys, on separate days, to determine the presence of nesting gnatcatchers. Each survey will cover suitable gnatcatcher habitat (e.g., coastal sage scrub and disturbed coastal sage scrub) in the proposed work area and within 500 feet of the proposed work area. Surveys will begin a maximum of 7 days prior to initiating the vegetation clearing and grubbing, and one survey will be conducted the day immediately prior to the initiation of work. If an active gnatcatcher nest is observed, a 300-foot buffer will be established wherein no project activities will occur until the nest is no longer active.

b. Clearing and grubbing of riparian habitat will occur outside of the vireo breeding season (defined as March 15 through September 15) to the maximum extent practicable in order to avoid potential impacts to nesting vireo. Clearing of riparian habitat may only occur during this period once a qualified biologist has conducted a minimum of three focused surveys, on separate days, to determine the presence of nesting vireo. Each survey will cover suitable vireo habitat (e.g., southern riparian forest, southern willow scrub, etc.) within the proposed work area and within 500 feet of the proposed work area. Surveys will begin a maximum of 7 days prior to initiating the vegetation clearing and grubbing, and one survey will be conducted the day immediately prior to the initiation of work. If an active vireo nest is observed, a 300-foot buffer will be established wherein no project activities will occur until the nest is no longer active.

~~c. Conduct a pre-construction focused survey for California gnatcatcher (February 15th to August 31st), nesting raptors (January 15th to July 15th), or least Bell's vireo (March 15th to September 15th) to determine whether these species occur within the areas to be potentially impacted by noise, with the final survey occurring within 3 days of the proposed start of construction with results submitted to the County PDS and Wildlife Agencies.~~

c. If it is determined at the completion of the pre-construction surveys that active nests belonging to sensitive species are absent from the potential impact area, construction shall be allowed to proceed.

d. If pre-construction surveys determine the presence of active nests belonging to sensitive species, then construction shall.

   a. If pre-construction surveys determine the presence of active nests belonging to sensitive species, then construction shall: Be postponed until a qualified biologist determines that the nest(s) is no longer active or until after the respective breeding season, or

   b. Not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure that noise levels are reduced to 60 dBA or ambient, whichever is greater, and the type(s) and location(s) of noise barrier(s) will be provided to the County and Wildlife Agencies along with the associated noise measurements demonstrating compliance with required noise level reductions.

e. Decibel output shall be confirmed by a County approved noise specialist and intermittent monitoring by a qualified biologist to ensure that conditions have not changed.

f. If pre-construction surveys identify coastal California gnatcatcher, nesting raptors, or least Bell's vireo, **blasting will be restricted to the non-breeding season** for the identified birds (CA gnatcatcher – September 1st to February 14th; nesting raptors – July 16th to January 14th; and least Bell's vireo – September 16th to March 14th) or be completed using wholly chemical means.

DOCUMENTATION: The applicant shall provide a copy of the biological monitoring contract and MOU to the *[PDS, PPD*] prior to initiating the focused survey. Upon completion of the survey, the survey report shall be submitted to *[PDS, PPD]* for review and approval prior to any grading, clearing, grubbing, trenching, or construction activities. **TIMING:** Prior to the preconstruction meeting, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the pre-construction surveys shall be completed. **MONITORING:** The *[PDS,PPD]* shall review the contract or letter of acceptance and the MOU prior to initiating the focused survey. The *[PDS, PPD]* shall review and approve the focused survey report prior to any grading, clearing, grubbing, trenching, or construction activities.

BIO#GR-5 - TEMPORARY FENCING
INTENT: In order to prevent inadvertent disturbance to sensitive biological resources that are

to be protected and preserved, 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 installed to protect from inadvertent disturbance of open space easements that do not allow grading, brushing, or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [*PDS, PPD*] for approval. **TIMING:** Prior to the pre-construction meeting, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed and shall remain for the duration of the grading and clearing. **MONITORING:** The [*PDS, PPD*] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant."

BIO#GR-6 TEMPORARY (EXCLUSIONARY) FENCING – ARROYO TOAD TRANSLOCATION – ARROYO TOAD AND WESTERN SPADEFOOT

INTENT: In order to prevent inadvertent disturbance to arroyo toad, temporary exclusionary fencing (silt fencing) shall be installed along the northern limits of Planning Area 2 and Planning Area 3 (or as determined by the USFWS during Section 7 consultation for CWA Section 404 permitting) prior to the pre- construction meeting and prior to any clearing, grubbing, trenching, grading, or any land disturbances for Planning Area 2 and Planning Area 3. **DESCRIPTION OF REQUIREMENT:**

a. Prior to the pre-construction meeting and commencement of any grading and or clearing in association with this grading plan for Planning Area 2 and Planning Area 3, temporary toad exclusionary fencing (silt fencing) shall be placed along the northern limits of Planning Area 2 and Planning Area 3. The placement of such fencing shall be approved by the *[PDS, PPD]*. Upon approval, the fencing shall remain in place until the conclusion of grading activities for Planning Area 2 and Planning Area 3 after which the fencing shall be removed.

b. Translocation surveys shall be conducted by a County approved biologist to relocate arroyo toad (if present), with approval from the USFWS. In addition, Western spadefoot individuals from within the impact area shall be relocated to areas of biological open space within the project site or north of the project site along the San Luis Rey River. If arroyo toad is found on site, impacts to this species requires take authorization either through a Section 7 consultation or a 10(a) HCP from the USFWS.

DOCUMENTATION: The applicant shall provide evidence that the fencing has been installed under the supervision of a County approved biologist. The applicant shall submit photos of the fencing along with the certification letter from the County approved biologist to the [*PDS, PPD*] for approval. **TIMING:** Prior to the Pre-construction meeting, and prior to any clearing, grubbing,

trenching, grading, or any land disturbances for Planning Area 2 and Planning Area 3, the exclusionary fencing shall be installed, and shall remain for the duration of the grading and clearing for Planning Area 2 and Planning Area 3. **MONITORING:** The *[PDS, PPD]* shall review the certification and pictures provided by the applicant.

CULT#GR-1 - TEMPORARY FENCING – CA-SDI-776 LOCUS A AND/OR LOCUS B
INTENT: In order to mitigate for potential impacts to sites CA-SDI-776 Locus A and/or Locus B during construction, a temporary fencing plan shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 an 15064.7. **DESCRIPTION OF REQUIREMENT:** Prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-SDI-776 Locus A and/or Locus B during any grading activities within one hundred feet (100') of these archaeological site(s), as shown on the temporary fencing exhibit provided in the confidential appendix of the cultural study. The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Luiseno Native American monitor. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

a. Provide evidence to the Director of Planning & Development Services that the following notes have been placed on the Grading and/or Improvement Plan:

(1) In the event that construction activities are to take place within 100 feet of archaeological site(s) CA-SDI-776 Locus A and/or Locus B, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:

- The project archaeologist shall identify the site boundaries.
- The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist and the Luiseno Native American monitor.
- Upon approval of buffers, install fencing under the supervision of the project archaeologist.
- Submit to Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-SDI-776 Locus A and/or Locus B.
- Fencing may be removed after the conclusion of construction activities.

Exception: Temporary fencing is not required in the area of the roadway where site CA-SDI-776 Locus A is to be capped. **DOCUMENTATION:** Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-SDI-776 Locus A and/or Locus B. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land

disturbances for Phase 2 this condition shall be completed. **MONITORING:** The *[PDS, PPD]* shall review the signed and stamped statement for compliance this condition.

CULT#GR-2 - ARCHAEOLOGICAL SITE CAPPING – CA-SDI-776 LOCUS A
INTENT: In order to mitigate for potential impacts to site CA-SDI-776 Locus A, a Site Capping Plan shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5. The capping plan is only required for the portion of the site that would be impacted by the access road and associated trail including fence. **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 but is not limited to the following:

a. The Project Archaeologist shall perform the capping 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.

b. A Luiseno Native American Monitor(s) shall provide Native American monitoring of the capping.

c. Prior to placing the cap, submit a letter to PDS that a County approved archaeologist (Project Archaeologist) has been retained to supervise and monitor the capping of the portion of the archaeological site that is required to avoid impacts. Evidence in the form of a contract or letter of acceptance and an executed Memorandum of Understanding shall be submitted to PDS.

d. Capping of the archaeological site shall be conducted by first placing construction fabric (e.g., Amoco) or a minimum of six inches of sterile sand over the entire area of the archaeological site area to be capped. The sand layer shall be covered with 1.5 to 2.0 feet of clean fill soil, or more as required. This layer shall be "feathered" out to ten feet beyond the defined boundary of the capping area to create a buffer. The materials to be used for capping shall be stockpiled and spread by hand.

e. After the cap has been completed, the Project Archaeologist shall prepare a final letter report that details how the capping procedure was completed.

f. After capping, the only activities allowed on top of the cap are the construction and use of the access road and a trail including fencing. Fencing posts may not exceed the depth of the cap.

DOCUMENTATION: The applicant shall provide a copy of the contract or letter of acceptance, capping plan, MOU, and final report to PDS. **TIMING:** Prior to any construction within 100 feet of archaeological site, CA-SDI-776 Locus A, and/or prior to approval of any plan or issuance of any permit for respective Final Map ~~Phase 2~~, and/or prior to construction or improvement of Dulin Road (within 100 feet of CA-SDI-776 Locus A), the condition shall be completed.

MONITORING: PDS shall review the contract or letter of acceptance, capping plan and MOU, and final report for compliance with this condition.

CULT#GR-3 - PRE-GRADE SURVEY AND DATA RECOVERY
INTENT: A pre-grade survey shall be implemented due to the cultural sensitivity of the area. **DESCRIPTION OF REQUIREMENT:** The pre-grade and data recovery program shall include the following:

a. **Pre-Grade:** Upon completion of grubbing and vegetation removal, and prior to grading, conduct a pre-grade survey in areas identified for development. The pre-grade survey shall include both an Archaeological Monitor and Luiseno Native American Monitor.

1. Identified Resources: In the event that cultural resources are identified:

- Both the Project Archaeologist and Luiseno Native American monitor(s) have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.

- The Project Archaeologist shall contact the County Archaeologist.

- The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American monitor(s) shall determine the significance of discovered resources.

- Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor(s) may collect the cultural material for transfer to a Tribal curation facility or repatriation program.

- If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor(s) and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources or Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

2. Human Remains

- The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.

- Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. Should the human remains need to be taken offsite for evaluation, they shall be accompanied by a Luiseno Native American monitor.

- If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.

- The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.

- Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

b. **Vegetation Removal Completion:** Upon completion of vegetation removal, a pre-survey report shall be completed as follows:

1. Final Report. Upon completion of grubbing and vegetation removal, a pre-survey report shall be prepared identifying whether resources were encountered. A copy of the pre-survey report shall be provided to any culturally affiliated tribe who requests a copy. If resources were encountered, the analysis shall be included in the final archaeological monitoring report and shall comply with all requirements of that condition.

DOCUMENTATION: Upon completion of the pre-grade and data recovery phase referenced above, the applicant shall submit a final report for each phase of development to *[PDS, PPD]*. **TIMING:** Prior to the completion of grubbing and vegetation removal, and prior to any grading, ~~approval of any plan and/or issuance of any~~ for each phase of development, the pre-grade and data recovery program shall be completed. **MONITORING:** The *[PDS, PPD]* shall review the final pre-grade and data recovery program report for each phase of development for compliance with this condition.

CULT#GR-4 - DUST CONTROL PLAN IMPLEMENTATION - CA-SDI-8237
INTENT: In order to mitigate for potential impacts to the pictograph at site CA-SDI-8237, dust control measures shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5. **DESCRIPTION OF REQUIREMENT:** Prepare and implement a dust control plan for the protection of the pictograph at site CA-SDI-8237 during project construction. The dust control plan shall be prepared and implemented by the contractor in consultation with the Luiseno Native American Monitor and shall include the following requirements:

a. Prior to placing protective material to shield the pictograph, photo-document the existing condition of the existing pictograph.

b. Place appropriate cloth or material to shield the pictograph to mitigate impacts from dust. The covering must be of a material that will not cause damage to the pictograph.

c. Periodic inspections of the pictograph shall be conducted to evaluate the status of the protective covering and to determine whether maintenance of the covering or replacement is necessary.

d. Upon conclusion of construction, the protective cover may be removed, and the pictograph shall be photo-documented to determine the status of the resource.

e. After construction has concluded, the Project Archaeologist shall prepare a final letter report that details how the dust control plan was implemented and the condition of the pictograph at the beginning and end phases of construction.

DOCUMENTATION: The applicant shall provide a copy of the dust control plan to *[PDS, PPD]*, the South Coastal Information Center, the Pala Band of Mission Indians, the Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians, and any culturally affiliated tribe who requests a copy prior to implementation of the first phase of development. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances for any phase this condition shall be completed. **MONITORING:** *[PDS, PPD]* shall review the dust control plan for compliance with this condition.

CULT#GR-6 - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseno Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseno Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

BIO#GR-1 - BIOLOGICAL MONITORING

INTENT: In order to prevent inadvertent disturbance to sensitive biological resources that are to be protected and preserved, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT**: A qualified biologist working under the direction of a County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and Revised Tentative Map (PDS2023-TM-5615TER) ~~PDS2016-TM-5615),~~ and Major Use Permit Modification (PDS2024-MUP-16-012W1 ~~PDS2016-MUP-16-012~~ and PDS2016-MUP-16-013).

a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the *[PDS, PPD]*.
b. Supervise and verify placement of temporary exclusionary fencing (silt fencing) along the

northern limits of Planning Area 2 and Planning Area 3 (or as determined by the USFWS during Section 7 consultation for CWA Section 404 permitting) for the protection of the arroyo toad. Translocation surveys shall be conducted biologist to relocate arroyo toad (if present), with approval from the USFWS. In addition, Western spadefoot individuals from within the impact area shall be relocated to areas of biological open space within the project site or north of the project site along the San Luis Rey River. If arroyo toad is found on site, impacts to this species requires take authorization either through a Section 7 consultation or a 10(a) HCP from the USFWS.

c. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements and provide construction environmental training. Such meeting may include the *[PDS, PPD]*.

d. Conduct a pre-construction focused survey for Stephens' kangaroo rat within suitable habitat within the project impact area.
   1. If signs of Stephens' kangaroo rat are observed, a trapping survey shall be conducted to capture individuals and identify them to species.
   2. Results of surveys shall be submitted to the Wildlife Agencies and the County PDS.
   3. In the event of a positive survey, the Project Applicant shall coordinate with the Wildlife Agencies and the County PDS to determine next steps.
   4. A final pre-construction survey report shall be prepared and submitted to the Wildlife Agencies and the County PDS.

DOCUMENTATION: The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Pre-construction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [*DPW, PDCI*] shall invite the [*PDS, PPD*] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [*PDS, PPD*] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

GEO#GR-1 - SOILS REPORT

INTENT: In order to ensure that the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **DESCRIPTION OF REQUIREMENT:** A California Certified Engineering Geologist shall complete a final soil report specific to the preliminary design of the proposed development. The final soils report shall include, but not be limited to, a surficial stability analysis. The report shall include conclusions and design recommendations including, but not limited to, buffering areas without structural development, construction of retaining walls, debris walls, catchment basins, or slope buttressing. All geotechnical recommendations provided in the final soils report and final grading plans shall be followed during grading and construction at the project site. **DOCUMENTATION:** A California Certified Engineering Geologist shall submit a complete final soils report. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed ~~Prior to the issuance of grading or construction permits~~ for any phase of the project. The final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **MONITORING:** *[PDS, PPD]* shall review the geotechnical findings for compliance with this condition.

NO#GR-2 - TEMPORARY ROCK CRUSHING AND DRILLING

Intent: In order to comply with the County of San Diego Noise Ordinance 36.409 and 36.410, the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **Description of Requirement:** Submit to and receive approval from the Director of PDS, an Exhibit showing all locations where rock crushing and drilling would occur. The location of any temporary rock crushing and rock drilling activities shall be adequately setback. This mitigation is designed and placed to reduce rock crushing and drilling operations that potentially would affect the adjacent residential uses. The temporary rock crushing and drilling shall comply with the following requirements:

a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 200 feet from the nearest property line where an occupied structure is located.

   1. In the event that the rock crushing or drillings are staged within 225 feet from any occupied noise sensitive land use, a County approved Acoustician, shall prepare an acoustical analysis and submit to PDS for review and approval. The analysis must demonstrate that the noise levels from the rock crushing or drilling conforms to the noise levels as indicated by the County's Noise Ordinance, Section 36.409 & 410.

      The acoustical study shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property line. If applicable, the analysis shall also identify mitigation measures shown to effectively reduce the noise levels to conformance, pursuant County's Noise Ordinance, Section 36.408, 409, 410.

   2. If clearing, grubbing, and grading activities occur during the nesting/breeding season and sensitive species are present within the 60 dBA contour, further noise analysis, monitoring, and or mitigation shall be required.

b. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.

c. If new information is provided to prove and certify that the equipment being used is different then what was proposed in the noise report, then a new construction noise analysis may be reviewed to the satisfaction of the *[PDS, PPD].* The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. maybe approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above.

Documentation: The applicant shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed **TIMING:** The following actions shall occur prior to the Pre-construction conference, issuance of the grading permit and/or improvement plans and issuance of any Grading or Construction Permits. This condition shall also occur throughout the duration of the rock crushing and drilling activities.

MONITORING: The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PPD*] if the applicant fails to comply with this condition.

FEMA PLAN CONDITIONS NOTES: **[DPW, PDS]**.
INTENT: In order to implement the required mitigation measures which are the basis for approval of this project pursuant to the County Subdivision Ordinance Section 81.303, 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):

a. **NOTE:** Prior to placement of any fill within the mapped floodplain ~~construction~~, a Conditional Letter of Map Revision (CLOMR) is required to be processed through the County and FEMA for this project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The CLOMR does not revise an effective FEMA Flood Insurance Rate Map (FIRM), it indicates whether the project, if built as proposed, would be recognized by FEMA. A Letter of Map Revision (LOMR) issued by FEMA is required at record plan stage and is FEMA's modification to an effective FIRM.

b. **NOTE:** Any existing unpermitted work in the floodplain would need to be demonstrated as having been in place prior to the original floodplain mapping, be permitted as part of this project or be restored to pre-floodplain mapping condition.

c. **NOTE**: Changes to effective maps shall be made in writing by the County Flood Plan Administrator / Director of Public Works, official designated by County Chief Executive Officer (CEO).

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

DPW RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following: \

a. Identify the project location.

b. Log date that material was transported off the site.
c. Log type of grading or clearing material
d. Weight of the material or its approximate tonnage or cubic yards
e. Name of the party transporting the materials
f. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
g. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
h. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
i. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement.

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The *[DPW, PDCI]* shall contact the *[DPW, CO]* if the grading contractor or applicant fails to comply with this condition.

CULT#GR-7 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented for each phase of development. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and 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 the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Within the area of CA-SDI-776A, all construction work shall be closely monitored by the Luiseno Native American monitors and the Project Archaeologist due to the high sensitivity of the site. Any inadvertent discoveries of artifacts or exposure of cultural soil shall be considered potential impacts and subsequent mitigation shall be implemented following consultation with the County of San Diego and the Luiseno Native American monitors.

b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

1. The Project Archaeologist or the Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist and culturally affiliated tribes as identified in the Treatment Agreement and Preservation Plan.
3. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
4. After consultation with the developer, project archaeologist, tribal monitor(s), and tribal representative(s), a decision shall be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the identified cultural resources.
5. Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
6. Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Treatment Agreement and Preservation Plan.
7. Treatment and avoidance of the newly discovered resources shall be consistent with the Treatment Agreement and Preservation Plan entered into with the appropriate tribes. This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
8. If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
   a. Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
   b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
      - Measures and provisions to protect the future reburial area from any impacts in perpetuity.
      - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
      - Any reburial process shall be culturally appropriate.
      - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
      - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.

   c. If preservation in place or reburial is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Tribe, and the Luiseño Native American Monitor and approved

by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot agree on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the Planning & Development Services Director for decision. The Planning & Development Services Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall take into account the cultural and religious principles and practices of the Tribe.

~~9. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.~~
~~10. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources.~~
~~11. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.~~
~~12. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.~~
~~13. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).~~

c. **Human Remains.** If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Luiseno Native American monitor.
3. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the

MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.

5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Tribal Cultural Resources.** If tribal cultural resources are discovered, the Project Archaeologist shall conduct consultation with culturally affiliated tribes to determine the most appropriate mitigation. Should the two parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally affiliated.

e. tribe and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.

f. **Fill Soils.** The Project Archaeologist and Luiseno Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

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

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program for each phase of development pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities for each phase of development. **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 *[PDS, PPD]* if the Project Archeologist or applicant fails to comply with this condition.

DEHQ#2 - SEPTIC ABANDONMENT

INTENT: In order to comply with County Regulatory Code Section 68.314 the existing on-site waste water system (Septic System) shall be properly abandoned. **DESCRIPTION OF REQUIREMENT**: The septic system serving the existing single-family residence onsite which is to be abandoned shall be pumped and properly abandoned under DEHQ guidelines. The property owner shall destroy any septic tank, holding tank or seepage pit within 30 days from the date the system or system component is deemed abandoned. The property owner shall have a licensed septic waste hauler remove the contents from any abandoned septic tank, holding tank or seepage pit and properly backfill the component with sand, gravel, or other clean fill material. **DOCUMENTATION:** Upon completion of the septic abandonment, the

applicant shall submit proof of the septic tank abandonment in the form of a letter statement from the licensed septic contractor to [*DEHQ, LWQ]* that the septic system has been abandoned according to the Regulatory Code. **TIMING**: Where structures to be demolished occur within areas to be graded, following actions shall occur throughout the duration of the earth disturbing activities for each phase of development. ~~Prior to the approval of any plan or issuance of any permit,~~ the applicant shall properly abandon the on-site septic systems. **MONITORING:** Proof of the septic tank abandonment shall be provided by the applicant to [*DEHQ, LWQ*] to verify that the septic system has been properly abandoned.

AQ#1 - CONSTRUCTION EXHAUST EMISSIONS

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

a. The project shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 3 diesel engines or better. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 3 equipment could not be located within the San Diego region.
b. The project shall require the construction contractor to equip all heavy-duty diesel-powered construction equipment with diesel particulate filters (DPFs).
c. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality and Greenhouse Gas requirements of this condition. The applicant shall show compliance with this measure by providing the construction bid/estimate from the construction contractor that will be used. **TIMING**: Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PPD*] if the applicant fails to comply with this condition.

AQ#GR-1 - FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **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 two (2) feet of freeboard or cover loads of all haul/dump trucks securely.

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/scraper passes and on any unpaved roads within the project limits.

c. Grading is to be terminated in winds in excess of 25 miles per hour (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. A 15-mph speed limit on unpaved surfaces shall be enforced.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PPD*] if the applicant fails to comply with this condition.

AQ#GR-2 - BLASTING
INTENT: In order to mitigate for blasting emissions and fugitive dust. **DESCRIPTION OF REQUIREMENT:** The construction contractor shall comply with the following Air Quality measures during blasting and rock crushing activities:

a. During blasting activities, the construction contractor shall implement measures to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains, or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions.

b. All project phases involving blasting shall conform to the following requirements: (1) each blasting event shall employ a maximum of 6.0 tons of ammonium nitrate/fuel oil (ANFO); (2) each blasting activity shall not blast an area greater than 20,000 square feet; and (3) all blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the County.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of 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 [*PDS, PPD*] if the applicant fails to comply with this condition.

BIO#GR-2 - BIOLOGICAL MONITORING

INTENT: In order to prevent inadvertent disturbance to sensitive biological resources that are to be protected and preserved, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A qualified biologist working under direction of a County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The monitor(s) shall be on site during all grading and clearing activities that are in or adjacent to any biological open space areas or sensitive habitats. If there are disturbances beyond the approved limits of work, the monitor must report them immediately to the [*PDS PPD*]. Additionally, the biologist shall perform the following duties:

~~a. Prepare a California gnatcatcher monitoring program to the satisfaction of PDS, PPD and the Wildlife Agencies.~~

a. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector.

b. Periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction.

c. Monitor construction lighting periodically to ensure lighting is selectively placed, shielded, and directed away from preserved habitat.

d. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US.

e. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and *[PDS, PPD]* within 24 hours.

f. Produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and the PDS (final report will release bond).

g. Confer with the Wildlife Agencies and *[PDS, PPD]* within 24 hours any time protected habitat or gnatcatchers are being affected by construction.

h. Attend construction meetings and other meetings as necessary.

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

Biologist or applicant fails to comply with this condition. The [*PDS, PPD*] shall review and approve the monitoring reports for compliance with this condition.

NOISE#1 (NOI-1) TEMPORARY CONSTRUCTION NOISE BARRIER
INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction equipment operations, specifically rock drilling or blasting. **DESCRIPTION OF REQUIREMENT:** A mitigation plan would need to be developed if rock drilling or blasting occurs within 225 feet of any of any occupied noise sensitive land use. This shall include the following:

- A barrier ranging from 8 to 12 feet in height.
- The noise barrier shall be of solid non-gapping material to adequately reduce construction noise levels.
- The mitigation plan can also incorporate the usage of the equipment (amount of time used and/or the location in respect to the property line). The mitigation plan would determine the final height and location of a temporary barrier if one is necessary.

DOCUMENTATION: The applicant shall incorporate the construction noise measures as indicated above until all rock drilling and blasting activities have been completed. The applicant is responsible for implementing any further noise reducing measures to remain in compliance with this condition and comply with the requirements of the County Noise Ordinance, Section 36.409 & 36.410**. TIMING**: The above shall occur throughout the duration of the grading operations when construction operations are within 225 feet of any occupied boundary. **Monitoring:** The *[DPW, PDCI; PDS, CODES]* is responsible for enforcement of this condition.

NO#GR-3 - TEMPORARY CONSTRUCTION NOISE
INTENT: In order to minimize temporary construction noise for grading operations associated with Major Use Permit Modification PDS2023-MUP-16-012W1 and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight-hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

a. Turn off equipment when not in use.
b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

c. Use equipment with effective mufflers.

d. Minimize the use of back up alarm.

e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.

f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PPD*] if the applicant fails to comply with this condition.

NO#GR-4 - TEMPORARY ROCK CRUSHING AND DRILLING

INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 and 36.410, the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **DESCRIPTION OF REQUIREMENT:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback. This mitigation is designed and placed to reduce rock crushing and drilling operations that potentially would affect the adjacent residential uses. The temporary rock crushing and drilling shall comply with the following requirements:

a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 200 feet from the nearest property line where an occupied structure is located.

    1. In the event that the rock crushing or drillings are staged within 225 feet from any occupied noise sensitive land use, a County approved Acoustician, shall prepare an acoustical analysis and submit to PDS for review and approval. The analysis must demonstrate that the noise levels from the rock crushing or drilling conforms to the noise levels as indicated by the County's Noise Ordinance, Section 36.409 & 410. The acoustical study shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property line. If applicable, the analysis shall also identify mitigation measures shown to effectively reduce the noise levels to conformance, pursuant County's Noise Ordinance, Section 36.408, 409, 410.

    2. If clearing, grubbing, and grading activities occur during the nesting/breeding season and sensitive species within the 60 dBA contour, further noise analysis, monitoring, and or mitigation shall be required.

b. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.

c. If new information is provided to prove and certify that the equipment being used is different then what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the *[PDS, PPD]*. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. maybe approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above.

DOCUMENTATION: The applicant shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed

TIMING: The following actions shall occur throughout the duration of the rock crushing and drilling activities. **MONITORING:** The *[DPW, PDCI]* shall make sure that the grading contractor complies with the construction noise control measures of this condition. The *[DPW, PDCI]* shall contact the *[PDS, PPD]* if the applicant fails to comply with this condition.

NO#GR-6 - TEMPORARY CONSTRUCTION NOISE – EQUESTRIAN FACILITY
INTENT: In order to minimize temporary construction noise for grading operations associated with PDS2016-MUP-16-013 and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight-hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

a. Turn off equipment when not in use.

b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

c. Use equipment with effective mufflers.

d. Minimize the use of back up alarm.

e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.

f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition. T**IMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **MONITORING:** the [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the *[PDS, PPD]* if the applicant fails to comply with this condition.

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

DPW RECYCLING - GRADING MATERIAL DIVERSION:
INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the *[DPW, CO*] and shall include:

a. Project name.
b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
c. Provide copies of receipts for export facilities, haulers, or materials reused on site.
d. Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection. **MONITORING:** The [*DPW, PDCI*] shall ensure that the grading contractor has prepared and submitted the final report to [*DPW, CO*]. The [*DPW, PDCI*] shall contact the [*DPW, CO*] if the grading contractor or applicant fails to comply with this condition.

GEO#2–GEOLOGIC HAZARDS

INTENT: In order to ensure that the mitigation for the potential liquefaction and lateral spreading hazard will be mitigated in accordance with the Geotechnical Engineer of Record's Investigation Report prepared by GeoCon dated May 24, 2024, and in accordance with the CALTRANS Guidelines on Foundation Loading Due to Liquefaction Induced Lateral Spreading (2013) and FHWA guidelines for LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations (2011), and the CGS Guidelines for Mitigating Seismic Hazards in California Special Publication 117A, A Geotechnical memo shall be submitted to the *[DPW PDCI, LDR, BD].* **DESCRIPTION OF REQUIREMENT:** The Geotechnical Engineer of Record shall submit Geotechnical Memo documenting required observation and testing for grading in PA-2. The Geotechnical memo shall also document the level of mitigation for Seismic Hazards in accordance with the Geotechnical Investigation Report, prepared by GEOCON, dated May 24, 2024, and in accordance with CGS Guidelines for Mitigating Seismic Hazards in California and shall provide additional grading recommendations, where applicable, and submitted to [*DPW PDCI, LDR, BD*]. **DOCUMENTATION:** The Geotechnical memo shall be prepared by a Certified Engineering Geologist and Registered Civil Engineer competent in the field of mitigating Geologic Hazards in California and submitted to the [*DPW PDCI, LDR, BD].* All recommendations of the investigation report, prepared by GEOCON, dated May 24, 2024, subsequent addendums and memos shall be incorporated into the design. **TIMING:** Prior to rough grade release for PA-2 and prior to the issuance of the first building permit for lots within PA-2 the Geotechnical addendum shall be submitted to the [DPW PDCI, LDR, BD}. **MONITORING:** The *[DPW PDCI, LDR, BD]* shall review the Geotechnical Investigation Report, subsequent Geotechnical Addendums, and Geotechnical memos for compliance with all applicable building codes, engineering standards, and this condition. If there are any recommendations to minimize effects of liquefaction, the [*BD, LDR*] shall ensure that, they are incorporated into the project design.

GEO#3–GEOLOGIC HAZARDS

INTENT: In order to ensure that the potential liquefaction hazard has been mitigated in accordance with the CGS Guidelines for Mitigating Seismic Hazards in California Special Publication 117A, California Building Code 2022, and ASCE 7-22, the project architect and Structural Engineer shall submit a certification letter as it relates to the seismic design criteria in current CBC standards and the risk categories for the proposed structures in PA-2. **DESCRIPTION OF REQUIREMENT:** The Structural Engineer and Project Architect shall certify that the proposed structures for PA-2 have been design in accordance with the seismic design criteria in the CBC 2022 and ASCE 7-22, the certification letter shall also verify that the proposed building and ancillary structures have been designed to mitigate the potential

liquefaction hazard for the tract home development in PA-2 in accordance CGS Guidelines for Mitigating Seismic Hazards in California Special Publication 117A and in accordance with the Geotechnical Investigation Report prepared by GEOCON dated May 24, 2024, subsequent Geotechnical Addendums and memos prepared by the Geotechnical Engineer of Record. Additionally, the structural certification letter shall document the risk categories and seismic design categories for the structures in PA-2 tract home development. **DOCUMENTATION:** A letter of certification shall be provided by a California Registered Professional Engineer to the *[PDS, BD]*, which states that the proposed structures for PA-2 have been design in accordance with the seismic design criteria in the CBC 2022 and ASCE 7-22, the certification letter shall also verify that the proposed building and ancillary structures have been designed to mitigate the potential liquefaction hazard for the tract home development in PA-2 in accordance CGS Guidelines for Mitigating Seismic Hazards in California Special Publication 117A and in accordance with the Geotechnical Investigation Report prepared by GEOCON dated May 24, 2024, subsequent Geotechnical Addendums and memos prepared by the Geotechnical Engineer of Record.. **TIMING:** The above certification letter shall be provided prior to rough grade approval and approval of the building plans and issuance of the building permits for the tract home development. **MONITORING:** The *[PDS, BD]* shall review the Geotechnical Investigation Report, prepared by GEOCON, dated May 24, 2024, subsequent addendums, Geotechnical memos, and Structural certification letter for compliance with this condition as it relates to the structural design of structures for the tract home development in PA-2.

CULT#GR-8 - ARCHAEOLOGICAL MONITORINGs

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented for each phase of development. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring ~~each phase:~~

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed, and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.

b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. ~~The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring~~. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the reburial and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval for each phase of development. Once approved, a final copy of the report for each phase shall be submitted to the South Coastal Information Center and any

culturally affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities for each phase of development, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report for each phase of development shall be completed. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project conditions of approval ~~MMRP,~~ and inform *[DPW, PDCI]* that the requirement is completed.

BIO#GR-3 - BIOLOGICAL MONITORING

INTENT: In order to comply with the ~~adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Tentative Map.~~ Conditions of approvals for RevisedTentative Map PDS2023-TM-5615TER; Major Use Permit Modifications PDS2023-TM-5615TER ~~PDS2023-MUP-16-012~~; and, Major Use Permit, PDS2016-MUP-16-013, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of sensitive biological resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources. It shall also include but not be limited to the following items:

a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.

b. Monitoring logs showing the date and time that the monitor was on site.

c. Photos of the site after the grading and clearing activities.

DOCUMENTATION: The applicant shall submit the final biological monitoring report to the [*PDS, PPD*] for review and approval. **TIMING:** Upon completion of grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed. **MONITORING:** The [*PDS, PPD*] shall review the final report for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

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

CULT#GR-9 - ARCHAEOLOGICAL MONITORING – FINAL GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented for each phase of development. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report for each phase of development that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials collected during the survey, pre-grade survey, and archaeological monitoring have been conveyed as follows:

(1) All prehistoric materials shall be submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

OR

All prehistoric materials shall be repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the Pala Band of Mission Indians, the Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians, and any culturally affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

CULT#GR-5 - DUST CONTROL PLAN - CA-SDI-8237 – FINAL REPORT
INTENT: In order to mitigate for potential impacts to the pictograph at site CA-SDI-8237, dust control measures shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 an 15064.7. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that

documents all activities associated with the dust control plan that was implemented for the protection of the pictograph at CA-SDI-8237. The report shall include the following, if applicable:

a. Photo-documentation of the pictograph prior to and after the completion of construction.

b. Type of materials used to protect the pictograph.

c. Issues or impacts identified during the periodic inspections.

d. Status of the pictograph prior to and upon conclusion of construction.

DOCUMENTATION: The applicant shall provide the final report to *[PDS, PPD]*, the South Coastal Information Center, the Pala Band of Mission Indians, the Rincon Band of Luiseno Indians, the San Luis Rey Band of Mission Indians, and any culturally affiliated tribe who requests a copy upon conclusion of all earth disturbing activities for the entire project (final phase). **TIMING:** Prior to final grading release for any final phase of development, the final report shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final letter report for compliance with this condition.

BIO#8 - OPEN SPACE SIGNAGE

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on Figure 14a Biological Resources Updated Impacts and Mitigation Summary (January 11, 2024) 20 of the Biological Resources Technical Report (August 7, 2019) prepared by Helix Environmental Planning. The signs must be corrosion resistant, a minimum of 6” x 9“in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources
Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Service
Reference: (PDS2023-TM-5615TER, and PDS2024-MUP-16-012W1) ~~(Tentative Map, PDS2016-TM-5615, PDS2016-MUP-16-012)~~

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easements. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the open space signs shall be installed. ~~Prior to the approval of the respective Final Map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed.~~ **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition.

BIO#13 - OPEN SPACE FENCING

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary as indicated on Figure 14a ~~20~~ of the Biological Resources Updated Impacts And Mitigation Summary (January 11, 2024) ~~Technical Report (August 7, 2019)~~ prepared by Helix Environmental Planning. The fencing design shall consist of three-strand wire fencing, split rail fencing or other fencing type approved by the Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the fencing shall be installed. **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition.

BIO#14 - PERMANENT EXCLUSIONARY FENCING – ARROYO TOAD
INTENT: In order to protect the arroyo toad, permanent fencing shall be installed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. **DESCRIPTION OF REQUIREMENT:** Permanent exclusionary fencing for the protection of the arroyo toad shall be placed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. **DOCUMENTATION:** The applicant shall install the fencing as indicated above under the supervision of a County approved biologist and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent exclusionary fencing has been installed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation, CWA Section 404 permitting. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, for Planning Area 2 and Planning Area 3, the fencing shall be installed. **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition.

CULT#1 - CULTURAL RESOURCES MONITORING REPORT
INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

a. DPR Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials collected during the survey, testing, pre- grade survey, and archaeological monitoring program have been conveyed as follows:

1. All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated

Tribal curation facility, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

OR

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance on this permit, the final report shall be prepared. **MONITORING:** The *[PDS, PPD]* shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete, and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

HAZ#5 - CERTIFICATION OF COMPLETION

INTENT: In order to verify that all of the site remediation work was completed pursuant to the Site Assessment and Mitigation Program (SAM), a closure letter shall be provided. **DESCRIPTION OF REQUIREMENT:** All soil remediation and shall be completed, and all contamination hazards removed pursuant to the Department of Environmental Health and Quality (DEHQ), Voluntary Assistance Program (VAP) or the DEHQ, Local Oversight Program (LOP) as determined. **DOCUMENTATION:** The applicant shall provide the "Closure Letter, or Concurrence Letter," to the *[PDS, PPD]* that the soil remediation has been completed to the satisfaction of the *[DEHQ, SAM].* If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the *[DEHQ, SAM]* is required, and the applicant shall enter into a secured agreement for the completion of the remediation work. **TIMING:** Prior to any occupancy, final grading release, or use of the

premises in reliance of this permit, the applicant shall comply with this condition. **MONITORING:** The [*DEHQ, SAM*], shall verify completion of the required remediation, and shall issue a Closure Letter to the applicant and a copy to the [*PDS, PPD*]. The [*PDS, PPD*] shall review the "Closure Letter," for compliance with this condition.

LNDSCP#2 - CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that carries through with the approved plans, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading ordinance, the Bonsall Design Guidelines, and the requirements of the Climate Action Plan, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to each of the approved Landscape Documentation Package's for the Project. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PPD] [DPR, TC, PP]*. **DOCUMENTATION:** The applicant shall submit to the *[PDS LA, PPD],* a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PPD] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

BIO#GR-8 - PERMANENT EXCLUSIONARY FENCING – ARROYO TOAD

INTENT: In order to comply with the adopted conditions of approvals ~~Mitigation Monitoring and Reporting Program (MMRP)~~ for Revised Tentative Map PDS2023-TM-5615TER, ~~PDS2016-TM-5615~~; Major Use Permit Modification, PDS2024-MUP-16-012W1 ~~PDS2016-MUP-16-012;~~ and Major Use Permit, PDS2016-MUP-16-013, permanent exclusionary fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent exclusionary fencing shall be placed along the northern limits of Planning Area 2 and Planning Area 3, or as deemed appropriate by the agencies during Section 7 consultation for CWA Section 404 permitting. Fencing shall be installed under the supervision of a qualified biologist under direction of a County approved biologist.

a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent exclusionary fencing has been installed.

DOCUMENTATION: The applicant shall install the permanent exclusionary fencing and provide the documentation photos and certification statement to the [*PDS, PPD*]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, for Planning Area 2 and Planning Area 3, the permanent exclusionary fencing shall be installed. **MONITORING:** The [*PDS, PPD*] shall review the photos and statement for compliance with this

condition.

BIO#GR-9 - EASEMENT AVOIDANCE
INTENT: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding ,http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf) dated February 26,1997 between the wildlife agencies and the fire districts and any subsequent amendments thereto.

b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.

c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the DEHQ.

~~d.~~ Construction, use, and maintenance of the access road on Lot RR in the location shown on Revised Tentative Map PDS2023-TM-5615TER ~~PDS2016-TM-5615.~~

e. Construction use and maintenance of multi-use, non-motorized trails.

f. Access to cultural sites shall be provided to culturally affiliated tribes.

g. Widening of the San Diego County Water Authority (SDCWA) easement in the eastern portion of the property by approximately 200 feet comprising approximately 6.4 acres.

h. Activities required for implementation of the project's Habitat Restoration/Revegetation Plans or other habitat revegetation, or enhancement activities directed by USFWS, CDFW, and the Resource Manager.

i. Maintenance and improvement of existing culverts.

j. Maintenance and construction of private and public drainage facilities in the locations

shown on the Tentative Map PDS2023-TM-5615TER, to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state, and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.

DOCUMENTATION: The applicant shall provide a letter statement to the [*PDS, PPD*] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading, clearing or encroachment into the open space easement.**"**

BIO#GR-10 – MAINTENANCE OF FLOWS
INTENT: In order to ensure flows from the eastern riparian corridor leading offsite to the Caltrans mitigation parcel are not impeded, box culverts under Dulin Road shall be sized to adequately convey flow volumes. **DESCRIPTION OF REQUIREMENT:** The project shall not impede flows from the eastern riparian corridor leading offsite to the Caltrans mitigation parcel. In conjunction with the improvements to Dulin Road, hydrologic connectivity under the road at the eastern riparian corridor shall be maintained by construction of box culverts sized to adequately convey flow volumes, as determined through civil engineering design. **DOCUMENTATION:** The applicant shall provide a letter to the [*PDS, PPD*] stating that flows were not impeded from the eastern riparian corridor leading offsite to the Caltrans mitigation parcel. **TIMING:** Prior to Final Grading Release the letter verifying the maintenance of flows shall be provided. **MONITORING:** The *[PDS, PPD]* shall review the letter and confirm that the condition has been fulfilled.

GEO#GR-2 - GEOTECHNICAL MONITORING
INTENT: In order to identify areas of potential liquefaction and develop conclusions and recommendations, a geotechnical consultant is required during grading. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of potential liquefaction and develop conclusions and recommendations. All alluvial soils in areas of proposed development or future fill shall be removed and recompacted during grading or an alternate means of mitigation shall be implemented under the project's geotechnical engineer of record. **DOCUMENTATION:** The applicant shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final ~~inspection of site~~ grading release for each phase of the affected areas of the proposed project. **MONITORING:** *[PDS, PPD]* shall review the geotechnical findings for compliance with this condition.

GEO#GR-3 - STABILIZATION MEASURES
INTENT: In order to ensure stabilization of cut slopes and during blasting operations. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform mapping of temporary slope excavations, including front, side, and back cuts, and all cut slopes during grading and blasting. If adverse geologic conditions (e.g., highly fractured, and jointed

rock, clay-lined fractures, seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented during grading. Specific stabilization measures shall include, but not be limited to, removal of loose boulders or displaced rocks, stability fill, buttresses, rock-bolting, and/or catchment netting. **DOCUMENTATION:** A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** *[PDS, PPD]* shall review the geotechnical findings for compliance with this condition.

GEO#GR-4 - GEOTECHNICAL MONITORING

INTENT: In order to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils during grading. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils. All compressible soils in areas of proposed development or future fill shall be removed and soils shall be recompacted during grading. **DOCUMENTATION:** The applicant shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** *[PDS, PPD]* shall review the geotechnical findings for compliance with this condition.

SITE PLAN MODIFICATION FINDINGS

a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 5750 to 5799 of the Zoning Ordinance because the development is compatible with adjacent land uses and meets the intent of the Bonsall Design Guidelines.

b. That any applicable standards or criteria waived by the Director pursuant to Section 7158d. have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standards or criteria have been waived.

MAJOR USE PERMIT MODIFICATION FINDINGS

Pursuant to Section 6600 Planned Development Standards of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

The Ocean Breeze Ranch Modified Project proposes 396 units on a site that is designated by the County of San Diego General Plan for a maximum of 402 dwelling units. Regulatory and environmental constraints, ~~including the County's planned Draft North County MSCP,~~ Resource Protection Ordinance, and Conservation Subdivision requirements of the Subdivision Ordinance preclude a development plan which would impact the entire site. The Modified Project will preserve 953 acres of the 1,403-acre project site within a limited use easement, a biological open space easement and Limited Buffer Zone. Easements will be preserved in perpetuity. To conform with Planned Development Area and the Conservation Subdivision regulations the project is designed to be clustered to avoid biological and natural resources. The Modified Project is required to conserve approximately 789 acres of the approximately 1,403 sites. The Modified Project will set aside a total of 953 acres (68 percent) of the project site for the protection of biological and natural resources. 832.2 acres will be preserved by a biological open space easement and 120 acres will be protected by a limited use easement within the existing equestrian facility and within areas of PA 3 To accomplish a lot count similar to what is allowed by General Plan and to meet the Conservation Subdivision requirements, the project's design calls for a consolidated development footprint of 311 acres (22% of the overall property). The General Plan allowed density of the proposed project is 402 dwelling units, and the Modified Project proposes 396 dwelling units.

The Modified Project proposes preservation of 832.2 acres as biological open space. A large portion of this open space occurs adjacent to West Lilac Road, the project's most significant frontage onto an existing roadway. As a result, the

Modified Project includes a wide buffer between existing adjacent properties and the new development. In addition to the buffering effect of preserved open space, all ridges and the property's south-facing slopes along West Lilac will not be developed. The result is substantial screening of the project's primary development massing in Planning Areas 1 and 2 from public views along West Lilac Road North of the site, the San Luis Rey River valley contains contiguous vegetation and tree cover, which serves to almost entirely shield the proposed project from view for drivers travelling along SR-76.

Properties in the nearby community represent a wide mix of single-family residences, agricultural properties and smaller equestrian facilities. Houses vary widely, ranging from small homes on small lots, to larger homes on estate-sized lots. The Ocean Breeze Ranch residential project proposes five ~~three~~ separate single-family housing types with a range of house and lots sizes, along with multiple architectural designs, resulting in an overall project design which complies with the Bonsall Design Guidelines.

The Modified Project incorporates ~~15.7~~ 14.4 acres of public and private park areas for active and passive recreation, 45 acres of common open space areas, and 5.1 miles of trails and walkways, and approximately 4 miles of pedestrian sidewalks to promote walkability. Where possible, existing mature trees will be retained. In addition, new landscaping is proposed along project roadways, in parks, on slopes between homes and at the project perimeter. The retained trees and new landscaping will assist in softening the visual effects of the newly built community after construction, helping the new landforms to blend with the existing topography and community.

2. *The availability of public facilities, services, and utilities*

The Rainbow Municipal Water District provided water and sewer Service Availability Forms for Planning Areas 1 and 2 which indicates that there is adequate water and sewer capacity and service for the Project. Planning Area 3 (14 Lots) and Hillside Estate Area (1 Lot) are to be served by individual septic systems. The North County Fire Protection District has indicated that there are adequate services and acceptable response times for the Modified Project. The Bonsall Unified School District provided a Service Availability Form, indicating that schools of the district can accept the additional students which would be generated by the Modified Project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The Modified Project's development footprint has been intentionally placed in locations which will be largely shielded from public view by existing topography including hillsides and ridges. The entirety of Planning Areas 2 and 3, which represent 220.1 acres (70% of the development footprint) have partial areas to be seen from West Lilac Road, (the nearest public roadway), due to intervening ridges. Planning Area 1 is only partially visible from West Lilac Road, also due to ridges which block views of this area. The placement of development areas of the

Modified Project using the natural topography has been deliberate, in order to assist in screening, the project from the surrounding vicinity.

Measures which have been applied to avoid or reduce visual impacts to the nearby community include varied residential architectural styles; integration of rural design elements such as wood, wrought iron, and stone building materials; preservation of 832.2 acres of biological open space which buffers existing properties from the new project; 14.4 acres of park and 45 acres of common open space dispersed throughout the site to promote recreational and walkable activities. A Visual Impact Analysis was prepared and concluded that with the incorporation of design measures, visual impacts would be less than significant. Views of the site from surrounding public vantage points would not be significantly impacted.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The Traffic Impact Study (TIS) determined the Modified Project will generate 3,990 average daily trips (ADT). The TIS analyzed 20 intersections, 18 county road segments, and six state highway segments in the vicinity to evaluate the Level of Service (LOS) for existing, existing plus project, and cumulative conditions (Figure 25). The TIS determined the Modified Project will not result in any direct significant impacts beyond what was included in the GPU EIR to intersections or road segments with the implementation of improvements and mitigation measures.

The Modified Project's direct and cumulative traffic impacts and recommended mitigation measures are summarized below.

A Traffic Impact Analysis was prepared and concluded that the original project will not have a significant impact to surrounding roads with the proposed mitigation measures. The Modified Project will form a Road Maintenance Agreement to ensure the private roads are maintained; improve W. Lilac Road to public road standards; and install a traffic signal at the intersection of Old Highway 395 and W. Lilac Road. The Modified Project will pay the Transportation Impact Fee (TIF) to mitigate cumulative traffic impacts. As of 2024, the current estimated amount of TIF payment and San Diego Association of Governments (SANDAG) Regional Transportation Congestion Improvement Program (RTCIP) payment for the original project was $2,100,000 (2024 dollars). The Modified Project 2025 TIF requirement is now $2,600,000 dollars, subject to annual changes.

The applicant has included a design feature at West Lilac Road and Camino Del Rey that will extend the existing right turn lane to allow for more vehicles to queue and is included as a condition of approval. The applicant has also volunteered to install a traffic calming device, consisting of a paved raised crosswalk wide enough to accommodate a golf cart to provide for safe crossing of Dulin Road by members of the Rancho Monserrate community. This design feature has been added as a condition of approval.

The proposed public and private roadways would include pathways and bicycle lanes which are compatible with the physical character of the surrounding streets.

5. The suitability of the site for the type and intensity of use or development, which is proposed:

The General Plan considered and approved the suitability of this site for the maximum number of units. The Modified Project respect the maximum allowable number of units projected for the site by the General Plan. Therefore, the site is considered suitable for the type and intensity of the proposed development project.

In addition to the foregoing, the proposed development intensity is consistent with other recently approved and built projects in the general vicinity.

6. Any other relevant impact of the proposed use:

None.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:

A residential development located within the Bonsall Community Plan is consistent with the goals and policies of the County of San Diego General Plan. The Modified Project provides public and private recreational amenities, connects with existing and proposed infrastructure, promotes walkability through the proposed trail network, has adequate services to serve the project, and is within the density requirements of the General Plan.
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(c) That the requirements of the California Environmental Quality Act have been complied with:

1) The Modified Project has been reviewed for compliance with CEQA Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183 (Attachment I). CEQA Section Guidelines Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan and as long as there are no project-specific impacts beyond those analyzed in the GPU EIR that was certified (i.e., peculiar impacts). For the Modified Project, the planning level document is the General Plan Update EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are specific to the project or its site. Once certain mitigation measures from the GPU EIR are incorporated, there will not be any new significant effects on the environment. Ocean Breeze Ranch would not cause any significant effects on the environment with mitigation measures incorporated.

2. The Modified Project has been reviewed for compliance with CEQA Guidelines, however, would result in significant direct impacts to the recently listed Crotch's bumble bee habitat. Mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes species-specific mitigation

measures **MM-CBB-BIO#1** and **MM-CBB-BIO#2**, plus previously approved mitigation measures **MM-BIO-8a**, **MM-BIO-8b**, **MM-BIO-10a**, and **MM-BIO-10a** to reduce potential impacts on sensitive species and habitats. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with the Modified Project would result. Therefore, the Modified Project has been determined not to meet this Mandatory Finding of Significance.

.....

ORDINANCE COMPLIANCE NOTIFICATIONS: The Modified Project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Control Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below:

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

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any

subsequent order Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The Modified Project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of Grading Ordinance.

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

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit 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: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The Modified Project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [*PDS, LD Counter*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance.

COMMITMENT FOR CAPACITY AND LIST OF FEES: A commitment for capacity to serve the proposed development and list of required fees (per County Ordinance Number 9146) will be provided by [SDCSD] at time of building permit issuance.

PAY DISTRICT FEES: The developer shall pay all [SDCSD] fees in effect at time of issuance of the Wastewater Discharge Permit.

PAY FAIR SHARE COSTS: Prior to issuance of the Wastewater Discharge Permit, the developer shall pay all fair share costs attributable to third party reimbursement agreement(s) associated with this project that may be in effect at time of permit issuance.

NOTICE: The subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. In addition, development of the subject property was found to have potential impacts to Crotch's bumble bee (*Bombus crotchii*),

a candidate species under the California Endangered Species Act (CESA), that were not previously analyzed in the 15183 Checklist. The Federal government has listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING AND CANDIDATE SPECIES MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE STATE OR FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

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

U.S. Army Corps of Engineers: 5950 La Place Ct, Suite 160, Carlsbad, CA 92008-8832; (760) 602-4829; http://www.usace.army.mil/

Regional Water Quality Control Board: 2375 Northside Dr, Suite 100, San Diego, CA 92108-2700; (619) 516-1990; http://www.waterboards.ca.gov/sandiego/

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

United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, CA 92008, (760) 431-9440, http://www.fws.gov/

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, http://www.fws.gov/.

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

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

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e, the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct, follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property

Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 18th day of April 2025, by the following vote:

AYES: 0

NOES: 0

ABSENT: 0

COUNTY OF SAN DIEGO PLANNING COMMISSION
_____, SECRETARY

_____

BY: Mark Slovick, Deputy Director
Project Planning Division
Planning & Development Services

cc:
Ocean Breeze Ranch LLC; 5820 W Lilac Rd, Bonsall, CA 92003

email cc:
Greg Mattson, Project Manager, Contract Planner, PDS
Taylor Ryan, Team Leader, Land Development/Engineering, PDS
Emmet Aquino, Park Project Manager, DPR
Bonsall Community Sponsor Group
Fallbrook Community Planning Group & Design Review Group
I-15 Design Review Group

ATTACHMENT D – ENVIRONMENTAL DOCUMENTATION

OCEAN BREEZE RANCH

PDS2023-TM-5615TER; PDS2024-MUP-16-012W1; PDS2024-STP-16-032W1
PDS2024-ER-16-02-006B

ENVIRONMENTAL FINDINGS

March 21, 2025

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1) Find that the Revised Tentative Map has been submitted with changes to the previously approved project. A 15183 Checklist has been prepared to provide additional analysis to address the changes in the project since the 2019 approval ("Modified Project") and to determine if any additional environmental impacts would occur from these changes beyond those analyzed in 2019 and in the County GPU EIR. The 15183 Checklist prepared for the Modified Project focuses only on the changes to the previously approved project. The previously approved project 15183 Checklist includes the Environmental Checklist Form. Additional background information on the previous project approval, 15183 exemption process, GPU EIR, summary of findings, and analysis of potential environmental impacts resulting from the project are provided in the 15183 Checklist.

   Additional technical analysis has been conducted for the Modified Project to provide evidence that the changes to the previously approved project do not result in new or more severe impacts (i.e., peculiar impacts) than disclosed in the 2019 15183 Checklist or the GPU EIR. To evaluate potential impacts related to Crotch's bumble bee that were not previously analyzed for the previously approved project, an Addendum to the 2019 Biological Resources Technical Report for the Ocean Breeze Ranch Project (HELIX Environmental Planning [HELIX] 2019) has been prepared to evaluate the Modified Project (HELIX 2024) and is included in the Environmental Checklist Form.

2) Find the 15183 Checklist, for the Modified Project would not result in any new or more severe significant impacts (i.e., peculiar impacts) than identified in the previously approved project or the GPU EIR, with the exception of potential impacts to Crotch's bumble bee (*Bombus crotchii*), a candidate species under the California Endangered Species Act (CESA), that were not previously analyzed in the 15183 Checklist or described in the GPU EIR. Accordingly, this Initial Study evaluates potential impacts in CEQA Checklist Section IV, *Biological Resources*, Item (a), would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; and Item (d), would the project interfere

substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. CEQA Checklist Section XXI, *Mandatory Findings of Significance*, is evaluated relative to whether the project would (a) have the potential to substantially 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; or (b) have impacts that are individually limited, but cumulatively considerable. All other environmental issue areas were adequately evaluated in the 15183 Checklist included in the Initial Study and are not further discussed herein.

(3) Find, that the Mitigated Negative Declaration (MND) prepared for the Crotch's bumble bee reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

4) Find that the Modified Project is consistent with the Resource Protection Ordinance (RPO) (County Code, section 86.601 et seq.).

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

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

7) Find that the Modified Project is located outside of the boundaries of the Multiple Species Conservation Program (MSPC). Therefore, conformance with the MSCP, the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) is not required.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF OCEAN BREEZE RANCH, PDS2023-TM-5615TER, PDS2024-MUP-16-012W1, PDS2024-STP-16-032W1, and PDS2024-ER-16-02-006B

March 21, 2025

The Modified Project is revising portions of the previously approved planned residential development, modifications to grading for PA 1, PA2 and PA3, associated development standards, additional architectural floor plans, through a Revised Vested Tentative Map, Site Plan & MUP Modifications. In addition, the Biological Resource analysis has been amended to include the mitigations related to the development impacts to the recently listed Crotch's bumble bee. The Modified Project will be subject to the preciously approved guidelines, ordinances, policies, programs, and standards.

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

A Biological Opinion (permit from USFWS) covers impacts to Gnatcatcher (CAGN), and subsequently a Habitat Loss Permit (HLP) in not required, therefore, conformance with the Habitat Loss Permit Ordinance is not required.

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

YES	NO	NOT APPLICABLE/EXEMPT
☒	☐	☐

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

The project will obtain potable water from the Rainbow Municipal Water District that obtains water from surface reservoirs or other imported sources. Existing groundwater wells for the existing Equestrian Facility will continue to be used for outdoor irrigation

and facility uses. Pursuant to Section 67.750(b) the project is exempt from the Groundwater Ordinance because the previously approved project is operating under an approved Major Use Permit (PDS2024-MUP-16-013) for an existing equestrian facility that provides ranch support structures, barns, and sheds.

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

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

Discussion:

Wetland and Wetland Buffers:
Even though wetlands and/or wetland buffer areas have been identified on the subject property, the previously approve project has been found to be consistent with Article IV of the Resource Protection Ordinance (RPO), due to the following reasons: a) the project would not result in the placement of any non-permitted uses within wetlands; b) the project would not result in grading, filling, construction, or placement of structures within identified wetlands; and c) the previously approved project would not result in any non-permitted uses within wetland buffer areas. Therefore, it has been found that the previously approved project complies with Sections 86.604(a) and (b) of the RPO.

Floodways and Floodplain Fringe:
Federal Emergency Management Agency (FEMA) and County mapped floodplains are identified on the project site. The proposed development encroaches within the existing FEMA and County mapped floodplain. The Hydraulic Analysis prepared by Chang Consultants, certifies that the project can reduce the existing floodplain area through the Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) process. According to the Hydraulic Analysis prepared by Chang Consultants and dated May 22, 2019, two portions of the previously approved project would encroach into the San Luis Rey floodplain. However, the analysis concluded that no grading would encroach within the revised floodway and the proposed residential pads have been designed to be several feet higher than the adjacent 100-year water surface elevations.

The previously approved project's grading would meet the County and FEMA hydraulic regulations. In addition, a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) pursuant to the Federal Emergency Management Agency (FEMA) would be required for the Project.

Steep Slopes:
Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be place in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are steep slopes on the property however, an open space easement is proposed over the entire steep slope lands. Therefore, it has been found that the previously approved project complies with Sections 86.604(e) of the RPO.

Areas for which the previously approved project does not strictly conform to avoidance requirements total 16.76 acres. This represents 4.2 percent of the on-site RPO steep slopes, and includes areas associated with road/utility placement and residential lots. Together, these areas represent approximately 1.2 percent of the site overall. Pursuant to RPO Section 86.604(e)(2)(aa) any lots containing less than 75 percent of the lot area in steep slopes may encroach a maximum of 10 percent into those steep slopes. For each of these lots, there would be less than 10 percent encroachment into steep slopes as a result of Project design. Consistent with Section 86.604(e)(2), conservation easements would be placed over all steep slope areas on these lots, highlighting the area into which grading would be restricted. As a Project Condition, pad placement would receive review and approval, resulting in protection of a minimum of 90 percent of the steep slopes on those lots. Those lots would therefore strictly comply with the RPO.

Sensitive Habitats:
The project site contains sensitive habitat lands as defined by the Resource Protection Ordinance in the western portion of the site which supports occupied coastal California gnatcatcher habitat, as well as in the eastern hills, where one pair of gnatcatchers was observed, and which have high potential to support breeding gnatcatcher as the habitat recovers from 2014 and 2017 fires. The previously approved project would impact sensitive habitat lands consisting of 32.5 acres of occupied gnatcatcher habitat in the western portion of the site. All feasible measures necessary to protect and preserve the sensitive habitat lands, including preservation of onsite habitat within a biological open space easement with ongoing management, and breeding season avoidance, have been made conditions of approval of project and it has been determined that the mitigation provides an equal or greater benefit to the affected species.

Significant Prehistoric and Historic Sites:
The property has been surveyed by a County of San Diego approved archaeologist/historian (Brian F. Smith) and it has been determined there is one (or more) archaeological/historical site(s) present. Testing and other investigation determined that the archaeological/historical sites CA-SDI-776 Locus A, CA-SDI-776 Locus B, and CA-SDI-8237 meets the definition of a significant site set forth in the Resource Protection Ordinance.

Sites CA-SDI-21874 and P-37-031762 are assumed RPO significant in the absence of testing. The previously approved project complies with the Resource Protection Ordinance because the site(s) will be preserved in place.

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

YES	NO	NOT APPLICABLE
☒	☐	☐

Discussion:

The previously approved project Storm Water Quality Management Plan and Hydromodification Management Study has/have been reviewed and is/are found to be complete and in compliance with the WPO.

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:

Acoustical Analysis prepared by Lnd Consulting Inc. dated June 23, 2019, for Ocean Breeze Ranch project related to the previously approved TM-5615 MUP-16-012 & MUP-16-013. Documentation is considered acceptable, and staff has final recommendations to ensure conformance to the County Noise standards. The project consists of proposed 381 single- family detached production lots, 15 estate sized 5-acre lots, local parks, biological preservation, right-of-way dedication, 30-acre vacant remainder lot, and a privately-owned equestrian facility. The equestrian facility would encompass the existing equestrian operations. The project site is subject to the County Noise Ordinance, which regulates the operational and temporary construction noise associated with the project. It is also subject to the Noise Elements of the County General Plan, which doesn't allow the exterior noise exposure level to exceed 60 dB CNEL and 45 dB (CNEL) for the interior noise at any proposed noise sensitive residential lots.

The primary noise source to impact the site is from the vehicular traffic along SR-76 to the north and West Lilac Road. The report analyzed the worst-case scenario and have demonstrated that the cumulative exterior noise level from these roadways to the site is. 54.1 dBA CNEL, which is in conformance with the Noise Elements. Therefore, mitigation measures are not required, as there are no noise impacts. In addition, traffic generated by this project to the existing roadways will not result in a direct noise impact. Based on the report, noise created by this project will not result in any roadways to increase more than 3 dBA CNEL. The previously approved project will also not produce a significant impact to the cumulative noise levels; the increases in noise levels will be incremental and not instantaneously perceivable and would be consistent with the General Plan.

Based on this information, the previously approved project will not result in the exposure of any on- or off-site, existing, or foreseeable future NSLU to noise levels that exceed the noise standards, therefore, complies with the General Plan.

Pursuant to the Noise Ordinance, the site as well as surrounding parcels are subject to the Noise level limit of 50 dBA daytime and 45 dBA nighttime. The onsite operational noise consists of mechanical equipment, the normal residential activities, and continued use of the equestrian facility operations. Due to the distances of the nearest noise sensitive property line of 1,200 feet, the noise from the HVAC, residential activities, and existing equestrian operation is anticipated to comply with the Noise Ordinance, Section 36.404.

Section 36.409 of the County Noise Ordinance states that construction noise shall not exceed 75 dBA at the property line during an eight-hour period between 7 a.m. to 7 p.m. No work will be conducted on Sundays and Holidays, per Section 36.408. The main noise would be produced by the construction activity from grading. Grading activities are expected to last 10 months and an additional 9 months for the underground trenching. Construction equipment include Loader, Excavator, and a Dozer. Based on the report, the noise level generated by the construction activities resulted in an eight-hour average noise level of 74.9 dBA for the worse-case scenario at the property line. Therefore, would comply with the noise level limit of 75 dBA as specify in the Noise Ordinance, Section 36.409.

Rock drills will be located at a minimum of 200 feet from the nearest occupied residential property line would comply with the Noise Ordinance noise limit of 82 dBA, Section 36.410 (a). However, to be in compliance with the 75 dBA noise limit pursuant to Section 36.409, the rock drill must be at least 225 feet from any occupied NSLU. If blasting or rock drilling occurs within 225 feet from NSLU, then monitoring and/or mitigation may be required as conditioned for the Planned Development and Equestrian MUP. There will be three separate blasting events. Blasting operation will comply with the County’s Consolidated Fire Code. If clearing, grubbing, and grading activities occur during the nesting/breeding season and sensitive species within the 60 dBA contour, further noise analysis, monitoring, and or mitigation shall be required. Lastly, the vibration noise would not be a significant impact because there are no existing or proposed frequent activities on or near the proposed project site that would cause any significant vibration levels to exceed buildings near the project site. Based on this information, the construction noise will comply with the Noise Ordinance, Section 36.408 through 410.

County of San Diego

VINCE NICOLETTI
INTERIM DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
(858) 505-6445 General ▪ (858) 694-2705 Code Compliance
(858) 565-5920 Building Services

January 2, 2025

Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist

Pursuant to CEQA Guidelines §15183

Project Name: Ocean Breeze Ranch Modified Project
Project Record Numbers: PDS2023-TM-5615TER, PDS2024-MUP-16-012W1, PDS2024-STP-16-032W1
Environmental Log Number: PDS2014-ER-16-02-006B

APN(s): 124-150-28, 124-150-34, 124-150-35, 125-080-21, 125-131-48, 125-131-49, 125-131-54, 126-060-78, 127-191-20, 127-230-59, 127-271-01, 127-271-02

Lead Agency Name and Address:
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 210
San Diego, CA 92123-1239

County Staff Contact:
Greg Mattson, AICP, Contract Project Manager: (619) 895-7177
gmattson@sdcounty.ca.gov

Project Location:
The Ocean Breeze Ranch Modified Project (Modified Project) is located at 5820 West Lilac Road, in the Bonsall and Fallbrook Community Plan areas within unincorporated northern San Diego County. The Modified Project site spans across 1,402.52 acres and is located just south of State Route (SR-) 76 and the San Luis Rey River. Interstate (I-) 15 is located approximately 0.3 mile east of the Modified Project site. Primary access to the site is provided by West Lilac Road. Figure 1 shows the regional location, Figure 2 shows the project location on an aerial photograph, and Figure 3 shows the project location on a USGS map. The site is depicted within Sections 13, 14, 15, 20, 21, 22, and 23 of Township 10 South, Range 3 West of the *Bonsall, California* U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map.

Project Applicant Name and Address:
Ocean Breeze Ranch LLC
1550 South Coast Highway, Suite 201
Laguna Beach, CA 92651

General Plan

Community Plan:	Bonsall Community Plan
Regional Categories:	Village, Semi-Rural, Rural, No Jurisdiction
Land Use Designations:	Village Residential (VR-4.3), Semi-Rural Residential (SR-4), Semi-Rural Residential (SR-10), Rural Lands (RL-20), and Rural Lands (RL-40)
Density:	VR-4.3, SR-4, SR-10, RL-20, RL-40
Floor Area Ratio (FAR)	N/A

Zoning

Use Regulation:	Variable Family Residential (RV), Limited Agriculture (A70), and Open Space (S80)
Minimum Lot Size:	1 du per 6,000 Square Feet,1 du per 2 Acres,1 du per 4 Acres, 1 du per 8 acres
Special Area Regulation:	Community Design Review (B), Flood Plain (F), Airport (C)

Previous Project Approval

In December 2019, the County of San Diego Planning Commission approved the Ocean Breeze Ranch project (previously approved project). The previously approved project included two components – a planned residential development and a private equestrian facility on a 1,402.52-acre site. The planned residential development included 396 residential lots divided into three planning areas (PA1, PA2, and PA3). The planned residential development also included parks, roads, and landscaped areas. The existing equestrian facility consisting primarily of previously constructed buildings and structures would remain active within the site. However, no improvements were proposed to the equestrian facility. A 15183 Checklist Pursuant to CEQA Guidelines §15183 was prepared for the previously approved project and is included as an appendix to this document.

Description of Project:

The Modified Project is a Revised Map Time Extension for the previously approved project (Tentative Map 5615). The applicant (Ocean Breeze Ranch, LLC.) requests a time extension and revisions to the previously approved project's grading design in order to avoid extensive import or export of soil in addition to other changes.

The Modified Project includes revisions to the previously approved project, which include changes to 86 lot lines (i.e., 57 residential lots, 25 open space lots, 2 public park lots, and 2 private park lots); lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian Major Use Permit (MUP) emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation.

Under the Modified Project, the applicant is proposing to increase the grading quantities from the previously approved project amount of 1,900,000 cubic yards to 2,500,000 cubic yards, resulting in an increase in fill quantity when compared to the previously approved project of 600,000 cubic yards. This is primarily due to the lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2. The additional volume of fill would be generated by increasing the amount of earthwork in PA1 and modifications to PA3. The elevations designed for house pads would be lowered, resulting in greater soil available for fills in PA 2. Pad elevations in PA 1 have been reduced across a range of dimensions, ranging from 2 feet as the smallest change, to 6 feet as the largest change. These changes in pad elevations generally retain the street and lot layout approved under the previously approved project, with

modest shifts to street alignment and lot lines. The Modified Project also includes changes to the number of previously approved architectural floor plans; from 6 to 17 floor plans.

As with the previously approved project, Modified Project access to PA1 and PA2 would be provided off West Lilac Road (a public road) and access to PA3 would be provided off Dulin Road (a private road). The Modified Project will be serviced by the North County Fire Department and the Bonsall Unified School District. Potable water and sewer would be provided by the Rainbow Municipal Water District. PA3 and the as-built equestrian center would be served by on-site wastewater treatment systems.

Discretionary Actions
The Project would require revision to the Tentative Map and a Major Use Permit Modification.

15183 Additional Analysis for the Modified Project
In December 2019 a 15183 Checklist was approved by the County of San Diego Planning Commission for the previously approved project, Ocean Breeze Ranch. Since that time a Revised Tentative Map was submitted to include changes to the previously approved project. Additional analysis provided in this 15183 Checklist is to address the changes in the project since the 2019 approval and to determine if any additional environmental impacts would occur from these changes beyond those analyzed in 2019 and in the County General Plan Program Environmental Impact Report (EIR). This 15183 Checklist only focuses on the changes to the previously approved project. The previously approved project 15183 Checklist is included as Appendix A to this Checklist. Additional technical studies were prepared for the Modified Project to provide evidence that the changes to the previously approved project do not result in any new or more severe impacts (i.e., peculiar impacts) than disclosed in the 2019 15183 Checklist or the General Plan EIR.

Overview of 15183 Checklist
California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR
The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the unincorporated County that meets community desires and balances the environmental protection goals with the need for housing, agriculture, infrastructure, and economic vitality. The GPU applies to all of the unincorporated portions of San Diego County and directs population growth and plans for infrastructure needs, development, and resource protection. The GPU included adoption of new General Plan elements, which set the goals and policies that guide future development. It also included a corresponding land use map, a County Road Network map, updates to Community and Subregional Plans, an Implementation Plan, and other implementing policies and ordinances. The GPU focuses

population growth in the western areas of the County where infrastructure and services are available to reduce the potential for growth in the eastern areas. The objectives of this population distribution strategy are to: 1) facilitate efficient, orderly growth by containing development within areas potentially served by the San Diego County Water Authority (SDCWA) or other existing infrastructure; 2) protect natural resources through the reduction of population capacity in sensitive areas; and 3) retain or enhance the character of communities within the unincorporated County. The SDCWA service area covers approximately the western one third of the unincorporated County. The SDWCA boundary generally represents where water and wastewater infrastructure currently exist. This area is more developed than the eastern areas of the unincorporated County and would accommodate more growth under the GPU.

The GPU EIR was certified in conjunction with adoption of the GPU on August 3, 2011. The GPU EIR comprehensively evaluated environmental impacts that would result from implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

Summary of Findings
A 15183 Exemption Checklist was prepared for the previously approved project in December 2019 (2019 15183 Checklist, Appendix A). The Modified Project would not result in any new or more severe significant impacts (i.e., peculiar impacts) than identified in the previously approved project or the General Plan EIR. Further, the GPU EIR adequately anticipated and described the impacts of the Modified Project, identified applicable mitigation measures necessary to reduce project-specific impacts, and the Modified Project implements these mitigation measures (see http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf for complete list of GPU Mitigation Measures).

A comprehensive environmental evaluation has been completed for the Modified Project as documented in the §15183 Exemption Checklist. This evaluation concludes that the Modified Project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067), and all required findings can be made.

In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**
   The Modified Project is a Revised Tentative Map and Major Use Permit Modification. The Modified Project would not change the zoning of the Project site or the approved density. The Modified Project is consistent with the density of the General Plan and Zoning Ordinance.

2. **There are no project-specific effects which are peculiar to the project or its site, and which the GPU EIR failed to analyze as significant effects.**
   The subject property is no different than other properties in the surrounding area, and there are no Project-specific effects which are peculiar to the Modified Project or its site. The Project site is located in an area developed with similarly sized, estate residential lots with associated accessory uses.

   In addition, as explained further in the Modified Project 15183 Exemption Checklist below, all project impacts were adequately analyzed by the GPU EIR. The Modified Project could result in potentially significant impacts to, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and, Noise. However, applicable mitigation measures specified

within the GPU EIR have been made conditions of approval for Modified Project. All mitigation and conditions of approval still applicable to the previously approved project will also be required for the Modified Project.

3. **There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.**
The Modified Project is consistent with the density and use characteristics of the development considered by the GPU EIR and would represent an incremental part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the impacts of the Modified Project and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

4. **There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.**
As explained in the 15183 Exemption Checklist below, the Modified Project as analyzed does not result in new information which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

5. **The project will undertake feasible mitigation measures specified in the GPU EIR.**
As explained in the 15183 Exemption Checklist below, the applicant for the Modified Project would undertake feasible mitigation measures specified in the GPU EIR. These mitigation measures would be undertaken through project design, compliance with regulations and ordinances, or through the project's conditions of approval. All mitigation measures and conditions of approval still applicable to the previously approved project will also be required for the Modified Project.



Signature	**January 2, 2025** Date
Greg Mattson, AICP Printed Name	**Contract Project Manager** Title

CEQA Guidelines §15183 Exemption Checklist

Overview
This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guidelines section 15183.

- Items checked "Significant Project Impact" indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.

- Items checked "Impact not identified by GPU EIR" indicates the project would result in a project-specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR.

- Items checked "Substantial New Information" indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

A project does not qualify for a §15183 exemption if it is determined that it would result in: 1) a peculiar impact that was not identified as a significant impact under the GPU EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the GPU EIR.

A summary of staff's analysis of each potential environmental effect is provided below the checklist for each subject area. A list of references, significance guidelines, and updated technical studies used to support the analysis is attached in Appendix B. Appendix C contains a list of GPU EIR mitigation measures.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
1. AESTHETICS – Would the project:			
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☐

Discussion

1(a) The GPU EIR concluded this impact to be less than significant with mitigation. A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

As described in the GPU EIR (County of San Diego 2011), the County contains visual resources affording opportunities for scenic vistas in every community. Resource Conservation Areas (RCAs) are identified within the GPU EIR and are the closest that the County comes to specifically designating scenic vistas. Many public roads in the County currently have views of RCAs or expanses of natural resources that would have the potential to be considered scenic vistas. Numerous public trails are also available throughout the County. New development can often have the potential to obstruct, interrupt, or detract from a scenic vista.

The Project site is located at 5820 West Lilac Road, within the Bonsall and Fallbrook Communities of the unincorporated County of San Diego. The Project site spans across 1,402.52 acres and is located just south of SR-76 and the San Luis Rey River. The I-15 is located approximately 0.3 mile east of the Project site. Both the SR-76 and the I-15 are County designated scenic highways (see response I[b]). The Modified Project is a revision and time extension for previously approved project Tentative Map PDS2016-TM-5615. The revision includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards (600 cubic yard increase) as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation.

The 2019 15183 Checklist determined that the previously approved project would not detract from any views of the identified Resource Conservation Areas (RCAs) and would not be expected to diminish any viewsheds from the RCAs (Appendix A). Similar, because of the distance and intervening topography, viewsheds from the San Marcos Mountains and Gopher Canyon would not be impacted by the Modified Project. Further, there are no identified County trails on the scenic portion of Lancaster Mountain. The Lancaster Creek trail crosses along the lower elevation of the mountain but would not afford views of the Project site.

As previously discussed, the GPU EIR determined impacts on scenic vistas to be less than significant with mitigation. Consistent with the previously approved project, due to distance, intervening topography and the elevation of the Project site, the Modified Project would not detract from any views of the known RCAs and viewsheds from the San Marcos Mountains and Gopher Canyon would not be impacted by the Modified Project. All

additional grading will remain within the Modified Project footprint and would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

1(b) The GPU EIR concluded this impact to be less than significant with mitigation. State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

The 2019 15183 Checklist determined that no direct views of the Project site are available from South Mission Road, Camino Del Rey, or Gird Road due to constraining intervening topography, structures, and landscaping and the majority of the views of the site are obscured or inconsequential.

The Modified Project is a revision and time extension for Tentative Map, PDS2016-TM-5615. The revision includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint and would not substantially change the visual character consistent with the previously approved project.

Lastly, no identified visual resources such as unique topographic features have been identified on-site. It is noted that rock outcroppings on-site would generally be retained in the approximately 61 percent of site acreage within the Biological Open Space easement. Historic resources have also been identified on-site as a cluster of 5 structures in conjunction with the equestrian use but would be preserved in perpetuity.

As previously discussed, the GPU EIR determined impacts on scenic resources to be less than significant with mitigation. As the project would have a less than significant impact for the reasons detailed above, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

1(c) The GPU EIR concluded this impact to be significant and unavoidable. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

The 2019 15183 Checklist determined that the previously approved project within the landscape would not detract from or contract with the existing visual character and/or quality of the surrounding area. The Modified Project revision includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. Consistent with the previously approved project, the Modified Project would not substantially degrade the existing visual character or quality of the site and its surroundings.

As previously discussed, the GPU EIR determined impacts on visual character or quality to be significant and unavoidable. The Modified Project would have a less than significant impact with no required mitigation for the reasons detailed above. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

1(d) The GPU EIR concluded new source of substantial light or glare, which would adversely affect day or nighttime views in the area to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project would not adversely affect nighttime views or astronomical observations because the project would be required to conform to the Light Pollution Code (Section 51.20151.209). The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. Consistent with the previously approved project, the Modified Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

As previously discussed, the GPU EIR determined impacts from light or glare to be significant and unavoidable. The Modified Project would have a less than significant impact with no required mitigation for the reasons detailed above. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

Conclusion

With regards to the issue area of Aesthetics, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.

2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because project-specific impacts would be less than significant.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
2. Agriculture/Forestry Resources – Would the project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	☐	☐	☐
d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?	☐	☐	☐

Discussion

2(a) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project would impact 244 acres of direct on and off-site agricultural resources and would be required to mitigation at a 1:1 ratio pursuant to the County of San Diego Guidelines for Determining Significance for Agricultural Resources. To ensure the agricultural resources would remain viable for future use, the dedication of an offsite agricultural easement would be required as a condition of the project. The Modified Project revision includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane;

an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint and no new impacts to agricultural resources would occur. Therefore, consistent with the previously approved project, the Modified Project shall require agricultural preservation, which is consistent with General Plan mitigation measure Ag-1.4. In addition, as part of the original approval, in order to reduce any interface conflicts with an off-site agricultural resource, design considerations, including compatibility buffers, fencing, and land use transitions have been incorporated from the Guidelines for Determining Significance for Agricultural Resources. The design considerations would continue to apply to the Modified Project.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources to be significant and unavoidable. However, the Modified Project would have a less-than-significant indirect impact and would incorporate the GPU EIR mitigation measure Agr-1.4 for a less-than-significant direct impact with mitigation. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR.

2(b) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that no associated interface conflicts or impacts are anticipated from implementation of the previously approved project due to intervening distances, as well as the type of crop. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from land use conflicts to be less than significant with mitigation. As the proposed Modified Project would have a less-than significant impact for the reasons detailed above, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

2(c) The 2019 15183 Checklist determined that the site, including any offsite improvements, does not contain any forest lands as defined in Public Resources Code section 12220(g). The Modified Project is a revision and time extension for Tentative Map, PDS2016-TM-5615. The revision includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources (including forest resources), to be significant and unavoidable. However, the Modified Project would have a less-than-significant impact to forest resources. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

2(d) The GPU EIR concluded this impact to be significant and unavoidable. As indicated in response 2(c), all grading would remain within the previously approved project footprint which is not located near any forest lands. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

2(e) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that no agricultural operations are currently taking place on the Project site and no impacts would occur in association with interface conflicts due to Project design features. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. Therefore, no new impacts would occur. As previously discussed, the GPU EIR determined impacts from direct and indirect conversion of agricultural resources (including forest resources) to be significant and unavoidable. The Modified Project also determined impacts to agricultural resources to be potentially significant. However, the Modified Project would have a less-than-significant indirect impact and would incorporate the GPU EIR mitigation measure Agr1.4 for a less-than-significant direct impact with mitigation. In addition, the Modified Project would have a less than significant impact from land-use conflicts. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Agricultural/Forestry Resources, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Agr-1.4) would be applied to the Project. The original approval requires the project applicant provide 244 acres of mitigation to address identified direct impacts to on- and off-site agricultural resources from the proposed development, as fully detailed above.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
3. Air Quality – Would the project:			
a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐
c) Result in 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐
a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?	☐	☐	☐

Discussion

An Air Quality and Greenhouse Gas Addendum Letter was prepared for the Modified Project by Ldn Consulting, Inc. on February 10, 2024.

3(a) The GPU EIR concluded this impact to be less than significant. The RAQS and SIP are based on General Plans within the region and the development assumptions contained within them. The Modified Project would not change the density or intensity that is allowed in the General Plan. The development of 396 residential lots and equestrian facility remains the same. The density allowed on the Project site per the County General Plan and the Zoning Ordinance is 402 units. Consistent with the previously approved project, the Modified Project is consistent with the density allowed under the General Plan and would not conflict with the RAQS or SIP. As previously discussed, the GPU EIR determined impacts on air quality plans to be less than significant.

As previously discussed, the GPU EIR determined impacts on air quality plans to be less than significant with mitigation. As the Modified Project would have a less than significant impact for the reasons detailed above, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

3(b) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project would have less than significant impact related to construction and operational emissions. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. An Air Quality and Greenhouse Gas Addendum Letter was prepared to compare the construction emissions estimated for the previously approved project in the original air quality and greenhouse gas studies to the estimated construction emissions for the Modified Project, which includes 600 cubic yards of additional earthwork onsite for a new total of 2,500,000 cubic yards of earthwork. Operationally, the Modified Project and the previously approved project would be identical.

The previously approved project construction dates were estimated based on a construction kickoff in 2022 with construction ending sometime late 2029. The Air Quality and Greenhouse Gas Addendum Letter updated the construction dates in the model to start in 2025 and end in 2032. With the exception of Modified Project grading changes and the updated construction dates, the Modified Project description is essentially the same as was previously approved.

Table 1 below shows the maximum daily air quality emissions reported in the previously approved project analysis using CalEEMod 2016.3.2 for both the winter and summer months and then selects the yearly maximum emission to use as a comparison with blasting. The table also identifies the change in emissions due to the shift in construction start dates by three years and compares the results with the maximum yearly emission of the Modified Project with 2,500,000 cubic yards of material (increase of 600 cubic yards). Based on these results, construction emissions would only marginally increase and would remain less than significant. Finally, since the County now recommends CalEEMod 2022.1 as the primary air quality for CEQA analysis, a model was prepared which compares both the previously approved project with the Modified Project with the increased grading quantities. Table 1 also shows the maximum yearly emissions from each scenario. Based on these findings, the new default emission rates used by CalEEMod 2022.1 are different but demonstrate that the estimated construction emissions would be very similar to what was previously approved.

Table 1: Construction Emissions Summary Various Models (Pounds per Day)

Model and Scenario	ROG	NOx	CO	SO2	PM10 (total)	PM25 (Total)
2016.3.3 Original Analysis	13.08	96.39	86.20	0.24	37.27	12.23
2016.3.2 Original Analysis (Summer Maximum)	13.99	85.42	87.34	0.23	37.28	12.23
Blasting Emissions		102	402		20.59	
2016.3.2 Original Construction – Yearly Maximum with blasting	13.99	198.39	489.34	0.24	57.87	12.22
2016.3.2 Revised Construction Dates – Yearly Maximum with blasting	12.41	207.25	489.39	0.23	57.85	12.28

2016.3.2 Modified Project Increase over Previously Approved Project	-1.58	8.86	0.05	-0.01	-0.02	0.06
2022.1 Revised Construction Dates and Original Earthwork Yearly Maximum with Blasting	4.37	190.9	486.7	0.27	53.89	14.8
2022.1 Revised Construction Dates and Revised Earthwork Yearly Maximum with Blasting	4.62	208	493	0.35	57.49	16
2022.1 Modified Project Increase over Previously Approved Project	0.25	17.1	6.3	0.08	3.6	1.2
Significance Threshold (lb/day)	75	250	550	250	100	55
Significant Impact?	No	No	No	No	No	No

As shown in Table 1, construction emissions under the Modified Project would only marginally increase when compared to the previously approved project and would remain below the significance thresholds. Therefore, impacts related to Modified Project construction emissions would remain less than significant.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to non-attainment criteria pollutants. However, consistent with the previously approved project, the Modified Project would have a less than significant impact to non-attainment criteria pollutants with the incorporation of project conditions. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

3(c) The 2019 15183 Checklist determined that previously approved project would not exceed the screening thresholds for particulate pollution (PM10), nitrogen oxide gases (NOx), and volatile organic compounds (VOCs) emissions from construction/grading activities. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. According to the Air Quality and Greenhouse Gas Addendum Letter prepared in February 2024, the Modified Project would contribute to particulate pollution (PM_{10}), nitrogen oxide gases (NOx), and volatile organic compounds (VOCs) emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see response 3[b] above).

As previously discussed, the GPU EIR determined significant and unavoidable impacts to non-attainment criteria pollutants. However, consistent with the previously approved project, the Modified Project would have a less than significant impact to non-attainment criteria pollutants with the incorporation of conditions. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

3(d) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determine that the previously approved project, is not located within a quarter mile of any identified point source of significant emissions nor did it propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and would not place sensitive receptors near any CO hotspots. The Modified Project would be located on the same Project site as the previously approved project. The Modified Project changes would also not propose uses or activities that would result in exposure of sensitive receptors to significant pollutant concentrations.

According to the Air Quality and Greenhouse Gas Addendum Letter prepared in February 2024, construction emissions which produce diesel particulate matter (DPM) could have the potential to increase health risks for nearby receptors. The nearest sensitive receptors are between 140 and 300 meters away from the Modified Project grading boundaries and include the nearby school and residences to the south of the Project site. In addition, the project design features which are a condition of the Modified Project, mandate the use of at least Tier 3 construction equipment with diesel particulate filters (DPF). The original approved analysis found that cancer risks related to DPM would be 4.61 per one million exposed which is less than significant. Since the expected emissions as demonstrated in Table 1 above do not significantly increase, no significant increase to the estimate of health risk would be expected. Furthermore, non-cancer (acute) risks would remain less than significant.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to sensitive receptors. Consistent with the previously approved project, the Modified Project would have a less than significant impact to sensitive receptors. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

3(e) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the existing equestrian activities would generate equestrian odors and would be required to prepare a Vector Control Plan and a Manure Management Plan. In addition, the previously approved project could also produce trace amounts of objectionable odors during construction and operation of the residential components. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. Operationally, the Modified Project and the previously approved project would be identical. Therefore, the Modified Project would not create objectionable odors affecting a substantial number of people.

As previously discussed, the GPU EIR determined less than significant impacts from objectionable odors. Consistent with the previously approved project, the Modified Project would have a less than significant impact for the reasons detailed above, the Modified Project would be consistent with the analysis within the GPU EIR because it would not

create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

Conclusion
With regards to the issue area of Air Quality, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because project-specific impacts would be less than significant.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
4. Biological Resources – Would the project:			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐
e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?	☐	☐	☐

Discussion

A Biological Resources Updated Impacts and Mitigation Summary Memo was prepared for the Modified Project by Heliz Environmental Planning in January 2024.

4(a) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project would result in impact to sensitive habitat and/or species which would require mitigation. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint.

According to the Biological Resources Updated Impacts and Mitigation Summary Memo, the Modified Project would result in impacts to southern willow scrub, mule fat scrub, tamarisk scrub, coast live oak woodland, Diegan coastal sage scrub, flat-topped buckwheat scrub, non-native grassland and pasture.

Four special status plant species were observed on the Project site, which include Brewer's Calandrinia (*Calandrinia breweri*), Delicate Clarkia (*Clarkia delicata*), Graceful Tarplant (*Holocarpha virgata ssp. elongata*), and Smooth Tarplant (Centroma*dia pungens ssp. laevis)*. Apart from the species observed on site, no additional special status plant species were considered to have high potential to occur based on results of focused surveys and analysis of species with potential to occur in the region. No impacts would occur to County List A or B plant species. The Modified Project would result in impacts to one County List D species: graceful tarplant. No other County Group C or D plant species would be impacted by the Modified Project. Twenty-seven special status animal species have been observed or detected on or directly adjacent to the Project site or flying over the site. The Modified Project would result in impacts to suitable breeding or foraging habitat for 21 special status animal species observed or detected on or adjacent to the site, including coastal California gnatcatcher, least Bell's vireo, northern harrier, southern California rufous-crowned sparrow, Cooper's hawk, California horned lark, red-shouldered hawk, vermilion flycatcher, western bluebird, white-tailed kite, loggerhead shrike, white-faced ibis, turkey vulture, barn owl, snow goose, Canada goose, great blue heron, western spadefoot, coastal western whiptail, yellow warbler, and northwestern San Diego pocket mouse.

. Of the vegetation communities that require mitigation, only three have changes in the impact acreages: Diegan coastal sage scrub, non-native grassland, and extensive agriculture (pasture). As considered by the GPU EIR, Modified Project impacts to sensitive habitat and/or species will be mitigated through implementation of on-site preservation in a biological open space easement. Minor revisions to the site plan have resulted in a 0.5-acre decrease in the size of the on-site biological open space, from 832.7 acres to 832.2 acres. However, the Modified Project's proposed preservation of upland habitats within on-site biological open space still covers the mitigation needed for the 0.3-acre increases

in impacts to both Diegan coastal sage scrub and pasture, as the biological open space contains habitat areas in excess of what is needed for mitigation. The net increase in required mitigation is 0.8 acre within an 832.2-acre area of biological open space, of which only 158.97 acres are needed to meet habitat mitigation requirements. Thus, the mitigation still covers all impacts.

As previously discussed, the GPU EIR determined impacts to special status species as significant and unavoidable. The Modified Project impacts were also determined to be potentially significant. However, consistent with the previously approved project, the Modified Project would incorporate the GPU EIR mitigation measures Bio 1.6 and Bio 1.7 (as well as previously approve project specific mitigation measures BIO-1a through BIO-5n and revised Mitigation Measures BIO-1a, BIO-4a, BIO-4b, BIO-6c, and BIO-6d consistent with the GPU EIR) for a less than significant impact with mitigation. Therefore, consistent with the previously approved project, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

The Modified Project revised Mitigation Measures BIO-1a, BIO-4a, BIO-4b, BIO-6c, and BIO-6d include the following:

BIO-1a Mitigation for impacts to 34.2 acres of coastal California gnatcatcher habitat (32.8 acres of Diegan coastal sage scrub and 1.4 acres of flat-topped buckwheat scrub) shall occur at a 3:1 ratio through the on-site preservation of 102.6 acres of Diegan coastal sage scrub within a biological open space easement.

BIO-4a Mitigation for impacts to 37.2 acres of non-native grassland shall occur at a 0.5:1 ratio through the on-site preservation of 18.6 acres of non-native grassland within a biological open space easement. The mitigation shall be provided prior to the issuance of a grading permit.

BIO-4b Mitigation for impacts to 58.8 acres of pasture shall occur at a 0.5:1 ratio through the on-site preservation of 29.4 acres of grassland habitat and/or other like-functioning habitat (e.g., fallow orchard) within a biological open space easement. The mitigation shall be provided prior to the issuance of a grading permit.

BIO-6c Mitigation for 32.8 acres of impacts to Diegan coastal sage scrub and 1.4 acres of impacts to flat-topped buckwheat scrub shall occur at a 3:1 ratio through the on-site preservation of 102.6 acres of Diegan coastal sage scrub within a biological open space easement. The mitigation shall be provided prior to the issuance of a grading permit.

BIO-6d Mitigation for 37.2 acres of impacts to non-native grassland shall occur through implementation of BIO-4a, above. The mitigation shall be provided prior to the issuance of a grading permit.

4(b) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 checklist determined that the previously approved project would result in impacts to sensitive natural communities and to jurisdictional wetlands and riparian habitats as defined by the United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and/or County. Impacts to sensitive habitat and/or species would be mitigated through implementation of on-site preservation in a biological open space easement. The Modified Project includes 2,500,000 cubic yards of balanced

grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint.

Based on the Biological Resources Updated Impacts and Mitigation Summary Memo, the Project site contains southern willow scrub, mule fat scrub, tamarisk scrub, coast live oak woodland, Diegan coastal sage scrub (including disturbed), flat-topped buckwheat scrub, and pasture. While pasture is not considered a sensitive vegetation community, impacts to pasture on the Project site require mitigation because it functions as potential raptor foraging habitat. Of the vegetation communities that require mitigation, only three have changes in the impact acreages: Diegan coastal sage scrub, non-native grassland, and extensive agriculture (pasture).

Minor revisions to the site plan have resulted in a 0.5-acre decrease in the size of the on-site biological open space, from 832.7 acres to 832.2 acres. However, the Modified Project's proposed preservation of upland habitats within on-site biological open space still covers the mitigation needed for the 0.3-acre increases in impacts to both Diegan coastal sage scrub and pasture, as the biological open space contains habitat areas in excess of what is needed for mitigation. The net increase in required mitigation is 0.8 acre within an 832.2-acre area of biological open space, of which only 158.97 acres are needed to meet habitat mitigation requirements. Thus, the mitigation still covers all impacts.

As previously discussed, the GPU EIR determined impacts to special status species as significant and unavoidable. The Modified Project impacts were also determined to be potentially significant. However, the Modified Project would incorporate the GPU EIR mitigation measures Bio 1.6, Bio 1.7, and Bio 2.2 through Bio 2.4 (as well as previously approved project specific mitigation measures BIO-6a through BIO-10b consistent with the GPU EIR and revised Mitigation Measures BIO-1am BIO-4a, BIO-4b, BIO-6c, and BIO-6d) for a less than significant impact with mitigation. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

4(c) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project would result in impacts to non-wetland waters of the U.S., wetlands and waters under CDFW jurisdiction, County RPO wetlands. The Modified Project is a revision and time extension for Tentative Map, PDS2016-TM-5615. The revision includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint.

Based on the Biological Resources Updated Impacts and Mitigation Summary Memo, the Project site contains southern willow scrub, mule fat scrub, tamarisk scrub, coast live oak woodland, Diegan coastal sage scrub (including disturbed), flat-topped buckwheat scrub, and pasture. While pasture is not considered a sensitive vegetation community, impacts to pasture on the Project site require mitigation because it functions as potential raptor foraging habitat. Of the vegetation communities that require mitigation, only three have changes in the impact acreages due to the proposed Project revisions: Diegan coastal sage scrub, non-native grassland, and extensive agriculture (pasture).

No new impacts to federally protected wetlands would occur. However, the Modified Project would incorporate the GPU EIR mitigation measures Bio 1.6 and Bio 1.7 (as well as previous Project specific mitigation measures BIO-7a through BIO-7c consistent with the GPU EIR) for a less than significant impact with mitigation. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

4(d) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project could result in impacts to wildlife movement and corridors and impacts to would be mitigated through ordinance compliance and through implementation of mitigation measures Bio 1.6, Bio 1.7, and Bio-2.3. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts to wildlife movement corridors as significant and unavoidable. Consistent with the previously approved project, the Modified Project impacts were also determined to be potentially significant. However, the Modified Project would incorporate the GPU EIR mitigation measures Bio-1.6, Bio-1.7 and Bio-2.3 for a less than significant impact with mitigation. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

4(e) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the previously approved project would comply with local policies and ordinances and impacts would be less than significant. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian

MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint.
Of the vegetation communities that require mitigation, only three have changes in the impact acreages due to the proposed Project revisions: Diegan coastal sage scrub, non-native grassland, and extensive agriculture (pasture). The Modified Project would mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the Natural Community Conservation Plan (NCCP) Guidelines. The Modified Project would impact a combined total of 32.8 acres of Diegan coastal sage scrub and 1.4 acres of flat-topped buckwheat scrub) that shall be mitigated at a 3:1 ratio through the on-site preservation of 102.6 acres of Diegan coastal sage scrub within a biological open space easement.

As considered by the GPU EIR, future Projects proposed under the GPU would be required to comply with applicable HCPs and NCCPs. Regulatory processes to ensure compliance are already in place. Therefore, a potentially significant impact associated with conflicts with HCPs and NCCPs would not occur. No mitigation measures were identified in the GPU EIR. Consistent with the previously approved project, the Modified Project's impact would be less than significant; therefore, no specific mitigation measures are identified. As previously discussed, the GPU EIR determined impacts on local policies and ordinances as well as HCPs and NCCPs as less than significant. As the Modified Project would have a less-than-significant impact for the reasons detailed above, it would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion
The project could result in potentially significant impacts to biological resources; however, further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Bio-1.6, Bio-1.7, Bio-2.2, Bio-2.3, and Bio-2.4) would be applied to the Project along with revised Mitigation Measures BIO-1am BIO-4a, BIO-4b, BIO-6c, and BIO-6d.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
5. Cultural Resources – Would the project:			
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☐
c) Directly or indirectly destroy a unique geologic feature?	☐	☐	☐
d) Directly or indirectly destroy a unique paleontological resource or site?	☐	☐	☐

e) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐

Discussion

5(a) The GPU EIR concluded this impact to be less than significant with mitigation. Six resources (CA-SDI-20174, CA-SDI-21876, P-37-028134, P-37-028139, P-37-031762, and P-37-035850) were evaluated in the 2019 15183 Checklist. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint. Therefore, no new impacts would occur.

As considered by the GPU EIR, Project impacts to historical resources would be mitigated through ordinance compliance and through implementation of mitigation measures Cul-1.1, Cul-1.2, and Cul-1.3. Consistent with the previously approved project, specific mitigation measure CULT-1 consistent with mitigation in the GPU EIR would be required for the Modified Project, which includes a Use, Maintenance and Repair Easement over five significant structures of the historic Canfield-Lighton Ranch.

As the Modified Project would have a less than significant impact for the reasons detailed above, the Modified Project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

5(b) The GPU EIR concluded this impact to be less than significant with mitigation. Six resources (CA-SDI-776 Loci A through I, CA-SDI-1083, CA-SDI-8237, CA-SDI-12550, CA-SDI-21874, and CA-SDI-21875) were evaluated as part of the 2019 15183 Checklist for the previously approved project. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint. Therefore, no new impacts would occur.

As considered by the GPU EIR, consistent with the previously approved project, Modified Project impacts to cultural resources would be mitigated through ordinance compliance and through implementation of GPU mitigation measures Cul-1.1, Cul-1.2, and Cul-1.3. Specific mitigation measures CULT-2 through CULT-6, are consistent with mitigation in the GPU EIR, and include the following: an Archaeological Monitoring Program,

Temporary Fencing, Pre-Grade Survey, Capping Plan, Open Space Dedication, and Dust Control Plan would be required as conditions of the Project.

As the Modified Project would have a less than significant impact for the reasons detailed above, it would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

5(c) The GPU EIR concluded this impact to be less than significant. Geologic resources were evaluated as part of the previously approved project and no mitigation was required.

The 2019 15183 Checklist determined that the site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features. The Modified Project includes grading within the previously approved project footprint. Therefore, new impacts would occur.

As previously discussed, the GPU EIR determined impacts on paleontological resources as less than significant with mitigation. Consistent with the previously approved project, the Modified Project determined impacts to paleontological resources as potentially significant. However, the Modified Project would incorporate the GPU EIR mitigation measures Cul-3.1 for a less than significant impact with mitigation. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

5(d) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined proposed excavation has the potential to impact fossil deposits. Mitigation was required as part of the previously approved project and included monitoring by the Project Contractor and conformance with the County's Paleontological Resource Guidelines.

The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint. Consistent with the previously approved project, paleontological grading monitoring by the Project Contractor and conformance with the County's Cultural Resource Guidelines if resources are encountered would be required for the Modified Project. The GPU EIR identified these mitigation measures as Cul-3.1.
As the Modified Project would have a less than significant impact with implementation of Cul-3 for the reasons detailed above, it would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

5(e) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the Project site does not include a formal cemetery or

any archaeological resources that might contain interred human remains. The Modified Project would grade within the previously approved project footprint. Similarly, the Modified Project would be required to implement mitigation measures for inadvertent discoveries (Archaeological Monitoring Program) and requirements in the event human remains are identified. See section 5(b).

As the Modified Project would have a less than significant impact for the reasons detailed above, the Modified Project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

Conclusion
The project could result in potentially significant impacts to cultural resources; however, further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Cul-1.1 through Cul-1.3 and Cul-3.1), would be applied to the Project. Those mitigation measures, detailed above, requires the Project applicant to preserve resources in perpetuity, comply with ordinances, the Mills Act, would restrict demolition/removal of resources and require paleontological monitoring during grading.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
6. Energy Use – Would the project:			
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐

Discussion

Energy use was not specifically analyzed within the GPU EIR as a separate issue area under CEQA. At the time, Energy Use was contained within Appendix F of the CEQA Guidelines and since then has been moved to the issue areas within Appendix G of the CEQA Guidelines. However, the issue of energy use in general was discussed within the GPU and the GPU EIR. For example, within the Conservation and Open Space Element of the GPU, Goal COS-15 promotes sustainable architecture and building techniques that reduce emissions of criteria pollutants and greenhouse gases (GHGs), while protecting public health and contributing to a more sustainable environment. Policies COS-15.1, COS-15.2, and COS-15.3 would support this goal by encouraging design and construction of new buildings and upgrades of existing buildings

to maximize energy efficiency and reduce GHG emissions. Goal COS-17 promotes sustainable solid waste management. Policies COS-17.1 and COS-17.5 would support this goal by reducing GHG emissions through waste reduction techniques and methane recapture. The analysis below specifically analyzes the energy use of the project.

6(a) The 2019 15183 Checklist determined that the previously approved project, would increase the demand for electricity and natural gas at the Project site, and gasoline consumption in the Project site during construction and operation relative to existing conditions. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint.

CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usages (California Public Resources Code, Section 21100(b)(3)). Neither the law nor the CEQA Guidelines establish criteria that define wasteful, inefficient, or unnecessary use. Compliance with the California Code of Regulations, Title 24, Part 6, Building Code. would result in highly energy-efficient buildings. However, compliance with building codes does not adequately address all potential energy impacts during construction and operation. It can be expected that energy consumption, outside of the Building Code regulations, would occur through the transport of construction materials to and from the site during the construction phase, the use of personal vehicles by residents, and the operation of delivery vehicles to service the new residential units.

Consistent with the previously approved project, grading would rely on petroleum consumption throughout the grading as well as the construction phases of the Modified Project. Fuel consumed by construction equipment would be the primary energy resource expended over the course of grading and construction. Vehicle trips associated with the transportation of construction materials and construction workers commutes would also result in petroleum consumption, but to a lesser extent. The Modified Project would require heavy-duty construction equipment with Tier 3 or better engines to be used during each phase of construction, which would occur over approximately seven years. Petroleum consumption would be necessary for operation and maintenance of construction equipment and would not be beyond what is necessary for construction of the Modified Project. The application of Tier 3 or better engines for all construction equipment would improve the efficiency of the equipment beyond what would be assumed for a standard fleet. The energy needs for the Modified Project construction would be temporary and is not anticipated to require additional capacity or increase peak or base period demands for electricity or other forms of energy. Consistent with the previously approved project, construction equipment use and associated energy consumptions would be typical of that associated with the construction of residential projects of this size in a rural setting. The General Plan allows for the construction of 402 residential units. The Modified Project’s 396 residential units would be comparable, if not less, energy intensive than the construction required for the General Plan buildout. Operationally, energy impacts for the Modified Project would remain similar to the previously approved project.

Consistent with the previously approved project, the Modified Project would be consistent with the General Plan and is anticipated to consume less energy during construction and operation than what would have been assumed for buildout of the site under the General Plan. Due to the aforementioned factors, the Modified Project's energy consumption would not be considered wasteful, inefficient, or unnecessary. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR did not analyze Energy as a separate issue area under CEQA. Energy was analyzed under the GPU and GPU EIR and has been incorporated within General Plan Elements. Consistent with the previously approved project, the Modified Project would not conflict with policies within the GPU related to energy use, nor would it result in the wasteful, inefficient, or unnecessary consumption of energy resources, as specified within Appendix G of the CEQA Guidelines.

6(b) The 2019 15183 Checklist determined that the previously approved project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. Consistent with the previously approved project, the Modified Project includes the following energy conservation measures:

- Tier 3 or better construction equipment which would reduce fuel consumption associated with construction activities;
- High-efficiency Light Emitting Diode (LED) street and area lighting which would reduce electricity consumption on-site;
- Compliance with the County's Water Conservation in Landscaping Ordinance, demonstrating a 40 percent reduction in outdoor use which would reduce energy required for water conveyance.
- Installation of low-flow indoor water fixtures and at least one energy-efficient appliance in all residential units, reducing water and energy consumption
- Plumb and install a single Level 2 electric vehicle (EV) charging station in each of the 396 residential units, which would reduce petroleum consumption from Project generated traffic; and
- Install 1,973 KW of PV (equivalent to 6,577 300-watt panels or an average of 16.6 panels per home), which would reduce the Project's reliance on electricity generated off-site.

Consistent with the previously approved project, the Modified Project would implement all applicable measures required. The threshold for the previously approved project was Consistency with the 2018 Climate Action Plan (CAP). That plan was subsequently rescinded, and the County is preparing a CAP Update for consideration by the Board of Supervisory Fall of 2024. However, because the Modified Project results in substantially similar GHG impacts, the overall number of residential units is the same, and the same

energy conservation measures would be required, the Modified Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and no new impacts would occur.

As previously discussed, the GPU EIR did not analyze Energy as a separate issue area under CEQA. Energy was analyzed under the GPU and GPU EIR and has been incorporated within General Plan Elements. Consistent with the previously approved project, the Modified Project would not conflict with policies within the GPU related to energy use or conflict with or obstruct a state or local plan for renewable energy or energy efficiency as specified within Appendix G of the CEQA Guidelines.

Conclusion
With regards to the issue area of Energy, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because project-specific impacts would be less than significant.

7. Geology and Soils – Would the project:	**Significant Project Impact**	**Impact not identified by GPU EIR**	**Substantial New Information**
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) rupture of a known earthquake fault, (ii) strong seismic ground shaking or seismic-related ground failure, (iii) liquefaction, and/or (iv) landslides?	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐
e) Have 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?	☐	☐	☐

Discussion

7(a)(i) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that no presence of local active faults cross the specific Project site. The

Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint. Therefore, no new impact would occur.

As the Modified Project would have a less than significant impact for the reasons detailed above, the Modified Project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

7(a)(ii) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the previously approved project would not result in a significant impact due to compliance with the California Building Code and the County Building Code. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint. Consistent with the previously approved project, to ensure the structural integrity of all buildings and structures, the Modified Project must conform to the Seismic Requirements as outlined within the California Building Code. In addition, a soils compaction report with proposed foundation recommendation would be required to be approved before the issuance of a building permit. Therefore, consistent with the previously approved project, compliance with the California Building Code and the County Building Code would ensure that the Modified Project would not result in a significant impact. Therefore, no new impacts would occur.

As the Modified Project would have a less than significant impact for the reasons detailed above, the Modified Project would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

7(a)(iii) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that adverse geologic structures that would preclude Project feasibility were not encountered on-site. The Modified Project would include the same number of units and all grading will remain within the previously approved project footprint. Consistent with the previously approved project, the potentially liquefiable and compressible deposits of alluvium would require more investigation in order to develop a program of ground mitigation and/or specialized foundation/infrastructure designs. According to the Evaluation, portions of the Project site are located within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. Portions of the Project site are underlain with alluvial material. Some alluvial materials are

liquefiable and would display some settlement during an earthquake. Consistent with the previously approved project, to ensure no impacts would occur, a soils compaction report would be required for review and approval by the PDS Director prior to ground disturbance activities associated with the Modified Project. In addition, a Geotechnical Monitor would be required during all grading activities. Therefore, no new impacts would occur.

As the Modified Project would have a less than significant impact for the reasons detailed above, it would be consistent with the analysis in the GPU EIR because it would not create new impacts or increase impacts, and there is no new information of substantial importance other than the information identified in the GPU EIR.

7(a)(iv) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that previously approved project was not located in a Landslide Susceptibility Area as identified in the County Guidelines for Determining Significance for Geologic Hazards and no ancient landslides or evidence of past slope instability have been mapped. The Modified Project would include the same number of units and all grading will remain within the previously approved project footprint. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined less than significant impacts from exposure to seismic-related hazards and soil stability. As the Modified Project would have a less than significant impact with the incorporation of conditions for a soil's compaction report and geotechnical monitoring, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

7(b) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the previously approved project would not result in substantial soil erosion or the loss of topsoil due to compliance with the Watershed Protection Ordinance (WPO) and Grading Ordinance. The Modified Project includes the same number of units, adds drainage basins, and will grade within the previously approved project footprint. Consistent with the previously approved project, the Modified Project would be required to implement Best Management Practices (BMPs) per the Standard Development Project Storm Water Quality Management Plan (SWQMP) and a Stormwater Pollution Prevention Plan (SWPPP). Please see Section 10, Hydrology and Water Quality, for a detailed discussion. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from soil erosion and topsoil loss to be less than significant. As the Modified Project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

7(c) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that any planned fill slopes constructed within existing alluvial areas present a potential for lateral spreading to affect the perimeter fill slopes underlain with unmitigated alluvial soils below the groundwater table.

The Modified Project would grade within the previously approved project footprint. Consistent with the previously approved project, a geotechnical consultant in the field shall perform mapping of temporary slope excavations, including front, side and backcuts, and

all cut slopes during grading and blasting. If adverse geologic conditions (e.g., highly fractured and jointed rock, clay-lined fractures, seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented during grading. Specific stabilization measures shall include, but not be limited to, removal of loose boulders or displaced rocks, stability fill, buttresses, rock-bolting, and/or catchment netting. Therefore, no new impacts would occur.

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As previously discussed, the GPU EIR determined impacts from soil stability to be less than significant. As the Modified Project would have a less than significant impact with the incorporation of standard conditions, the project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

7(d) The GPU EIR determined impacts from expansive soils to be less than significant. The 2019 15183 Checklist determined that the previously approved project is not underlain by expansive soils, .

The Modified Project would be located on the same Project site and all grading will remain within the previously approved project footprint. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from expansive soils to be less than significant. As the Modified Project would have a less than significant impact for the reasons detailed above, it would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

7(e) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Findings determined that the majority of the Project site would rely on public water and sewer for the disposal of wastewater. and would not place septic tanks or alternative wastewater disposal systems on soils incapable of adequately supporting the tanks or system.

The Modified Project would be located on the same Project site and would rely on the same public water and sewer. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts to wastewater disposal systems to be less than significant. As the Modified Project would have a less than significant impact for the reasons detailed above, the project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

Conclusion

With regards to the issue area of Geology and Soils, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.

4. No mitigation measures contained within the GPU EIR would be required because project-specific impacts would be less than significant by adhering to the project conditions of approval, which are consistent with the GPU EIR.

8. Greenhouse Gas Emissions – Would the project:	**Significant Project Impact**	**Impact not identified by GPU EIR**	**Substantial New Information**
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐

Discussion

An Air Quality and Greenhouse Gas Addendum Letter was prepared for the Modified Project by Ldn Consulting, Inc. on February 10, 2024.

8(a) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that impacts from construction and operation emissions would be less that significant.

The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. The Air Quality and Greenhouse Gas Addendum Letter compares the construction greenhouse gas (GHG) emissions estimated for the previously approved project to construction emissions estimated for the Modified Project, which includes additional 600,000 cubic yards of earthwork onsite. Operationally, the previously approved project and the Modified Project are identical.

The GHG emissions estimated for the previously approved project was 18,114.87 metric tons (MT) carbon dioxide equivalent (CO_2e) total or 603.83 MT CO_2e annually. The Air Quality and Greenhouse Gas Addendum Letter updated the construction model to include 2,500,000 cubic yards of earthwork under the Modified Project. Based on the air quality and GHG modeling, the Modified Project would increase GHG emissions during first two years of construction when compared to the previously approved project; however, over the remaining construction years, a GHG emissions reduction would be expected when compared to the previously approved project. The cumulative construction emissions would be 17,690.88 MT CO_2e over the entire construction duration or an annual GHG emission of 589.70 MT CO_2e per year, which is a reduction of 14.13 MT CO_2e per year as compared to the previously approved project. Since GHG emissions associated with construction of the Modified Project would decrease cumulatively over the entire

construction duration and would result in a reduction in total GHG emissions as compared to the previously approved project, the Modified Project would generate a less than significant GHG impact. Additionally, the Modified Project would incorporate all of the same project design features to reduce potential impacts associated with GHG emissions as required in the previously approved project, including the following:

- Project-related construction activities would use Tier 3 or better construction equipment with DPF United States (U.S.) Environmental Protection Agency (EPA)/ California Air Resources Board (CARB)-certified construction equipment with DPF. The Project developer has confirmed commitment to this feature.
- The Project would utilize architectural coatings compliant with San Diego Air Pollution Control District (SDAPCD) Rule 67 (SDAPCD, 2015).
- Install high-efficiency Light Emitting Diode (LED) street and area lighting to achieve reduction in overall lighting energy.
- The Project would only install Natural Gas fireplaces within all 396 residential units.
- In accordance with the California Integrated Waste Management Act (AB 939), and to be consistent with AB 341's statewide 75% diversion policy, the Project would seek to also achieve a 75% diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion.
- The Project applicant would be required to comply with County's Water Conservation in Landscaping Ordinance and demonstrates a 40% reduction in outdoor use and would submit a Landscape Document Package to show such compliance. A 20% reduction was assumed within GHG modeling to be conservative.
- Install low flow indoor water fixtures in all residential units.
- Plumb and install a single Level 2 electric vehicle (EV) charging station in each of the 396 residential units.
- The Project would install 1,973 KW of PV which is equivalent to 6,577 300-watt panels or an average of 16.6 panels per home.
- Landscaped and screened parking areas consistent with the County's Parking Design Manual, including Section 7 (Landscaping) and the "cool parking" mitigation requirements identified by the CARB.
- Provision of short-term bicycle parking racks at several of the park areas within the Project per County requirements.
- Building efficiency features such as High-Efficiency HVAC system, sealed (tight) air ducts that minimize heating and cooling HVAC losses, tankless water heaters and Low E dual pane windows.
- Work with the regional or local water agency to determine if incentives/rebates are available for the purchase and installation of rain barrels.
- Incorporate into Project Covenants, Conditions & Restrictions (CC&Rs) requirements that the Homeowners Association (HOA) coordinate with SANDAG to provide informational materials on rideshare programs such as iCommute San Diego.
- Provide natural gas and electrical outlets in all private rear yards,
- Increase new tree plantings throughout the neighborhood by planting two trees per dwelling unit which is equivalent to a minimum of 792 trees within the Project Site.
- Install weather-based irrigation systems which include rain sensing timers.

As previously discussed, the GPU EIR determined impacts to be less than significant with mitigation. Consistent with the previously approved project, as the Modified Project would have a less-than-significant impact for the detailed above, the Modified Project would be

consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

8(b) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the previously approved project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

The Modified Project would include the same number of dwelling units as the previously approve project. The Air Quality and Greenhouse Gas Addendum Letter compares the construction GHG emissions estimated for the previously approved project to construction emissions estimated for the Modified Project, which includes additional 600,000 cubic yards of earthwork onsite. Operationally, the previously approved project and the Modified Project are identical. As described above, consistent with the previously approved project, the Modified Project would not result in a cumulatively considerable contribution to global climate change and would incorporate numerous project design features to reduce construction and operation GHG emissions (see response to 8[a] above). Therefore, no new impacts would occur. As previously discussed, the GPU EIR determined impacts to applicable regulation compliance to be less than significant. Consistent with the previously approved project, as the Modified Project would have a less-than significant impact for the reasons detailed above, it would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion
With regards to the issue area of Global Climate Change, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR would be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
9. Hazards and Hazardous Materials – Would the project:			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐
d) For a project 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, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐
e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐
g) Expose 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?	☐	☐	☐
h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?	☐	☐	☐

Discussion

9(a) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the Project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading

will remain within the previously approved project footprint. Operationally, the previously approved project and the Modified Project are identical.

Consistent with previously approved project, nine onsite wells would be destroyed (removed) and/or capped. A Well Destruction Permit is required, and the wells are to be destroyed by a licensed well driller. In addition, the existing on-site septic system that serves the existing single-family residence would be abandoned under the Department of Environmental Health (DEH) guidelines. Furthermore, one existing structure is identified for removal. Both a lead survey and asbestos survey is required, and the remediation of lead and asbestos is required prior to the removal of the structure. Consistent with the previously approved project, the Project is required to comply with the conditions of approval and applicable regulations to ensure that impacts related to the disposal of hazardous materials from the removal of structures (wells, septic system, existing residence) is less than significant. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from transport, use and disposal of hazardous materials and accidental release of hazardous materials to be less than significant. As the Modified Project would have a less-than-significant impact for the reasons detailed above, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

9(b) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the previously approved project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of the schools.

The Modified Project is located on the same Project site as the previously approved project. All grading will remain within the previously approved project footprint. Operationally, the previously approved project and the Modified Project are identical. Consistent with the previously approved project, the Modified Project is required to comply with applicable regulations pertaining to hazardous waste to ensure that impacts related to hazardous emissions and schools is less than significant. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from hazards to schools to be less than significant. As the Modified Project would have a less-than-significant impact for the reasons detailed above, the project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

9(c) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the site has not been subject to a release of hazardous substances and that the previously approved project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash) and is not on or within 1,000 feet of a Formerly Used Defense Site. The Modified Project would be located on the same Project site as the previously approved project and all grading will remain within the previously approved project footprint. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from existing hazardous materials sites to be less than significant. As the Modified Project would have a less-than-significant impact for the reasons detailed above, the project would be consistent with the

analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

9(d) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Findings determined that the previously approved project was located within Airport Influence Area 2 of the Camp Pendleton Land Use Compatibility Plan and is consistent with the Plan but not located within an Airport Safety Zone, within an Avigation Easement, an Overflight area or within a Federal Aviation Administration Height Notification Surface area. The Modified Project would be located on the same Project site as the previously approved project. Therefore, no new impacts would occur.
As previously discussed, the GPU EIR determined impacts on public airports to be less than significant. As the Modified Project would have a less-than-significant impact for the reasons detailed above, it would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

9(e) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Findings determine that the previously approved project is not within one mile of a private airstrip. The Modified Project would be located on the same Project site as the previously approved project. Therefore, no new impacts would occur.

Therefore, consistent with the previously approved project, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

9(f)(i) The GPU EIR concluded this impact to be less than significant with mitigation.

OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:
Consistent with the previously approved project, the Modified Project would not interfere with this plan because it would not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out. Therefore, no new impacts would occur.

9(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN:
Consistent with the previously approved project, the Modified Project site is not within the San Onofre emergency planning zone. Therefore, no new impacts would occur.

9(f)(iii) OIL SPILL CONTINGENCY ELEMENT:
Consistent with the previously approved project, the Modified Project is not located along the coastal zone. Therefore, no new impacts would occur.

9(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN:
Consistent with the previously approved project, the Modified Project would not alter major water or energy supply infrastructure which could interfere with the plan. Therefore, no new impacts would occur.

9(f)(v) DAM EVACUATION PLAN:
A portion of the Modified Project is located within a dam inundation zone. Consistent with the previously approved project, however, the development would not constitute a “Unique Institution” such as a hospital, school, or retirement home pursuant to the Office of

Emergency Services included within the County Guidelines for Determining Significance, Emergency Response Plans. In addition, pursuant to the County Water Authority Approval Letter dated August 2019, the previously approved project was deemed acceptable. The Modified Project would not change any previously approved project features that would impair implementation of or physically interfere with an adopted dam evacuation plan. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from emergency response and evacuation plans to be less than significant with mitigation. As the Modified Project would have a less-than-significant impact for the reasons detailed above, it would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

9(g) The GPU EIR concluded this impact as significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires due to compliance with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code, as described in the approved Fire Protection Plans prepared for the Project by Firewise 2000, Inc., both dated May 2019. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint. The Modified Project includes off-site road improvements that would enhance local circulation and improve emergency access compared to the previously approved project. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from wildland fires to be significant and unavoidable. However, the Modified Project would have a less-than significant impact with no required mitigation for the reasons detailed above. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

9(h) The GPU EIR concluded this impact as less than significant. The 2019 15183 Checklist concluded that the previously approved project would comply with both a Vector Control Plan (September 2019) and Manure Management Plan (September 2019) that were submitted to the County and conceptually approved by the Department of Environmental Health and Quality (DEHQ) for the existing equestrian facility. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project

footprint and no operational changes are proposed. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined less than significant impacts with mitigation from vectors. Consistent with the previously approved project, the Modified Project would have a less-than significant impact from vectors with the incorporation of conditions of a Vector Control Plan and a Manure Management Plan. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion
With regards to the issue area of Hazards and Hazardous Materials, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant by adhering to the Project conditions of approval, which are consistent with the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
10. Hydrology and Water Quality – Would the project:			
a) Violate any waste discharge requirements?	☐	☐	☐
b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	☐	☐	☐
c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	☐	☐	☐
d) 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course	☐	☐	☐

of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			
f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐
g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?	☐	☐	☐
h) Provide substantial additional sources of polluted runoff?	☐	☐	☐
i) Place housing 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?	☐	☐	☐
j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐
k) Expose people or structures to a significant risk of loss, injury or death involving flooding?	☐	☐	☐
l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?	☐	☐	☐
m) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐

Discussion

The following technical studies were prepared for the previously approved project related to hydrology and water quality:

- Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) prepared by Project Design Consultants, dated July 31, 2019.
- Drainage Study prepared by Project Design Consultants, dated July 31, 2019.
- Hydraulic Analysis prepared by Chang Consultants, dated May 22, 2019.

The following responses have incorporated the analysis from the reports.

10(a) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project would have the potential to generate pollutants during both the construction and operational phases. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern

hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint. Similar to the previously approved project, the Modified Project would prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the National Pollutant Discharge Elimination Systems Construction General Permit adopted by the State Water Resources Control Board. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, the Modified Project would have a less-than-significant impact to water quality standards with implementation of conditions as detailed above. The conditions are consistent with the GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

10(b) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approve project could result in the release of pollutants including chloride and total dissolved solids which the San Luis Rey hydrologic unit is impaired for. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint. Consistent with the previously approved project, the Modified Project would comply with the WPO (identified as mitigation measure Hyd-1.2) and implement site design measures, source control BMPs, and structural BMPs to prevent a significant increase of pollutants to receiving waters. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements. However, the Modified Project would have a less-than-significant impact with mitigation (Hyd-1.2 through Hyd-1.5) to water quality standards and requirements. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

10(c) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that previously approved project would not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space;

realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint. As stated in responses 10(a) and 10(b) above, implementation of BMPs and compliance with required ordinances would ensure that project impacts are less than significant. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to water quality standards and requirements and groundwater supplies and recharge. However, the Modified Project would have a less than significant impact to water quality standards and requirements and groundwater supplies and recharge with implementation of the source control and treatment control BMPs. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

10(d) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that previously approved project would continue to use groundwater but would not drill any additional groundwater wells. The Modified Project would not change. All grading will remain within the previously approved project footprint. Therefore, no new impacts would occur.
As previously discussed, the GPU EIR determined significant and unavoidable impacts to groundwater supplies and recharge. However, the Modified Project would have a less-than-significant impact to groundwater recharge with mitigation (Hyd-1.2 through Hyd-1.5). Therefore, the Modified Project would not be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

10(e) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that substantial erosion or siltation would not occur on or off-site because storm water management plans are prepared for both the construction and post-construction phases of the development. The Modified Project would grade within the previously approved project footprint. Similar to the previously approved project, during the construction phase, the Modified Project would be required to prepare a SWPPP. The SWPPP would implement the following typical erosion control BMPs: hydraulic stabilization hydroseeding on disturbed slopes, County Standard lot perimeter protection detail and County Standard desilting basin for erosion control on disturbed flat areas; energy dissipator outlet protection for water velocity control; silt fencing, fiber rolls, gravel and sand bags, storm drain inlet protection and engineered desilting basin for sediment control; stabilized construction entrance, street sweeping and vacuuming for offsite tracking of sediment; and measures to control materials management and waste management. Therefore, no new impact would occur.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to erosion or siltation. However, consistent with the previously approved project, the Modified Project would have a less than significant impact to erosion or siltation with the implementation of project BMPs, consistent with GPU mitigation measures (Hyd-1.2 through Hyd-1.5). Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

10(f) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the previously approved project would not alter the existing drainage pattern in a manner which would result in flooding on- or off-site. The Modified Project is located on the same Project site as the previously approved project. The Modified Project includes minor changes to the topography and would add drainage basins as compared to the previously approved project. These drainage basins would be designed and implemented consistent with the previously approved basins. The Modified Project's drainage patterns would continue to mimic the existing conditions of the site. In addition, no grading would encroach within the revised floodway and the proposed residential pads have been designed to be several feet higher than the adjacent 100-year water surface elevations, Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts to flooding as less than significant with mitigation. The Modified Project would have a less-than-significant impact to flooding with the incorporation of EIR Mitigation Measure Hyd-6.1. This condition requires compliance with the Resource Protection Ordinance to prohibit development in a floodway. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

10(g) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the previously approved project would not increase peak flows; therefore, the previously approved project would not contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The Modified Project is located on the same Project site as the previously approved project. The Modified Project includes minor changes to the topography and would add drainage basins as compared to the previously approved project. These drainage basins would be designed and implemented consistent with the previously approved basins. The Modified Project's drainage patterns would continue to mimic the existing conditions of the site. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts to water quality standards and requirements as significant and unavoidable. With mitigation, the Modified Project would have a less-than-significant impact with regards to exceeding the capacity of stormwater systems with mitigation (Hyd-1.2 through Hyd-1.5). Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

10(h) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs as indicated in response 10(a) would be employed such that potential pollutants would be reduced to the maximum extent practicable. In addition, septic layout designs have been reviewed and incorporated GPU EIR Mitigation Measure Hyd-1.9 as a design feature. The Modified Project would similarly implement site design measures, source control BMPs, and treatment control BMPs. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determine impacts to water quality standards and requirements as significant and unavoidable. However, the Modified Project would have a less-than-significant impact to water quality standards with the implementation of GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5 and Hyd-1.9. Therefore, the Modified

Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

10(i) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the previously approved project grading would meet the County and FEMA hydraulic regulations. In addition, a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) pursuant to the Federal Emergency Management Agency (FEMA) would be required for the previously approved project. All grading for the Modified Project will remain within the previously approved project footprint and would not encroach within the floodway. The same mitigation and conditions of approval apply to the Modified Project. Therefore, no new impacts would occur.
As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area as less than significant with mitigation. The Modified Project would incorporate Project conditions consistent with the GPU EIR mitigation measures Hyd-1.2 through Hyd-1.5. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

10(j) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the previously approved project would not impede or redirect flood flows. . The Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading will remain within the previously approved project footprint and would no impeded or redirect flood flows. Therefore, no impacts would occur.

As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area as less than significant with mitigation. The Modified Project would have a less-than-significant impact for the reasons detailed above and is consistent with GPU EIR mitigation measure Hyd-6.1. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

10(k) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the previously approved project's grading would meet the County and FEMA hydraulic regulations and no impact would occur as a result of flooding from the 100-year flood. The Modified Project grading will remain within the previously approved project footprint and would not encroach within the floodplain. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from housing within a 100-year flood hazard area and emergency response and evacuation plans as less than significant with mitigation. The Modified Project would have a less-than-significant impact for the reasons detailed above and is consistent with GPU EIR mitigation measure Hyd-

6.1. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

10(l) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that

development would not constitute a “Unique Institution” such as a hospital, school, or retirement home pursuant to the Office of Emergency Services included within the County Guidelines for Determining Significance, Emergency Response Plans and would not interfere with the adopted Dam Evacuation Plan. The Modified Project would be located on the same Project site as the previously approved project and all grading will remain within the previously approved project footprint. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from dam inundation and flood hazards and emergency response and evacuation plans as less than significant with mitigation. The Modified Project would have a less-than-significant impact for the reasons detailed above and is consistent with GPU EIR mitigation measures Hyd-6.1 and Hyd-8.2. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

10(m)(i) The GPU EIR concluded this impact to be less than significant with mitigation.

SEICHE: The Project site is not located along the shoreline of a lake or reservoir. Therefore, no new impacts would occur.

10(m)(ii) TSUNAMI: The Project site is not located in a tsunami hazard zone. Therefore, no new impacts would occur.

10(m)(iii) MUDFLOW: Mudflow is type of landslide. See response 7(a)(iv).

As previously discussed, the GPU EIR determined impacts from seiche, tsunami, and mudflow hazards to be less than significant with mitigation. The Modified Project would have a less than significant impact for the reasons detailed above. Therefore, no new impacts would occur. The Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

Conclusion

With regards to the issue area of Hydrology and Water Quality, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Hyd-1.2 through Hyd-1.5, Hyd-1.9, Hyd-6.1 and Hyd-8.2) would be applied to the Project. The mitigation measures, as detailed above, require compliance with the Guidelines for Determining Significance for Hydrology and Water Quality as well as for Dam Inundation, the

Watershed Protection Ordinance, Stormwater Standards Manual, and the Resource Protection Ordinance.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. Land Use and Planning – Would the project:			
a) Physically divide an established community?	☐	☐	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐

Discussion

11(a) The GPU EIR concluded this impact as less than significant. The 2019 15183 Checklist determined that the previously approved project is consistent with the allowed density in the County of San Diego General Plan. The Modified Project would include the same number of dwelling units as the previously approved project. All grading would remain within the previously approved project footprint and no changes to the operational component would occur. Therefore, no new impact would occur.

As previously discussed, the GPU EIR determined impacts from physically dividing an established community as less than significant with mitigation. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact for the detailed above and has incorporated GPU EIR Mitigation Measures Lan-1.1 through Lan-1.3 in the Project design. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

11(b) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the previously approved project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purposes of avoiding or mitigating an environmental effect. The Modified Project would not result in any changes that would conflict with an applicable plan, policy, or regulation. All grading would remain within the previously approved project footprint and no changes to the operational component would occur. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts to conflicts with land use plans, policies, regulations as less than significant. Consistent with the previously approved project, the Modified Project would have a less-than significant impact for the reasons detailed above and would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Land Use and Planning, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.

2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Lan-1.1 through Lan1.3) have been applied to the Project requiring coordination efforts to ensure that development of the site would not divide an established community.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
12. Mineral Resources – Would the project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐

Discussion

12(a) The GPU EIR determined that impacts to mineral resources would be significant and unavoidable.

The 2019 15183 Checklist determined that the loss of the alluvial deposits within the Project site would be considered significant, pursuant to County Guidelines.

The Modified Project would be located on the same Project site as the previously approved project. All grading would remain within the previously approved project footprint. Therefore, no new impacts would occur. As mitigation was previously determined to be infeasible by the GPU EIR, there would be no other feasible mitigation for the Modified Project beyond what was already required (complying with the County Guidelines for Determining Significance for Mineral Resources). Therefore, consistent with the GPU EIR, impacts would be significant and unavoidable.

12(b) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the Project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25). The Modified Project would be located on the same Project site. Therefore, no new impacts would occur. The Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Mineral Resources, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. As there are no feasible mitigation measures, the Project's impacts to mineral resources would be significant and unavoidable. Since the GPU EIR concluded significant and unavoidable impacts to mineral resources, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
13. Noise – Would the project:			
a) 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?	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐
e) For a project 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, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐

Discussion

A Noise Addendum Letter was prepared for the proposed Project by Ldn Consulting, Inc., dated February 10, 2024.

13(a) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the previously approved project would not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising

West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. A Noise Addendum Letter was prepared to update the construction analysis based on the proposed change in grading quantities when compared to the previously approved project. None of the operational components of the Project site have changed (i.e., unit count, mechanical equipment and traffic volumes).

The area surrounding the Project site consists of parcels that are zoned Rural Residential (RR), Limited Agriculture (A70), Specific Plan (S88), Open Space (S80), and Mobile home Residential (RMH4).

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires Projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA) or increase of 10 dB (CNEL) over pre-existing noise. Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Consistent with the previously approved project, the Modified Project is not expected to expose any on- and off-site, existing, or planned noise sensitive areas to noise in excess of 60 dB(A) or increase of 10 dB (CNEL) over the pre-existing noise.

Noise Ordinance – Section 36-404: Consistent with the previously approved project, non-transportation noise generated by the Modified Project is not expected to exceed the standards of the Noise Ordinance at or beyond the Project's property line. The site is zoned A70, S80, and Variable Family Residential (RV) that has a one-hour average sound limit of 50 dBA daytime and 45 dBA nighttime. The adjacent properties are zoned RR, A70, S88, S80, and RMH4. The Modified Project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36.408, 36.409, and 36.410: Similar to the previously approved project, the Modified Project would not generate construction noise in excess of Noise Ordinance standards. Construction operations would occur only during permitted hours of operation. Also, it is not anticipated that the Modified Project would operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM. Rock drills would be located at a minimum of 200 feet from the nearest occupied residential property line and would comply with the Noise Ordinance noise limit of 82 dBA, Section 36.410 (a). However, to be in compliance with the 75 dBA noise limit pursuant to Section 36.409, the rock drill must be at least 225 feet from any occupied noise sensitive land use. Consistent with the previously approved project, as conditioned for the Modified Project, any work occurring with 225 feet of an adjacent property line would be required to provide further noise analysis and mitigation.

Consistent with the previously approved project, the following conditions shall be applied to the Modified Project:

Blasting Noise Plan

- Prior to any ground disturbing activities, the applicant shall submit to, and receive approval from, the Director of PDS, a Blasting Plan consistent with Noise and an Exhibit showing all location of where blasting activities would occur.

Temporary Rock Crushing and Drilling

- Prior to any ground disturbing activities, the applicant shall submit to, and receive approval from, the Director of PDS, an Exhibit showing all locations where rock crushing and drilling would occur. The location of any temporary rock crushing and drilling activities shall be adequately setback.
- During ground disturbing activities, the location of any temporary rock crushing and rock drilling activities shall be adequately setback.

Temporary Construction Noise

- During ground disturbing activities, the Project shall comply with the temporary construction noise control measures and shall comply with the eight-hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 and 36.409.

As previously discussed, the GPU EIR determined impacts from excessive noise levels to be less than significant with mitigation. Consistent with the previously approved project, the Modified Project would have a less than significant impact with specific Project conditions. These conditions are consistent with GPU EIR Mitigation Measures Noi-1.1 and Noi-4.2. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

13(b) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that residential uses would be setback more than 600 feet from any public road or transit Right-of-Way and would not be impacted by groundborne vibration or groundborne noise levels. The Modified Project is is located on the same Project site as the previously approved project. All grading would remain within the previously approved project footprint. None of the operational components have changed (i.e., unit count, mechanical equipment and traffic volumes). Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from excessive groundborne vibration to be less than significant with mitigation. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

13(c) The GPU EIR determined impacts from permanent increase in ambient noise levels to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. The Modified Project does not change the number of dwelling units. All grading would remain within the previously approved project footprint. None of the operational components have changed (i.e., unit count, mechanical equipment and traffic volumes). See response 13 a). Therefore, no new impacts would occur.
As previously discussed, the GPU EIR determined impacts from permanent increase in ambient noise levels to be significant and unavoidable. Consistent with the previously approved project, the Modified Project would have a less-than significant impact with no required mitigation for the reasons detailed above. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

13(d) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the previously approved project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the Project vicinity. As discussed above in 13 a), construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations would occur only during permitted hours of operation. Also, the Project would not operate construction equipment in excess of 75 dB for more than 8 hours during a 24-hour period. Therefore, no new impacts would occur.
As previously discussed, the GPU EIR determined impacts from temporary increase in ambient noise levels to be less than significant with mitigation. Consistent with the previously approved project, the Modified Project would have a less than significant impact with specific Project conditions (listed in response 13[a]). Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

13(e) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the previously approved project would be consistent with the Airport Land Use Compatibility Plan (ALUCP) for Camp Pendleton Air Terminal and is consistent with the plan. The Modified Project includes the same operational components as the previously approved project. Therefore, no new impacts would occur. The Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

13(f) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the site is not located within a 1.0-mile vicinity of a private airstrip. The Modified Project is located on the same Project site as the previously approved project. Therefore, no new impacts would occur. The Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion
With regards to the issue area of Noise, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Noi-1.1 and Noi-4.2), would be applied to the Project. Those mitigation measures, detailed above, require the Project to prepare and implement a blasting plan, setback of rock crushing and drilling activities, and ordinance compliance.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
14. Population and Housing – Would the project:			
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐

Discussion

14(a) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the previously approved project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in the area. The Modified Project would be located on the same Project site as the previously approved project. All grading would remain within the previously approved project footprint and no changes to the unit count would occur. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from population growth to be less than significant. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact for the reasons detailed above and would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

14(b) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the previously approved project would not displace substantial numbers of existing housing. The Modified Project is located on the same Project site as the previously approved project. All grading would remain within the previously approved project footprint and would not displace a substantial number of homes. Therefore, no new impacts would occur.
As previously discussed, the GPU EIR determined impacts from displacement of housing to be less than significant. Consistent with the previously approved project, the Modified Project would have a less-than significant impact for the reasons detailed above and would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

14(c) The GPU EIR concluded this impact to be less than significant. The 2019 15183 Checklist determined that the previously approved project, would not displace a substantial number of people. The Modified Project would have the same operating characteristics as the previously approved project. All grading would remain within the previously approved project footprint and would not displace a substantial number of people. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from displacement of people to be less than significant. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact for the reasons detailed above and would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion
With regards to the issue area of Population and Housing, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because project-specific impacts would be less than significant.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
15. Public Services – Would the project:			
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?	☐	☐	☐

Discussion

15(a) The GPU EIR concluded this impact to be less than significant with mitigation for the exception of school services, which remained significant and unavoidable. The 2019 15183 Checklist determined that there would be adequate public facilities to serve the previously approved project. No changes to the operational components of the previously approved project would occur, and there would be adequate public facilities to serve the Modified Project and would not result in the need for significantly altered services or facilities. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impact to fire protection services, police protection services and other public services as less than significant with mitigation while school services remained significant and unavoidable. However, as the Modified Project would have a less-than significant impact for the reasons stated above, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion
With regards to the issue area of Public Services, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.

2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because project-specific impacts would be less than significant.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
16. Recreation – Would the project:			
a) Would the project increase 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?	☐	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐

Discussion

16(a) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist concluded that the previously approved project would increase the use of existing parks and other recreational facilities; however, through dedication of land to public or private parks impacts would be reduced. The Modified Project would have the same operating characteristics and the same number of dwelling units. No changes to the operational component would occur. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts related to deterioration of parks and recreational facilities to be less than significant. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact for the reasons detailed above and would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

16(b) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that impacts from the proposed recreational amenities have been considered as part of the overall environmental analysis. All grading would remain within the previously approved project footprint and no changes to the operational component would occur. Therefore, no new impact would occur.

As previously discussed, the GPU EIR determined impacts related to construction of new recreational facilities to be less than significant. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact for the reasons detailed above and would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion
With regards to the issue area of Recreation, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because project-specific impacts would be less than significant.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
17. Transportation and Traffic – Would the project:			
a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	☐	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐

Discussion

17(a) The GPU EIR concluded this impact to be significant and unavoidable. The County of San Diego Guidelines for Determining Significance and Report Format and Content

Requirements for Transportation and Traffic (Transportation Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards, Mobility Element, and the Transportation Impact Fee Program.

The 2019 15183 Checklist determined that the previously approved project would result in direct and cumulative impacts to the study area intersections and road segments. Impacts would be reduced with the implementation of improvements and/or mitigation measures as described in the 2019 15183 Checklist.

The Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation, adding drainage basins; and, an additional borrow site in PA3.. All grading would remain within the previously approved project footprint and no changes to the operational component would occur including the proposed unit count. Therefore, no new impact would occur.

As previously discussed, the GPU EIR determined significant and unavoidable impacts to unincorporated County traffic and LOS standards. The Modified Project would have a less-than-significant impact to County roadway and road segments with the incorporation of GPU EIR mitigation measures while impacts to Caltrans facilities would remain significant and unmitigable. However, the Modified Project would not result in a peculiar impact to the site, or a more severe impact than anticipated in the GPU EIR. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is no new information of substantial importance than identified within the GPU EIR.

17(b) The GPU EIR concluded this impact to be significant and unavoidable. The designated congestion management agency for the County is the San Diego Association of governments (SANDAG). In October 2009, the San Diego region elected to be exempt from the State Congestion Management Program and, since this decision, SANDAG has been abiding by 23 CFR 450.320 to ensure the region's continued compliance with the federal congestion management process. Same as the previously approved project, the Modified Project would not conflict with an applicable congestion management program and would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

17(c) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist concluded that the previously approved project is located within an ALUCP for Camp Pendleton Air Terminal and is consistent with the plan and that no specific requirements are required. The Modified Project would be located on the same Project site as the previously approved project. All grading would remain within the previously approved project footprint and no changes to the operational component would occur. Therefore, no new impacts would occur. Therefore, the Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

17(d) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that previously approved project would not substantially alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously approved project footprint. All roadway improvements would be designed to confirm to County Roadway Standards. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts on rural road safety to be significant and unavoidable. However, the Modified Project would have a less-than-significant impact with no mitigation required for the reasons detailed above. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

17(e) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that the previously approved project would provide adequate emergency fire access. The Modified Project includes a revision to the Tentative Map, PDS2016-TM-5615, to construct an equestrian MUP emergency fire access per PDS2016-MUP-16-012. In addition, previously approved project and consistent with GPU EIR mitigation measure Tra-4.2, the Modified Project would implement the Building and Fire codes to ensure emergency access accessibility. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts on emergency access as less than significant with mitigation. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact for the reasons detailed above and is consistent with GPU EIR Mitigation Measure Tra-4.2, and the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

17(f) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist concluded that the previously approved project, would not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle, or pedestrian facilities and would not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would remain within the previously

approved project footprint and no changes to the operational component would occur. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts on alternative transportation and rural safety as less than significant with mitigation. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact for the reasons detailed above, it would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion
With regards to the issue area of Transportation and Traffic, the following findings can be made

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Tra-1.3, Tra-1.4, Tra-1.7, Tra-2.1 and 4.2) would be applied to the Project. The mitigation measures, as detailed above, would require the Project applicant to comply with the County Public Road Standards, Guidelines for Determining Significance, County TIF Ordinance, coordinate with other jurisdictions to identify appropriate mitigation and implement the Building and Fire Codes to ensure adequate services are in place.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
18. Utilities and Service Systems – Would the project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐
e) 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?	☐	☐	☐

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐

Discussion

18(a) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist concluded that there is adequate capacity to serve the previously approved project. All grading would remain within the previously approved project footprint and no changes to the operational component would occur. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts on wastewater treatment requirements to be less than significant. Consistent with the previously approved project, the Modified Project would have a less than-significant impact for the reasons detailed above and would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

18(b) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist concluded that impacts on wastewater treatment would be less than significant. The Modified Project would have the same operating characteristics and the same number of dwelling units as the previously approved project. All grading would remain within the previously approved project footprint. Consistent with the previously approved project, the proposed waste and wastewater pipeline extensions and other improvements would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts on wastewater treatment requirements to be less than significant. Consistent with the previously approved project, the Modified Project would have a less than-significant impact for the reasons detailed above and would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

18(c) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist concluded that the stormwater facilities for the previously approved project would not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis. The Modified Project is a revision and time extension for Tentative Map, PDS2016-TM-5615. The revision includes 2,500,000 cubic yards of balanced grading and new storm water drainage facilities, including new drainage basins. All grading would remain in the previously approved project footprint. Consistent with previously approved project, the new stormwater facility would not result in additional adverse effect beyond those already identified in other sections of this environmental analysis. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts on sufficient stormwater drainage facilities to be less than significant. As the Modified Project would have a less-

than-significant impact for the reasons detailed above, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

18(d) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that there is adequate water to serve the previously approved project. All grading would remain within the previously approved project footprint. No changes to the operational components would occur. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts to adequate water supplies be significant and unavoidable. Consistent with the previously approved project, the Modified Project would have a less-than significant impact with no required mitigation for the reasons detailed above. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

18(e) The GPU EIR concluded this impact to be less than significant with mitigation. The 2019 15183 Checklist determined that there is adequate wastewater capacity to serve the previously approved project. All grading would remain within the previously approved project footprint. No changes to the operational components would occur. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts to adequate wastewater facilities to be less than significant with mitigation. Consistent with the previously approved project, the Modified Project would have a less than significant impact for the reasons detailed above and would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is not new information of substantial importance than identified within the GPU EIR.

18(f) The GPU EIR concluded this impact to be significant and unavoidable. All solid waste facilities, including landfills, require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not create new impacts, increase impacts, and there is not new information of substantial importance than identified within the GPU EIR.

18(g) The GPU EIR concluded this impact to be less than significant. Consistent with the previously approved project, the Modified Project would deposit all solid waste at a permitted solid waste facility. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Utilities and Service Systems, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.

4. No mitigation measures contained within the GPU EIR would be required because project-specific impacts would be less than significant.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
19. Wildfire – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:			
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts in the environment?	☐	☐	☐
d) Expose people or structures to significant risk, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?	☐	☐	☐

Discussion

Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials. The guidelines for determining significance stated the proposed GPU would have a significant impact if it would expose 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. In 2019, the issue of Wildfire was separated into its own section within Appendix G of the CEQA Guidelines to incorporate the four issue questions above. The GPU EIR did address these issues within the analysis; however, they were not called out as separate issue areas. Within the GPU EIR, the issue of Wildland Fires was determined to be significant and unavoidable.

19(a) The 2019 15183 Checklist determined that the previously approved project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The Project site is located in a moderate and a very high fire hazard severity zone (FHSZ). The location of the Project within a very high FHSZ requires the preparation of the Fire Protection Plan (FPP) for both the PRD and the equestrian facility. A FPP and a Conceptual Wildland Fire Evacuation Plan was prepared for the previously approved project. The Modified Project would not change the number of dwelling units or operating characteristics. All grading would remain within the previously approved project footprint, therefore, no changes to the FPP or Conceptual Wildland Fire Evacuation Plan are warranted due to the Modified Project Tentative Map revisions.

Therefore, the Project would not Substantially impair an adopted emergency response plan or emergency evacuation plan and no new impacts would occur.

As previously stated, Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials, and was determined to be significant and unavoidable. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact with no required mitigation for the reasons detailed above. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

19(b) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project could expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. due to its location within a very high FHSZ. The Modified Project would not change the number of dwelling units and would include construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. A FPP and a Conceptual Wildland Fire Evacuation Plan was prepared for the previously approved project. All grading would remain within the previously approved project footprint, therefore, no changes to the FPP or Conceptual Wildland Fire Evacuation Plan are warranted due to the proposed Project Tentative Map revisions.

Consistent with the previously approved project, the following design features and conditions of approval have been incorporated into the Modified Project to reduce the impacts associated to Wildfire:

- All planning areas have an established 100-foot fuel modification zone (FMZ) around the outside perimeter. This buffer provides adequate space to implement a Zone 1 and 2 fuel modification area.
- Water supply would allow fire flows to all mains to meet the required 2500 gallons per minute (GPM). Security gates in PA3 would be installed and designed to North County FPD standards to allow safe emergency egress.
- The Project applicant shall define areas of responsibility for the future HOA as well as private lot owners, particularly in regard to responsibility for the 100-foot brush management zone (BMZ) illustrated on the Project site plan.
- The Project shall implement the ignition-resistant construction standards compliant with California Fire Code and Chapter 7A of the California Building Code for all residential structures.
- In order to mitigate for dead end road lengths which would otherwise exceed
- maximum allowable lengths, the Project shall construct Dulin Road as a private road through PA3, connecting to the existing public segment of Dulin Road at the Project's eastern boundary.

As previously stated, Wildfire was analyzed within the GPU EIR within Section 2.7, Hazards and Hazardous Materials and was determined to be significant and unavoidable. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact with the incorporation of Project conditions consistent with GPU EIR Mitigation Measure Haz-4.3 for compliance with the Building and Fire Code. The Modified Project has also incorporated the GPU EIR Mitigation Measure Haz-4.2 for brush management as a Project design feature. Therefore, the Modified Project would be consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

19(c) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project would require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts in the environment. The Modified Project includes 2,500,000 cubic yards of balanced grading, whereas the original approval included 1,900,000 cubic yards as well as changes to 86 lot lines; lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian MUP emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation. All grading would occur within the previously approved footprint. No new impacts would occur.

As previously discussed, the GPU EIR determined impacts from Wildfire to be significant and unavoidable. Consistent with the previously approved project, the Modified Project would have a less-than significant impact with the incorporation of design features and conditions consistent with the GPU EIR Mitigation Measures Haz-4.2 and Haz-4.3. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

19(d) The GPU EIR concluded this impact to be significant and unavoidable. The 2019 15183 Checklist determined that the previously approved project would not expose people or structures to significant risk due to post-fire instability with the incorporation with project design features. The Modified Project would include the same operating characteristics of the previously approved project and would construct a new emergency fire access per PDS2016-MUP-16-012 and additional off-site traffic improvements. All grading would occur within the previously approved project footprint and no changes to the operation component would occur. Therefore, no new impacts would occur.

As previously discussed, the GPU EIR determined impacts from Wildfire to be significant and unavoidable. Consistent with the previously approved project, the Modified Project would have a less-than-significant impact with the incorporation of design features and conditions consistent with the GPU EIR Mitigation Measures Haz-4.2 and Haz-4.3. Therefore, the Modified Project would be consistent with the analysis within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Wildfire, the following findings can be made:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Haz-4.2 and Haz-4.3) would be applied to the Project. These mitigation measures, as detailed above, requires the Project applicant to implement brush management and comply with the building and fire codes.

Appendices

Appendix A – 2019 15183 Checklist

Appendix B – Technical Studies

Appendix C – Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067

Appendix A

The following is the list of project-specific technical studies used to support the project's environmental analysis. All technical studies are available on the website here https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects.html#par_title or hard copies are available at the County of San Diego Zoning Counter, 5510 Overland Avenue, Suite 110, San Diego, 92123:

- Helix Environmental Planning. Ocean Breeze Ranch – Addendum to the Biological Resources Technical Report, County of San Diego, PDS2023-TM-5615TER, October 2024

- Ldn Consulting Inc. Noise Addendum Letter - Ocean Breeze Ranch Revised Tentative Map Time Extension - County of San Diego. PDS2023-TM-5615TER, July 2024

- Ldn Consulting Inc. Air Quality and Greenhouse Gas Addendum Letter, PDS2023-TM-5615TER - Ocean Breeze Ranch Revised Tentative Map Time Extension - County of San Diego, July 2024

- Project Design Consultants Addendum, Final Drainage Study Ocean Breeze Ranch – PDS2023-TM-5615TER, County of San Diego, October 2024

- Summers/Murphy & Partners, Inc. – Conceptual Landscape Plan for Ocean Breeze Ranch - PDS2023-TM-5615TER, County of San Diego, August 2024

- Storm Water Quality Management Plan – Ocean Breeze Ranch – LDGRMJ-30295, PDS2023-TM-5615TER, County of San Diego, November 2024

References

For a complete list of technical studies, references, and significance guidelines used to support the analysis of the General Plan Update Final Certified Program EIR, dated August 3, 2011, please visit the County's website at:
https://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf

County of San Diego. (2007). Guidelines for Determining Significance and Report Format and Content Requirements, Air Quality. https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/AQ-Guidelines.pdf.

County of San Diego. General Plan Update Environmental Impact Report (2011).

County of San Diego. General Plan Update (2011).

County of San Diego. Climate Action Plan (2018).

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

County of San Diego

VINCE NICOLETTI
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CEQA Initial Study – Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G)

INTRODUCTION

Background and Prior Environmental Analysis

Approved 15183 Checklist for the Previously Approved Project

In December 2019, the County of San Diego Planning Commission approved the Ocean Breeze Ranch project (previously approved project) and the accompanying Statement of Reasons for Exemption From Additional Environmental Review and 15183 Checklist (15183 Checklist). California Public Resources Code Section 21083.3 and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The 15183 Checklist documented that the County of San Diego General Plan Update Program EIR (GPU EIR), which was certified in conjunction with adoption of the GPU on August 3, 2011, adequately anticipated and described the impacts of the previously approved project and identified applicable mitigation measures necessary to reduce project-specific impacts.

15183 Additional Analysis for the Modified Project

A Revised Tentative Map has been submitted with changes to the previously approved project. A 15183 Checklist has been prepared to provide additional analysis to address the changes in the project since the 2019 approval ("Modified Project") and to determine if any additional environmental impacts would occur from these changes beyond those analyzed in 2019 and in the County GPU EIR. The 15183 Checklist prepared for the Modified Project is included as **Appendix A** to this Environmental Checklist Form. The 15183 Checklist focuses only on the changes to the previously approved project. The previously approved project 15183 Checklist is included as **Appendix B** to this Environmental Checklist Form. Additional background information on the previous project approval, 15183 exemption process, GPU EIR, summary of findings, and analysis of potential environmental impacts resulting from the project are provided in the attached 15183 Checklist.

Additional technical analysis has been conducted for the Modified Project to provide evidence that the changes to the previously approved project do not result in new or more severe impacts (i.e., peculiar impacts) than disclosed in the 2019 15183 Checklist or the GPU EIR. To evaluate potential impacts related to Crotch's bumble bee that were not previously analyzed for the

previously approved project, an Addendum to the 2019 Biological Resources Technical Report for the Ocean Breeze Ranch Project (HELIX Environmental Planning [HELIX] 2019) has been prepared to evaluate the Modified Project (HELIX 2024) and is included as **Appendix C** to this Environmental Checklist Form.

Purpose of Initial Study – Environmental Checklist Form

The enclosed CEQA Initial Study – Environmental Checklist Form (Initial Study) has been prepared to evaluate new site- or project-specific significant impacts identified for the Modified Project that are not identified in the GPU EIR and determine if these new significant impacts can be mitigated to a less-than-significant level. Pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.), an Initial Study is a preliminary environmental analysis that is used by the lead agency as a basis for determining whether an EIR, a Mitigated Negative Declaration (MND), or a Negative Declaration is required for a project. A focused EIR or MND is prepared to address new site- or project-specific significant impacts, and a Section 15183 Checklist is prepared to address all other impacts that were encompassed by the GPU EIR, with all pertinent mitigation measures and CEQA findings from the GPU EIR also applied to the proposed project.

Based on the findings of the 15183 Checklist, the Modified Project would not result in any new or more severe significant impacts (i.e., peculiar impacts) than identified in the previously approved project or the GPU EIR, with the exception of potential impacts to Crotch's bumble bee (*Bombus crotchii*), a candidate species under the California Endangered Species Act (CESA), that were not previously analyzed in the 15183 Checklist or described in the GPU EIR. Accordingly, this Initial Study evaluates potential impacts in CEQA Checklist Section IV, *Biological Resources*, Item (a), would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; and Item (d), would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. CEQA Checklist Section XXI, *Mandatory Findings of Significance*, is evaluated relative to whether the project would (a) have the potential to substantially 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; or (b) have impacts that are individually limited, but cumulatively considerable. All other environmental issue areas were adequately evaluated in the 15183 Checklist included as Appendix A to this Initial Study and are not further discussed herein.

PROJECT INFORMATION

1. **Project Name; Project Number(s); Environmental Log Number**:

   Ocean Breeze Ranch Modified Project
   PDS2023-TM-5615TER, PDS2024-MUP-16-012W1, PDS2024-STP-16-032W1 and PDS2024-ER-16-02-006B

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

a. Contact: Greg Mattson, AICP, Contract Planner
b. Phone number: (619) 895-7177
c. E-mail: gmattson@sdcounty.ca.gov

3. Project location:

The Ocean Breeze Ranch Modified Project (Modified Project) is located at 5820 West Lilac Road, in the Bonsall and Fallbrook Community Plan areas within unincorporated northern San Diego County. The Modified Project site spans across 1,402.52 acres and is located just south of State Route (SR-) 76 and the San Luis Rey River. Interstate (I-) 15 is located approximately 0.3 mile east of the Modified Project site. Primary access to the site is provided by West Lilac Road. Figure 1 shows the regional location, Figure 2 shows the project location on an aerial photograph, and Figure 3 shows the project location on a USGS map. The site is depicted within Sections 13, 14, 15, 20, 21, 22, and 23 of Township 10 South, Range 3 West of the *Bonsall, California* U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map.

4. Project Applicant name and address:

Ocean Breeze Ranch LLC
1550 South Coast Highway, Suite 201
Laguna Beach, CA 92651

5. General Plan

Community Plan:	Bonsall Community Plan
Regional Categories:	Village, Semi-Rural, Rural, No Jurisdiction
Land Use Designations:	Village Residential (VR-4.3), Semi-Rural Residential (SR-4), Semi-Rural Residential (SR-10), Rural Lands (RL-20), and Rural Lands (RL-40)
Density:	VR-4.3, SR-4, SR-10, RL-20, RL-40
Floor Area Ratio (FAR):	N/A

6. Zoning

Use Regulation:	Variable Family Residential (RV), Limited Agriculture (A70), and Open Space (S80)
Minimum Lot Size:	1 du per 6,000 Square Feet,1 du per 2 Acres,1 du per 4 Acres, 1 du per 8 acres
Special Area Regulation:	Community Design Review (B), Flood Plain (F), Airport (C)

7. **Description of project**:

Previous Project Approval:
In December 2019, the County of San Diego Planning Commission approved the Ocean Breeze Ranch project (previously approved project). The previously approved project included two components – a planned residential development and a private equestrian facility on a 1,402.52-acre site. The planned residential development included 396 residential lots divided into three planning areas (PA1, PA2, and PA3). The planned residential development also included parks, roads, and landscaped areas. The existing equestrian facility consisting primarily of previously constructed buildings and structures

would remain active within the site. However, no improvements were proposed to the equestrian facility. A 15183 Checklist Pursuant to CEQA Guidelines Section 15183 was prepared for the previously approved project and is included as an appendix to this document.

Description of Project:
The Modified Project is a Revised Map Time Extension for the previously approved project (Tentative Map 5615). The applicant (Ocean Breeze Ranch, LLC) requests a time extension and revisions to the previously approved project's grading design in order to avoid extensive import or export of soil in addition to other changes. Figure 4 depicts the site plan for the Modified Project.

The Modified Project includes revisions to the previously approved project, which include changes to 86 lot lines (i.e., 57 residential lots, 25 open space lots, 2 public park lots, and 2 private park lots); lowered building pad elevations in PA1 and PA3 and raised building pad elevations in PA2; revised utility alignments; an additional lot line to split the 100-acre subarea off of the 308.9-acre eastern hills excess biological open space; realigning Street B and associated surface improvements and utilities; adding drainage basins; revising West Lilac Road to provide a dual left turn lane and eastbound bike lane; an additional borrow site in PA3; construction of an equestrian Major Use Permit (MUP) emergency fire access per PDS2016-MUP-16-012; and addition of off-site traffic mitigation.

Under the Modified Project, the applicant is proposing to increase the grading quantities from the previously approved project amount of 1,900,000 cubic yards to 2,500,000 cubic yards, resulting in an increase in both cut and fill quantity when compared to the previously approved project of 600,000 cubic yards. To address geotechnical criteria, additional fill is required within PA2. The additional fill would be generated by increasing cut quantities within PA1. Building pad elevations have been lowered in PA1 and raised in PA2. Pad elevations in PA 1 have been reduced across a range of dimensions, ranging from 2 feet as the smallest change to 6 feet as the largest change. Pad elevations in PA 2 have been increased by 0.5 to 1 foot. These changes in pad elevations generally retain the street and lot layout approved under the previously approved project, with modest shifts to street alignment and lot lines. The Modified Project also includes changes to the number of previously approved architectural floor plans; from 6 to 17 floor plans.

As with the previously approved project, Modified Project access to PA1 and PA2 would be provided off West Lilac Road (a public road) and access to PA3 would be provided off Dulin Road (a private road). The Modified Project will be serviced by the North County Fire Department and the Bonsall Unified School District. Potable water and sewer would be provided by the Rainbow Municipal Water District. PA3 and the as-built equestrian center would be served by on-site wastewater treatment systems.

Discretionary Actions:
The Modified Project would require revision to the Tentative Map and a Major Use Permit Modification.

8. Surrounding land uses and setting (Briefly describe the project's surroundings):

Lands surrounding the Modified Project site primarily consist of open space and rural residential development. The San Luis Rey River is located to the north of the Modified Project site, with State Route 76 (SR-76) and rural residential development occurring north

of the river. Interstate 15 (I-15) and rural residential development are located to the east, and rural residential development to the south and west. In addition, a California Department of Transportation (Caltrans) mitigation site is located along the northern property boundary, extending to the San Luis Rey River. The area surrounding the Modified Project site consists of parcels that are zoned Rural Residential (RR), Limited Agriculture (A70), Specific Plan (S88), Open Space (S80), and Mobile home Residential (RMH4).

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	**Agency**
Incidental Take Permit*	California Department of Fish and Wildlife
National Pollutant Discharge Elimination System (NPDES) Permit	Regional Water Quality Control Board
General Construction Storm Water Permit Compliance	Regional Water Quality Control Board
Waste Discharge Requirements Permit	Regional Water Quality Control Board
Water District Approval	Rainbow Municipal Water District
Sewer District Approval	Rainbow Municipal Water District
Fire District Approval	North County Fire Department

*Possible permit.

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, has consultation begun?

YES ☒ NO ☐

Note: Conducting consultation early in the California Environmental Quality Act (CEQA) process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts on Tribal Cultural Resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21083.3.2). Information is also available from the Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(e) contains provisions specific to confidentiality.

Pursuant to AB 52 guidelines, tribal consultation was initiated for 30 days from November 15, 2024, to December 16, 2024. The County received four requests for consultation – Pala Band of Mission Indians, Pechanga Band of Indians, San Luis Rey Band of Mission Indians, and Rincon San Luiseno Band of Mission Indians. County staff has met with Pala, Pechanga, San Luis Rey, and Rincon tribal representatives to describe and discuss the impacts of conserving habitat for the Crotch's bumble bee within an approved biological open space conservation area on the project site. At this time, only Pechanga has agreed to conclude their consultation with the remaining tribes are still undetermined.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

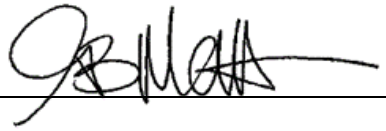
☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☒ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology & Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use & Planning	☐ Mineral Resources
☐ Noise	☐ Population & Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



January 2, 2025
Date

Greg Mattson
Printed Name

Contract Planner
Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: An Addendum to the 2019 Biological Resources Technical Report (BRTR) for the Ocean Breeze Ranch Project (previously approved project) was prepared for the Modified Project (Appendix C; HELIX 2024). The purpose of this addendum is to document the existing biological conditions within the project site relative to Crotch's bumble bee (*Bombus crotchii*), a candidate species under the CESA, and to provide an analysis of potential impacts to this species with respect to local, state, and federal policy, as applicable. At the time of the project's original processing for project approval, Crotch's bumble bee was not listed as a candidate species under CESA. Therefore, impacts to Crotch's bumble bee were not analyzed for the previously approved project. The Addendum and the analysis herein focus solely on Crotch's bumble bee. All other biological resources analyses and documentation required under CEQA for the project were previously conducted and approved by the County's Planning Commission in December 2019, with minor modifications to the previously approved project being addressed in an updated CEQA 15183 Checklist for the Modified Project.

Crotch's bumble bee ranges across much of California and inhabits open grasslands and scrub habitats with suitable nectar and pollen sources. In southern California, it is most commonly observed on flowering species in the *Asclepias*, *Astragalus*, *Chaenactis*, *Eschscholzia*, *Lupinus*, *Phacelia*, and *Salvia* genera. A habitat assessment for Crotch's bumble bee was conducted on May 30, 2024 to determine the extent and suitability of potential habitat within the Modified Project site. A total of three surveys were conducted on June 20 and 21, July 15 and 16, and August 1 and 2, 2024, within an approximately 305.2-acre area of potential Crotch's bumble bee habitat in the southwestern portion of the Modified Project site. Details of the habitat assessment and survey dates, times, and conditions are provided in Table 1 and Section 1.3.2 of the Addendum in Appendix C to this Initial Study.

Survey results were positive for Crotch's bumble bee (Figure 5, *Crotch's Bumble Bee Survey Results*). A total of 29 individuals were observed in 18 locations during the survey effort, with 12 individuals detected during Survey 1, 15 individuals during Survey 2, and two individuals during Survey 3. Male Crotch's bumble bees were seen during all three surveys, and females were observed during the first and second surveys. No Crotch's bumble bee nests were observed, although the identification of male bees during all three surveys indicates the likely presence of a breeding Crotch's bumble bee population on site. The species was observed in Diegan coastal sage scrub and non-native grassland habitats foraging on a variety of flowering nectar sources, including narrow leaf milkweed (*Asclepias fascicularis*), California buckwheat (*Eriogonum fasciculatum*), white sage (*Salvia apiana*), and horehound (*Marrubium vulgare*). Individuals were also observed on non-flowering individuals of deerweed (*Acmispon glaber*), tocalote (*Centaurea melitensis*), and California everlasting (*Pseudognaphalium californicum*). Additional survey details are provided in Table 2 and Section 1.4.2 of the Addendum in Appendix C to this Initial Study.

Direct Impacts

The Modified Project would impact 71.4 acres of habitat considered occupied by Crotch's bumble bee, composed of 32.8 acres of Diegan coastal sage scrub, 1.4 acres of flat-topped buckwheat scrub, and 37.2 acres of non-native grassland (Table 1, *Impacts to Crotch's Bumble Bee Habitat*; Figure 6a, *Crotch's Bumble Bee Survey Results and Project Impacts,* and Figure 6b, *Crotch's Bumble Bee Survey Results and Project Impacts – Detail*). Impacts to Crotch's bumble bee habitat would occur in association with construction of PA1 and associated roadways, including proposed entrance roads from West Lilac Road onto the site. These impacts would be considered significant.

Table 1
IMPACTS TO CROTCH'S BUMBLE BEE HABITAT

Vegetation Community[1]	Existing On-Site[2]	Project Impacts[2]
Diegan Coastal Sage Scrub – including disturbed (32500)	509.2	32.8
Flat-topped Buckwheat Scrub (32800)	1.4	1.4
Non-Native Grassland (42200)	104.2	37.2
Total	**614.8**	**71.4**

[1] Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008).
[2] Rounded to the nearest 0.1 acre; thus, total reflects rounding.

A total of six locations where individual bees were observed would be impacted, and 12 locations would be avoided, including 11 locations to be conserved within biological open space (Figure 7, *Biological Open Space, Vegetation, and Crotch's Bumble Bee Locations*). The other avoided location is within grassland that will remain as is within the existing equestrian facility.

Indirect Impacts

Potential indirect impacts to Crotch's bumble bee may occur as a result of implementation of the Modified Project. These include unauthorized human access into conserved lands, spread of invasive plant species, unauthorized habitat impacts during construction, increased fire risk, and use of herbicides or pesticides.

Unauthorized Human Access Into Conserved Lands

Increases in human activity in the area could result in degradation of open space habitat and associated indirect impacts on Crotch's bumble bee through the creation of unauthorized trails and removal of vegetation that could be used by foraging bees. Potentially significant indirect impacts to Crotch's bumble bee resulting from human access would be avoided through the following project design features: (1) permanent fencing shall be installed around biological open space where it abuts existing or proposed development, as well as in locations where human intrusion would not be precluded by physical factors such as steep topography or dense vegetation; (2) signs prohibiting access shall be posted along the perimeters of biological open space, including along areas where fencing is not installed; and (3) only non-invasive plant species would be included in the landscape plan for the site (species not listed on the California Invasive Plant Inventory prepared by the California Invasive Plant Council [Cal-IPC; 2006]).

Spread of Invasive Plant Species

Non-native plants could colonize areas disturbed by construction and development and could potentially spread into adjacent native habitats. Many non-native plants are highly invasive and can displace native vegetation (reducing native species diversity), potentially increase flammability and fire frequency, change ground and surface water levels, and potentially adversely affect native wildlife dependent on native plant species. Potentially significant indirect impacts to Crotch's bumble bee resulting from non-native plant species would be avoided through the project design features described above.

Unauthorized Habitat Impacts During Construction

Errant construction impacts to sensitive vegetation communities outside the approved project impact footprint could result in a potentially significant impact to Crotch's bumble bee if suitable foraging habitat is affected. Potentially significant indirect impacts resulting from construction impacts outside of the approved project footprint would be addressed through the placement of temporary construction fencing at the edges of the approved impact limits prior to the initiation of grading. Further, all construction staging shall occur within the approved limits of construction.

Increased Fire Risk

Project development could increase the risk of human-induced fires that could affect native habitats and the species dependent upon them, including Crotch's bumble bee. Potentially significant indirect impacts resulting from the increased risk of human-caused fires would be addressed through the incorporation of required fuel management zones and implementation of a limited building zone extending 100 feet outward from the biological open space which would provide a buffer between project development and biological open space. The construction of facilities requiring fire clearing is prohibited within the limited building zone.

Use of Herbicides or Pesticides

Use of herbicides or pesticides by homeowners or the Homeowners Association (HOA) in lands adjacent to the biological open space could have a detrimental effect on Crotch's bumble bee through reducing foraging resources, reducing reproductive capabilities, or direct mortality. Potentially significant indirect impacts resulting from the use of herbicides or pesticides by homeowners are generally not expected to occur, as all residential lots in PA1 and all but seven residential lots in PA2 are set back at least 100 feet from biological open space. The rear portions of 10 of the large lots in PA3 abut the biological open space, but most do not abut habitat with high potential for Crotch's bumble bee. The potential for impacts to Crotch's bumble bee from herbicide and pesticide use in HOA-maintained landscaped areas that abut biological open space would be reduced to a level below significance through Resource Manager outreach encouraging best management practices in the application of herbicides and pesticides to protect native insect pollinators, including (a) applying herbicide as locally and directly as possible (cut-stem application, hand applications, spraying directly onto the target plant), (b) applying pesticide with minimal applications, targeted to address the species of concern, and in compliance with all federal and state laws, (c) applying herbicides and pesticides at times when insect pollinators are less active (e.g., after sunset or during cold temperatures), (d) applying herbicide and pesticide during times when potential nectar sources are absent, and (e) applying herbicide and pesticide at times when insect pollinators are not observed in the area.

In addition, long-term management would be implemented for the Modified Project's biological open space. Management activities would be conducted by a qualified Resource Manager pursuant to a County- and Wildlife Agency-approved Resource Management Plan. The Resource Manager would conduct regular site visits and address management issues as needed, including, but not limited to fence repair, sign replacement, trash removal, and homeowner education, including education focused on best management practices for herbicide and pesticide use adjacent to biological open space.

With implementation of the project design features described above and management activities described in the Resource Management Plan, no significant impact to Crotch's bumble bee resulting from indirect impacts from human access, non-native plant species, errant construction impacts, increases in fire risk, or use of pesticides would occur over the long term.

Cumulative Impacts

As discussed in the 2019 Biological Resources Technical Report for the Ocean Breeze Ranch Project (HELIX 2019), the area of consideration for cumulative impacts on biological resources was based on an approximate 3.0-mile radius from the project site, extending to five miles from the site in a northeasterly direction. This study area includes surrounding open space connections to the project site, as well as foothills and canyons abutting the San Luis Rey River, and important named creek connections to the river in the project vicinity (i.e., Gopher Canyon Creek, Moosa Creek, Couser Creek, and Keys Creek). The cumulative study area was chosen because it includes areas with similar biological resources as the project site, as well as capturing the local watershed for the site. The area of consideration includes lands within a reasonable distance from the project site that may have a biologically based connection to the site in terms of habitat connectivity and development in the region.

A total of 43 projects (including the Modified Project) were reviewed for the cumulative analysis, of which 20 would result in significant or potentially significant cumulative impacts to sensitive biological resources. The remaining 23 projects either would not result in impacts to sensitive biological resources or information on impacts is not available. The Modified Project has the potential to contribute to the cumulative impact on Crotch's bumble bee, as discussed below.

The cumulative projects with available data would impact 220.0 acres of coastal sage scrub habitat and 398.7 acres of non-native grassland habitat, including impacts from the Modified Project. The Modified Project would result in impacts to 34.2 acres of combined coastal sage scrub/coastal sage transition (includes 32.8 acres of Diegan coastal sage scrub and 1.4 acres of flat-topped buckwheat scrub) and 37.2 acres of non-native grassland, for a total of 71.4 acres of impact to Crotch's bumble bee habitat. The Modified Project would contribute to the significant cumulative impact on Crotch's bumble bee since it would further reduce the amount of suitable foraging and nesting habitat available for this species.

Projects are required to compensate impacts on coastal sage scrub at a minimum 1:1 ratio. The Modified Project would compensate the loss of coastal sage scrub habitat at a 3:1 ratio through on-site preservation, per the mitigation measures for impacts to habitat occupied by coastal California gnatcatcher (*Polioptila californica californica*; [HELIX 2019 and 2024]). The 3:1 mitigation would total 102.6 acres of sage scrub. Additionally, in accordance with County guidelines and required mitigation ratios, the Modified Project would mitigate for impacts to non-native grassland at a 0.5:1 ratio, totaling 18.6 acres, through on-site preservation of habitat within biological open space (HELIX 2019 and 2024). Taken together, the Modified Project's required mitigation for impacts to coastal sage scrub and non-native grassland totals 121.2 acres, which

exceeds the minimum 1:1 ratio of habitat preservation for Crotch's bumble bee (71.4 acres). Additional on-site preservation of these habitats would occur above and beyond these minimum requirements, including an additional 43.8 acres of sage scrub and 25.7 acres of non-native grassland conserved within biological open space in occupied bee habitat in the southwestern portion of the site, and an additional 320.9 acres of sage scrub and 16.9 acres of non-native grassland within other portions of the biological open space. Further, other native scrub habitats with high potential to support this species would also be conserved, consisting of 31.5 acres of coastal sage-chaparral scrub and 31.8 acres of southern mixed chaparral.

Significance Conclusion and Mitigation Measures

Direct and cumulative impacts to Crotch's bumble bee would be mitigated through implementation of two species-specific mitigation measures, **MM-CBB-BIO#1** and **MM-CBB-BIO#2**, in addition to implementation of four previously approved general mitigation measures: **BIO-8a, BIO-8b, BIO-10a, and BIO-10b** (HELIX 2019). Implementation of species-specific mitigation measures, **MM- CBB-BIO#1** and **MM-CBB-BIO#2** would reduce direct impacts to less than significant. The Modified Project's contribution to the cumulative impact on Crotch's bumble bee habitat would be less than considerable and reduced to a less than significant level.

Species-Specific Measures (new mitigation measures in italics)

MM-CBB-BIO#1 *Mitigation for impacts to 71.4 acres of Crotch's bumble bee habitat (34.2 acres of combined coastal sage scrub/flat-topped buckwheat scrub and 37.2 acres of non-native grassland) shall occur at a minimum 1:1 ratio through on-site preservation of 71.4 acres of Diegan coastal sage scrub within a biological open space easement. The mitigation land will be located in the southwestern portion of the project site. The mitigation land for Crotch's bumble bee is contained within a much larger block of habitat to be conserved as biological open space for the project, totaling 832.2 acres, and overlaps with on-site preservation of coastal sage scrub for coastal California gnatcatcher. The mitigation shall be provided prior to the issuance of a grading permit. If Crotch's bumble bee is delisted, this measure shall not be required.*

MM-CBB-BIO#2 *Before the start of construction, required consultation with CDFW regarding the project's effects on Crotch's bumble bee must occur. If take of Crotch's bumble bee is expected, an incidental take permit issued by the CDFW must be obtained, as applicable. If CDFW issues an incidental take permit for Crotch's bumble bee, that document shall supersede any inconsistent measures and mitigation ratios provided for the species in the biological resources technical report addendum, CEQA document, or County Conditions of Approval. CESA compliance shall only be required if Crotch's bumble bee remains as a CESA candidate species or is listed under CESA at the time of project construction. If Crotch's bumble bee is delisted, this measure shall not be required.*

Previously Approved Applicable Project Measures

While not required as species-specific mitigation for Crotch's bumble bee, the following four mitigation measures already required for the overall project will assist in reducing the potential for indirect impacts to this species to a level below significance.

MM-BIO-8a The project requires preparation of a Resource Management Plan (RMP) for on-site biological open space to be approved by the County and Wildlife Agencies. The RMP will provide direction for the permanent preservation and management of the on-site biological open space in accordance with County regulations.

MM-BIO-8b The project will incorporate a 100-foot-wide limited building zone easement extending outward from the edge of the biological open space easement.

MM-BIO-10a To help ensure that errant impacts to sensitive vegetation communities outside of the impact footprint are avoided during construction, environmental fencing (including silt fencing where determined necessary by the Stormwater Pollution Prevention Plan), would be installed at the edges of the impact limits prior to initiation of grading. All construction staging shall occur within the approved limits of construction.

MM-BIO-10b A qualified biologist will monitor the installation of environmental fencing wherever it would abut sensitive vegetation communities, jurisdictional waters or wetlands, or biological open space. The biologist also will conduct a preconstruction environmental training session for construction personnel to inform them of the sensitive biological resources on site and avoidance measures to remain in compliance with project approvals. The biologist also will monitor vegetation clearing, grubbing, and grading activities on a regular basis to help ensure compliance with project approvals.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant: The Biological Resources Technical Report (HELIX 2019) prepared for the previously approved project determined that no significant impacts would occur under any of the County's guidelines for Wildlife Movement and Nursery Sites (refer to the County Guidelines for Determining Significance and Report Format and Content Requirements – Biological Resources; County 2010). The presence of Crotch's bumble bee on site does not change the previous conclusions and the Modified Project would not result in significant impacts to Crotch's bumble bee under any of these guidelines.

Sufficient habitat to support Crotch's bumble bee would be conserved in on-site biological open space. The proposed biological open space totals 832.2 acres and extends uninterrupted across the site for approximately 2.5 miles, with an additional 0.5 mile interrupted only by two access roads into the site, one of which currently exists. As such, the Modified Project would not substantially interfere with connectivity between blocks of habitat used by Crotch's bumble bee, or with potential to be used by this species.

The biological open space contains large expanses of native scrub habitats in addition to other habitats (Figure 7). A total of 172.1 acres of occupied Crotch's bumble bee habitat, composed of

146.4 acres of Diegan coastal sage scrub and 25.7 acres of non-native grassland would be conserved in the southwestern portion of the site, and an additional 401.0 acres of suitable habitat would be conserved in the remainder of the biological open space (Figure 8, *Biological Open Space and Crotch's Bumble Bee Habitat*), consisting of 320.9 acres of Diegan coastal sage scrub, 16.9 acres of non-native grassland, 31.5 acres of coastal sage-chaparral scrub, and 31.8 acres of southern mixed chaparral. Preservation of these habitats will continue to provide foraging and breeding habitat for a variety of species, including Crotch's bumble bee. Impacts would be less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to substantially 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, substantially 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?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to 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 were considered in the response to each question in Sections IV of this form. In addition to project-specific impacts, this evaluation considered the Modified Project's potential for significant cumulative effects. The Modified Project would result in significant direct impacts to Crotch's bumble bee habitat; however, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes species-specific mitigation measures **MM-CBB-BIO#1** and **MM-CBB-BIO#2**, plus previously approved mitigation measures **MM-BIO-8a**, **MM-BIO-8b**, **MM-BIO-10a**, and **MM-BIO-10a** to reduce potential impacts on sensitive species and habitats. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with the Modified Project would result. Therefore, the Modified Project has been determined not to meet this Mandatory Finding of Significance.

b) 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)?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The potential for adverse cumulative effects was considered in the response to each question in Section IV of this form. In addition to project-specific impacts, this evaluation considered the Modified Project's potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with the Modified Project. Therefore, the Modified Project has been determined not to meet this Mandatory Finding of Significance.

III. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State, and local regulation are available on the Internet. For Federal regulation refer to http://www4.law.cornell.edu/uscode/. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

County of San Diego. 2010. Guidelines for Determining Significance and Report Format and Content Requirements, Biological Resources. Fourth Revision, September 15.

HELIX Environmental Planning, Inc. 2019. Biological Resources Technical Report for the Ocean Breeze Ranch Project. August 7.

2024. Ocean Breeze Ranch Project Addendum to the Biological Resources Technical Report. October 16.

LIST OF APPENDICES

Appendix A – Updated 15183 Checklist

Appendix B – 2019 15183 Checklist

Appendix C – Ocean Breeze Ranch Project Addendum to the Biological Resources Technical Report

County of San Diego

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January 2, 2025

FOCUSED MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Ocean Breeze Ranch Modified Project

RECORD ID: PDS2023-TM-5615TER, PDS2024-MUP-16-012W1, PDS2024-STP-16-032W1

ENVIRONMENTAL LOG NUMBER: PDS2024-ER-16-02-006B

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

This Focused Mitigated Negative Declaration (MND) has been prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines to evaluate the potential environmental impacts of the proposed project. The project is consistent with the applicable General Plan and zoning, and environmental impacts have been comprehensively addressed in previous environmental documentation through a Section 15183 Checklist. The Section 15183 checklist confirms that the project's potential impacts on all environmental factors except biological resources (Crotch's bumble bee) have been previously analyzed and mitigated under the General Plan and other regulatory frameworks. Therefore, no further review is required for these areas.

Focused environmental review has been conducted to address potential project impacts to biological resources (Crotch's bumble bee) and propose mitigation measures to reduce potentially significant impacts to a less-than-significant level, as this issue was not fully evaluated or mitigated in prior CEQA documentation. This Focused MND is comprised of this form along with the Environmental Initial Study that includes the following:

a. Initial Study – Environmental Checklist Form

b. Attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist prepared pursuant to CEQA Guidelines Section 15183, dated October 16, 2024.

c. Attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist prepared pursuant to CEQA Guidelines Section 15183, dated December 13, 2019

d. Attached extended studies for biological resources

1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Focused Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Focused Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Focused Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures. The new mitigation measures relate to the Crotch's bumble bee are in *Italics.*

MM-CBB BIO#1 *Mitigation for impacts to 71.4 acres of Crotch's bumble bee habitat (34.2 acres of combined coastal sage scrub/flat-topped buckwheat scrub and 37.2 acres of non-native grassland) shall occur at a minimum 1:1 ratio through on-site preservation of 71.4 acres of Diegan coastal sage scrub within a biological open space easement. The mitigation land will be located in the southwestern portion of the project site. The mitigation land for Crotch's bumble bee is contained within a much larger block of habitat to be conserved as biological open space for the project, totaling 832.2 acres, and overlaps with on-site preservation of coastal sage scrub for coastal California gnatcatcher. The mitigation shall be provided prior to the issuance of a grading permit. If Crotch's bumble bee is delisted, this measure shall not be required.*

MM-CBB BIO#2 *Before the start of construction, required consultation with the California Department of Fish and Wildlife (CDFW) regarding the project's effects on Crotch's bumble bee must occur. If take of Crotch's bumble bee is expected, an incidental take permit issued by the CDFW must be obtained, as applicable. If CDFW issues an incidental take permit for Crotch's bumble bee, that document shall supersede any inconsistent measures and mitigation ratios provided for the species in the biological resources technical report addendum, California Environmental Quality Act document, or County Conditions of Approval. California Endangered Species Act (CESA) compliance shall only be required if Crotch's bumble*

bee remains as a CESA candidate species or is listed under CESA at the time of project construction. If Crotch's bumble bee is delisted, this measure shall not be required.

MM-BIO-8a The project requires preparation of a Resource Management Plan (RMP) for on-site biological open space to be approved by the County and Wildlife Agencies. The RMP will provide direction for the permanent preservation and management of the on-site biological open space in accordance with County regulations.

MM-BIO-8b The project will incorporate a 100-foot-wide limited building zone easement extending outward from the edge of the biological open space easement.

MM-BIO-10a To help ensure that errant impacts to sensitive vegetation communities outside of the impact footprint are avoided during construction, environmental fencing (including silt fencing where determined necessary by the Stormwater Pollution Prevention Plan), would be installed at the edges of the impact limits prior to initiation of grading. All construction staging shall occur within the approved limits of construction.

MM-BIO-10b A qualified biologist will monitor the installation of environmental fencing wherever it would abut sensitive vegetation communities, jurisdictional waters or wetlands, or biological open space. The biologist also will conduct a preconstruction environmental training session for construction personnel to inform them of the sensitive biological resources on site and avoidance measures to remain in compliance with project approvals. The biologist also will monitor vegetation clearing, grubbing, and grading activities on a regular basis to help ensure compliance with project approvals.

ADOPTION STATEMENT: This Draft Focused Mitigated Negative Declaration is considered draft until it is adopted by the appropriate County of San Diego decision-making body.



Signature

January 2, 2025
Date

Greg Mattson, AICP
Contract Planner
County of San Diego - Planning & Development Services

Attachment:
California Environmental Quality Act Environmental Initial Study

Ocean Breeze Ranch Project

Addendum to the Biological Resources Technical Report

PDS2023-TM-5615TER
PDS2023-ER-16-02-006
BPDS2022-MUP-16-012TE

October 16, 2024 | 04035.00006.001

Project Proponent:

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Laguna Beach, CA 92561

Prepared by:

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TABLE OF CONTENTS

Section **Page**

1.0 INTRODUCTION 1

1.1 Purpose Of The Addendum Report 1
1.2 Project Location And Description 1
1.2.1 Project Location 1
1.2.2 Project Description 1
1.3 Methods 2
1.3.1 Literature Review 2
1.3.2 Crotch's Bumble Bee Surveys 2
1.3.3 Nomenclature 3
1.4 Results 3
1.4.1 Species Information 3
1.4.2 Crotch's Bumble Bee Survey 3
1.5 Applicable Regulations 4
1.5.1 State of California 4

2.0 PROJECT EFFECTS 5

3.0 GUIDELINES FOR DETERMINING SIGNIFICANCE 6

3.1 Special Status Species 6
3.1.1 Analysis Of Project Effects 6
3.1.2 Mitigation Measures And Design Considerations 10
3.1.3 Conclusion 11
3.2 Wildlife Movement And Nursery Sites 12
3.2.1 Analysis Of Project Effects 12
3.2.2 Mitigation Measures And Design Considerations 13
3.2.3 Conclusion 13

4.0 SUMMARY OF PROJECT IMPACTS AND MITIGATION 13

5.0 LIST OF PREPARERS 16

6.0 REFERENCES 17

LIST OF APPENDICES

A 2024 Crotch's Bumble Bee (*Bombus crotchii*) Survey Report for the Ocean Breeze Ranch Project

TABLE OF CONTENTS (cont.)

LIST OF FIGURES

No.	Title	Follows Page
1	Regional Location	2
2	Aerial Photograph	2
3	USGS Topography	2
4	Site Plan	2
5	Crotch's Bumble Bee Survey Results	4
6a	Crotch's Bumble Bee Survey Results and Project Impacts	6
6b	Crotch's Bumble Bee Survey Results and Project Impacts - Detail	6
7	Biological Open Space, Vegetation, and Crotch's Bumble Bee Locations	6
8	Biological Open Space and Crotch's Bumble Bee Habitat.	15

LIST OF TABLES

No.	Title	Page No.
1	Crotch's Bumble Bee Survey Information	3
2	Crotch's Bumble Bee Survey Results	4
3	Impacts To Crotch's Bumble Bee Habitat	5
4	Crotch's Bumble Bee Habitat Impacts And Habitat Preservation	14
5	Summary Of Biological Resources Mitigation Measures For Crotch's Bumble Bee	14

ACRONYMS AND ABBREVIATIONS

Cal-IPC	California Invasive Plant Council
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFG	California Fish and Game
CNDDB	California Natural Diversity Database
County	County of San Diego
HELIX	HELIX Environmental Planning, Inc.
HOA	Homeowners Association
MSCP	Multiple Species Conservation Program
NC	North County
PA	Planning Area
PDS	Planning and Development Services
RMP	Resource Management Plan
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

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1.0 INTRODUCTION

1.1 PURPOSE OF THE ADDENDUM REPORT

At the request of Ocean Breeze Ranch, LLC, HELIX Environmental Planning, Inc. (HELIX) has completed this addendum to the 2019 Biological Resources Technical Report (HELIX 2019) for the Ocean Breeze Ranch Project (project), and subsequent biological resources summary memo (HELIX 2024a) for the Ocean Breeze Ranch Modified Project (modified project). The purpose of this addendum is to document the existing biological conditions within the project site relative to Crotch's bumble bee (*Bombus crotchii*), a candidate species under the California Endangered Species Act (CESA), and to provide an analysis of potential impacts to this species with respect to local, state, and federal policy, as applicable. At the time of the project's original processing for project approval, Crotch's bumble bee was not listed as a candidate species under CESA. Therefore, impacts to Crotch's bumble bee were not previously analyzed for the project. This addendum report provides the biological resources technical documentation necessary for review of Crotch's bumble bee under the California Environmental Quality Act (CEQA) by County of San Diego (County) Planning and Development Services (PDS). This addendum focuses solely on Crotch's bumble bee. All other biological resources analyses and documentation required under CEQA for the project was previously conducted and approved by the County's Planning Commission in December 2019, with minor modifications to the previously approved project being addressed in an updated CEQA 15183 Checklist for the modified project.

1.2 PROJECT LOCATION AND DESCRIPTION

1.2.1 Project Location

The approximately 1,402.5-acre project site (site) is located west of Interstate 15, south of State Route 76, in the unincorporated community of Bonsall in north San Diego County, California (Figure 1, *Regional Location*). More specifically, the site occurs immediately north of portions of West Lilac Road and south of the San Luis Rey River, at 5820 West Lilac Road, Bonsall, California (Figure 2, *Aerial Photograph*). The site is depicted within Sections 13, 14, 15, 20, 21, 22, and 23 of Township 10 South, Range 3 West of the *Bonsall, California* U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map (Figure 3, *USGS Topography*). Primary access to the site is provided by West Lilac Road.

The site occurs within the boundaries of the Draft North County (NC) Multiple Species Conservation Program (MSCP) Plan, which has not yet been approved or adopted.

1.2.2 Project Description

The project includes two components: a planned residential development and a private equestrian facility (Figure 4, *Site Plan*). The planned residential development includes 396 residential lots divided into three planning areas (PA1, PA2, and PA3). The planned residential development also included parks, roads, and landscaped areas. The existing equestrian facility, consisting of maintained equestrian pastures and previously constructed buildings and structures, would remain active within the site.

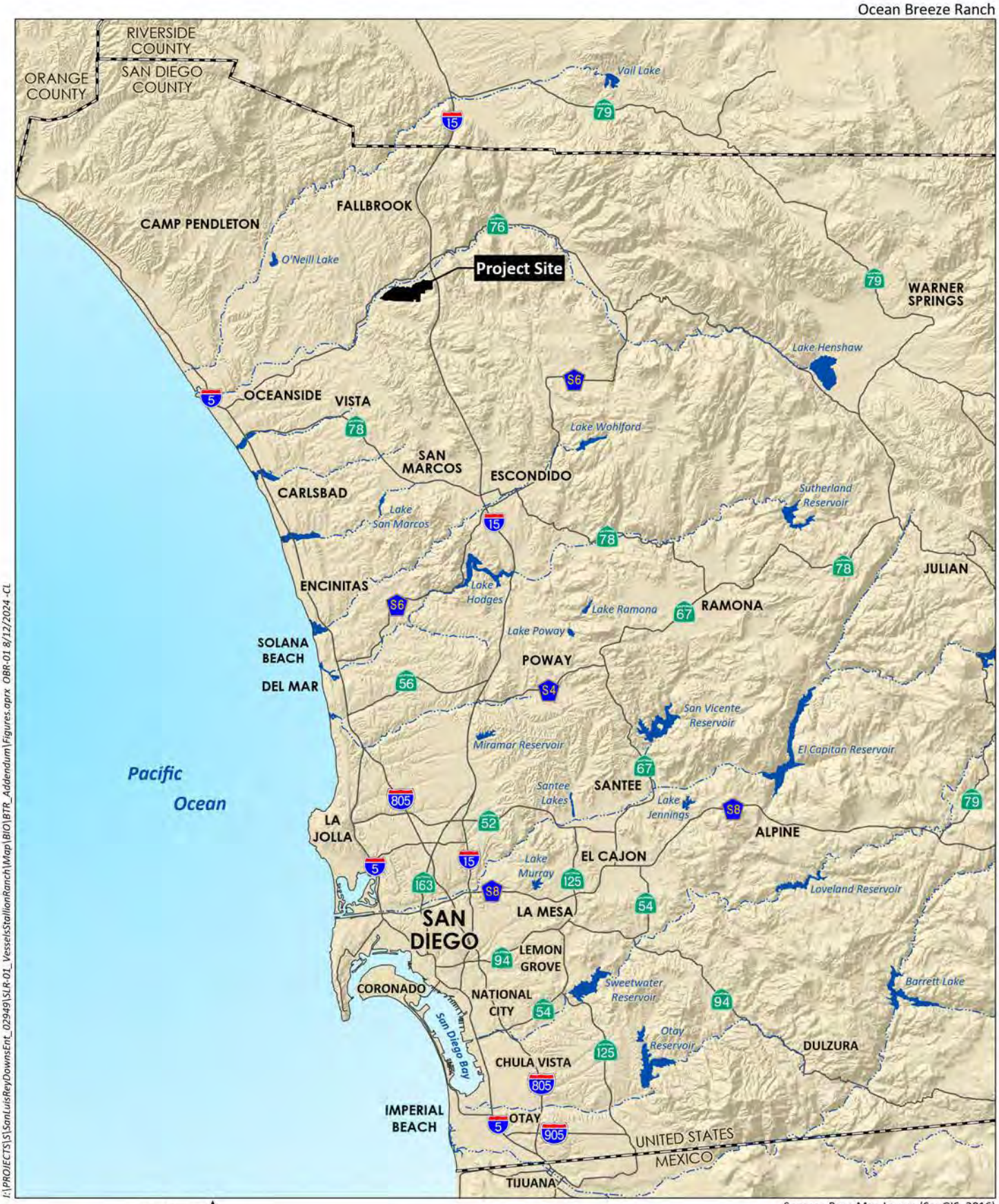
1.3 METHODS

1.3.1 Literature Review

HELIX conducted a search of sensitive species databases for information regarding Crotch's bumble bee within five miles of the project site, including the California Natural Diversity Database (CNDDB [California Department of Fish and Wildlife (CDFW) 2024a]), Bumble Bee Watch (2024), and iNaturalist (2024). Recent aerial imagery, topographic maps, and other maps of the project site and vicinity were reviewed to obtain updated information on the natural environmental setting.

1.3.2 Crotch's Bumble Bee Surveys

A habitat assessment for Crotch's bumble bee was conducted on May 30, 2024 (Table 1, *Crotch's Bumble Bee Survey Information*). A total of three surveys were conducted on June 20 and 21, July 15 and 16, and August 1 and 2, 2024, and survey methods were based on the considerations for CESA Candidate Bumble Bee Species guideline document (CDFW 2023). The survey area encompassed approximately 305.2 acres of potential Crotch's bumble bee habitat in the southwestern portion of the project site. Surveys focused on the project's proposed impact area within suitable habitat and the adjacent surrounding biological open space, although additional suitable habitat occurs in other portions of the on-site biological open space. Surveys were conducted by slowly walking meandering transects that incorporated patches of floral resources throughout the survey area, accounting for potential Crotch's bumble bee nesting locations, pollen and nectar sources, and foraging bumble bee activity. Survey routes were arranged to provide complete coverage of the survey area with the potential for occupancy by Crotch's bumble bee. Surveys were non-capture and were conducted using binoculars and a camera to aid in insect detection and later identification. If detected, photographs were taken of *Bombus* species encountered during the surveys. University of California, Riverside, bumble bee expert Dr. Douglas Yanega confirmed the species identification through the non-capture photographs. Details of the habitat assessment and subsequent survey dates, times, and conditions are noted in Table 1. The 2024 Crotch's Bumble Bee Survey Report (HELIX 2024b) is included in this addendum as Appendix A.



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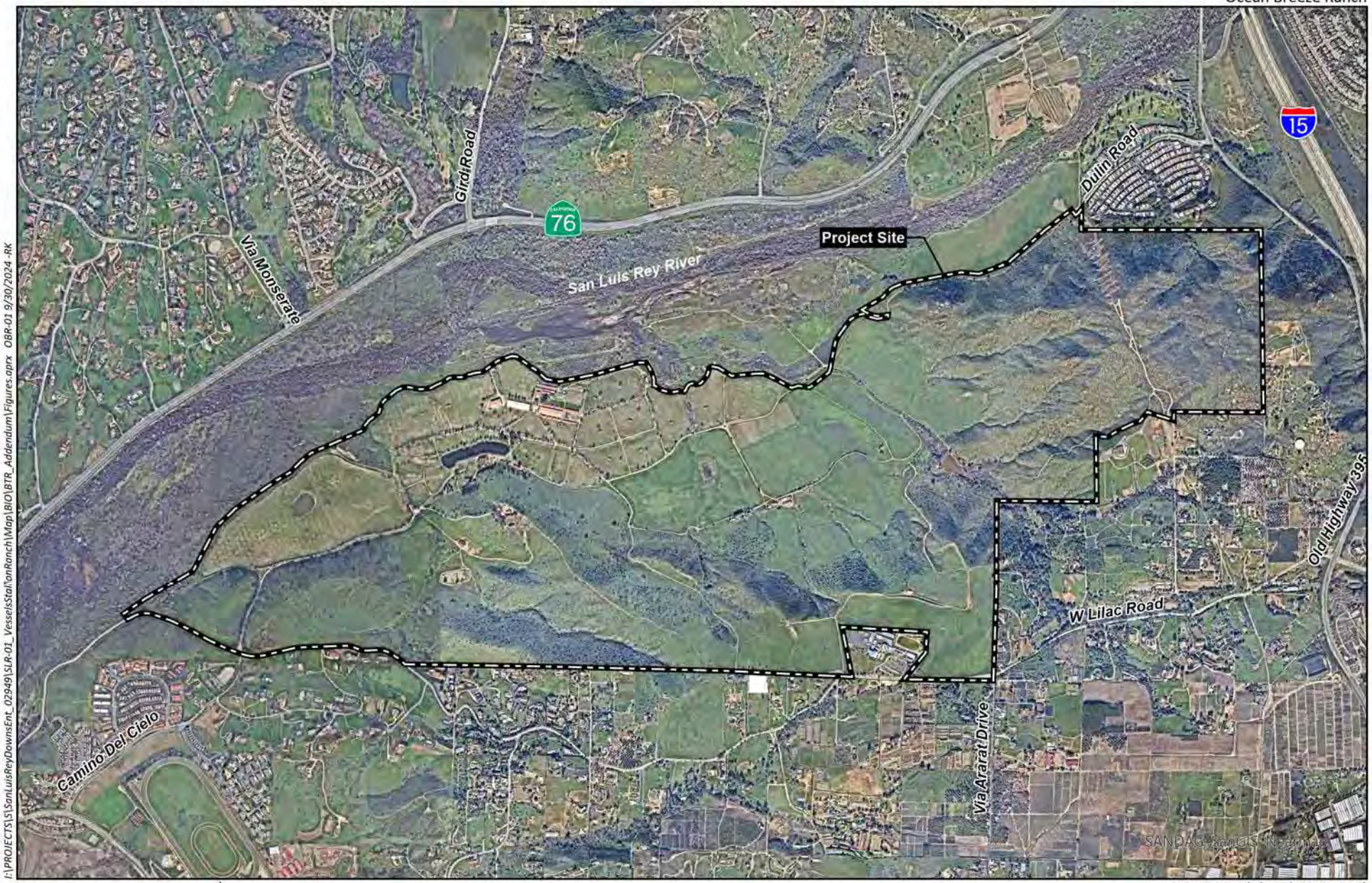
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Source: Base Map Layers (SanGIS, 2016)

HELIX Environmental Planning

Regional Location

Figure 1



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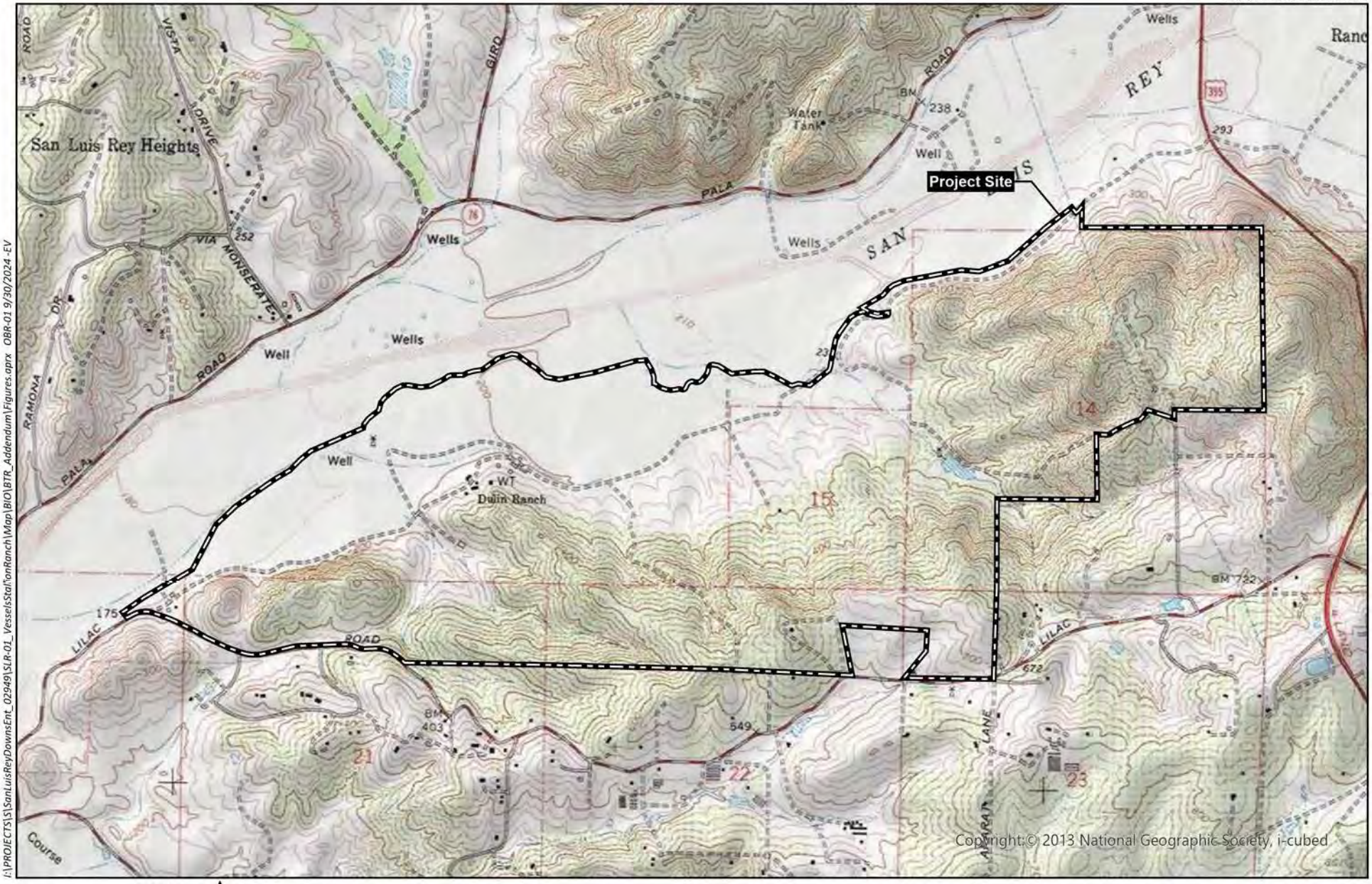
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Source: Aerial Photo (SanGIS, 2023)

HELIX Environmental Planning

Aerial Photograph

Figure 2

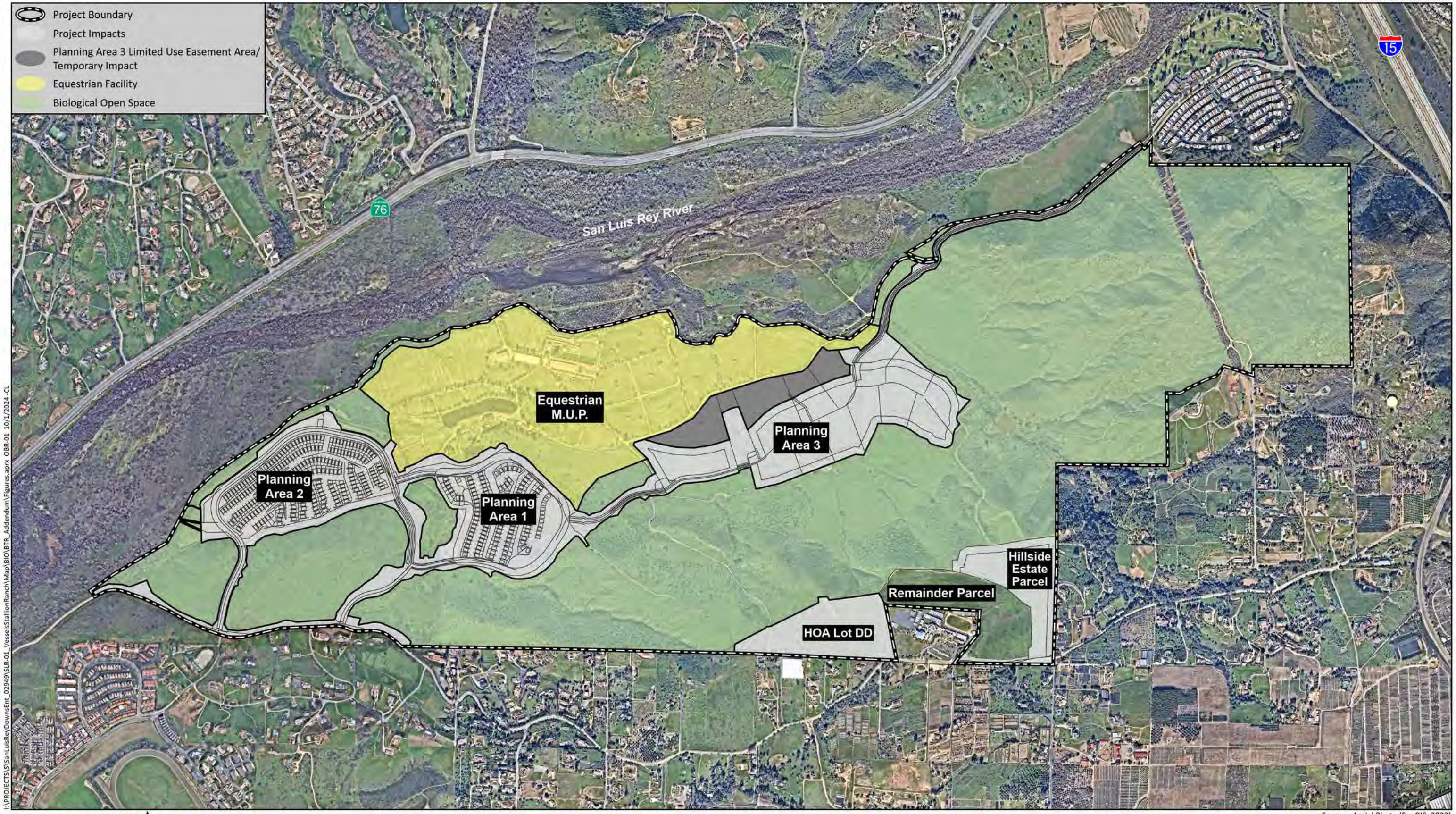


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HELIX Environmental Planning

USGS Topography

Figure 3



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Source: Aerial Photo (SanGIS, 2023)

HELIX Environmental Planning

Site Plan

Figure 4

Table 1
CROTCH'S BUMBLE BEE SURVEY INFORMATION

Survey Type	Date/Weather Conditions[1]			Personnel[2]
Year 2024				
Crotch's Bumble Bee	May 30	N/A	Habitat Assessment	Stacy Nigro
	June 20	Start/End: 0915-1500; 64-84°F; wind 0-9 mph; 85-0% cloud cover	Survey 1	Stacy Nigro, Shawn Carroll, Laura Moreton
	June 21	Start/End: 0900-1500; 65-85°F; wind 0-10 mph; 0-10% cloud cover		Stacy Nigro, Angelica Grunloh, Alexander Walsh
	July 15	Start/End: 0910-1436; 71-82°F; wind 0-10 mph; 100-0% cloud cover	Survey 2	Stacy Nigro, Shawn Carroll, Kenui Moliterno
	July 16	Start/End: 0855-1412; 68-83°F; wind 0-8 mph; 100-1% cloud cover		Alexander Walsh, Kenui Moliterno, Amy Mattson
	August 1	Start/End: 0815-1330; 67-83°F; wind 0-12 mph; 95-30% cloud cover	Survey 3	Alexander Walsh, Kenui Moliterno, Angelica Grunloh
	August 2	Start/End: 0815-1230; 69-90°F; wind 0-10 mph; 30-1% cloud cover		Alexander Walsh, Kenui Moliterno, Angelica Grunloh

F = Fahrenheit
[1] Weather conditions included for focused animal surveys.
[2] HELIX biologists.

1.3.3 Nomenclature

Nomenclature used in this report generally comes from Holland (1986) and Oberbauer (2008) for vegetation; Baldwin, et al. (2012) for plants; and Williams, et al. (2014) for bumble bees. Animal species status is from CDFW (2024b).

1.4 RESULTS

1.4.1 Species Information

Crotch's bumble bee ranges across much of California, including the Mediterranean region, Pacific coast, western desert, and adjacent foothills throughout much of the state's southwestern region and north to Redding. This bee inhabits open grasslands and scrub habitats with suitable nectar and pollen sources. It primarily nests underground and forages on a wide variety of flowers, but a short tongue renders it best suited to open flowers with short corollas. In southern California, it is most commonly observed on flowering species in the *Asclepias*, *Astragalus*, *Chaenactis*, *Eschscholzia*, *Lupinus*, *Phacelia*, and *Salvia* genera.

1.4.2 Crotch's Bumble Bee Survey

Survey results were positive for Crotch's bumble bee (Figure 5, *Crotch's Bumble Bee Survey Results*). A total of 29 individuals were observed in 18 locations during the survey effort, with 12 individuals detected during Survey 1, 15 individuals during Survey 2, and two individuals during Survey 3 (Table 2, *Crotch's Bumble Bee Survey Results*). No Crotch's bumble bee nests were observed.

Table 2
CROTCH'S BUMBLE BEE SURVEY RESULTS

Species	Survey 1 (June 20-21, 2024)	Survey 2 (July 15-16, 2024)	Survey 3 (August 1-2, 2024)
Crotch's bumble bee observations	12	15	2

Male Crotch's bumble bees were seen during all three surveys, and females were observed during the first and second surveys. The species was observed in Diegan coastal sage scrub and non-native grassland habitats foraging on a variety of flowering nectar sources, including narrow leaf milkweed (*Asclepias fascicularis*), California buckwheat (*Eriogonum fasciculatum*), white sage (*Salvia apiana*), and horehound (*Marrubium vulgare*). Individuals were also observed on non-flowering individuals of deerweed (*Acmispon glaber*), tocalote (*Centaurea melitensis*), and California everlasting (*Pseudognaphalium californicum*). Although nests of this species were not directly observed, the identification of male bees during all three surveys indicates the likely presence of a breeding Crotch's bumble bee population on-site.

Other *Bombus* species observed during the surveys were California bumble bee (*Bombus californicus*) and yellow-faced bumble bee (*Bombus vosnesensk*ii). Other bee species observed include western honey bee (*Apis mellifera*), western carpenter bee (*Xylocopa californica*), bindweed turret bee (*Diadasia bituberculata*), and green sweat bee (*Agapostemon texanus* – family *Halictidae*). Numerous other insects were also observed, including various species of wasps, butterflies, flies, dragonflies, and beetles.

1.5 APPLICABLE REGULATIONS

Biological resources-related laws and regulations that apply to Crotch's bumble bee include CEQA and CESA. The CDFW will be responsible for reviewing issues related to Crotch's bumble bee pursuant to CESA. The County is the lead agency for the CEQA environmental review process in accordance with state law and local ordinances. During CEQA review, the County will be responsible for reviewing project issues, including those related to Crotch's bumble bee, per the Guidelines for Determining Significance for Biological Resources (County 2010).

1.5.1 State of California

California Environmental Quality Act

Primary environmental legislation in California is found in CEQA and its implementing guidelines (State CEQA Guidelines), which require that projects with potential adverse effects (or impacts) on the environment undergo environmental review. Adverse environmental impacts are typically mitigated as a result of the environmental review process in accordance with existing laws and regulations.

California Endangered Species Act

The CESA established that it is state policy to conserve, protect, restore, and enhance state endangered species and their habitats. Under state law, plant and animal species may be formally designated rare, threatened, or endangered by official listing by the California Fish and Game Commission. CESA

Project Boundary
Bumble Bee Survey Area

2024 Crotch's Bumble Bee Survey Results

- Survey 1 - June 20-21 (12 individuals)
- Survey 2 - July 15-16 (15 individuals)
- Survey 3 - August 1-2 (2 individuals)

Vegetation Communities/Land Use Types*

- Southern Cottonwood-willow Riparian Forest (61330)
- Southern Willow Scrub (63320)
- Mule Fat Scrub (63310)
- Freshwater Marsh (52400)
- Herbaceous Wetland (52510)
- Open Water/Freshwater Pond (64140)
- Tamarisk Scrub (63810)
- Coast Live Oak Woodland (71160)
- Diegan Coastal Sage Scrub (32500)
- Diegan Coastal Sage Scrub - Disturbed (32500)
- Coastal Sage-Chaparral Scrub (37G00)
- Flat-topped Buckwheat Scrub (32800)
- Southern Mixed Chaparral (37120)
- Non-native Grassland (42200)
- Pasture - Irrigated and Maintained (18310)
- Row Crops (18320)
- Fallow Orchard (18100)
- Open Water/AG Pond (64100)
- Eucalyptus Woodland (11000)
- Non-native Vegetation (79100)
- Disturbed Habitat (11300)
- Urban/Developed (12000)

**Numeric codes following the community/habitat type names are from the County's Biological Resources Guidelines (County 2010) and are based on the "Preliminary Descriptions of the Terrestrial Natural Communities of California" (Holland 1996, Oberbauer 2008).*

Ocean Breeze Ranch

San Luis Rey River
Monserate Hill Road
Dulin Road
San Rey Lane
South Old Highway 395
West Lilac Road
Mountain View Road
Rancho Ladera Road
Via Vera
Via Arara Drive
76
15

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Source: Aerial (SanGIS, 2023)

HELIX Environmental Planning

Crotch's Bumble Bee Survey Results

Figure 5

authorizes that private entities may "take" plant or wildlife species listed as endangered or threatened under both the federal ESA and CESA, pursuant to a federal Incidental Take Permit if the CDFW certifies that the incidental take is consistent with CESA (California Fish and Game [CFG] Code Section 2080.1[a]). For state-only listed species, Section 2081 of CFG Code authorizes the CDFW to issue an Incidental Take Permit for state listed threatened and endangered species if specific criteria are met. Crotch's bumble bee does not have federal status, it is a state-only candidate for listing.

2.0 PROJECT EFFECTS

Direct impacts are immediate impacts resulting from permanent habitat removal, including impacts from grading, grubbing, clearing, and fuel modification. Direct impacts were quantified by overlaying the limits of project-related impacts, including fuel modification zones, on the biological resources map of the site. Indirect impacts are actions that are not direct removal of habitat but affect the surrounding biological resources either as a secondary effect of the direct impacts (e.g., construction noise, runoff, nighttime lighting, fugitive dust, etc.) or as the cause of degradation of a biological resource over time (e.g., edge effects and adjacency issues). Cumulative impacts are those caused by numerous projects in the region and their additive effect of multiple direct and indirect impacts to biological resources over time.

The modified project would impact 71.4 acres of habitat considered occupied by Crotch's bumble bee, composed of 32.8 acres of Diegan coastal sage scrub, 1.4 acres of flat-topped buckwheat scrub, and 37.2 acres of non-native grassland (Table 3, *Impacts to Crotch's Bumble Bee Habitat*; Figure 6a, *Crotch's Bumble Bee Survey Results and Project Impacts* and Figure 6b, *Crotch's Bumble Bee Survey Results and Project Impacts – Detail*). Impacts to Crotch's bumble bee habitat would occur in association with construction of PA1 and associated roadways, including proposed entrance roads from West Lilac Road onto the site. A total of six locations where individual bees were observed would be impacted, and 12 locations would be avoided, including 11 locations to be conserved within biological open space (Figure 7, *Biological Open Space, Vegetation, and Crotch's Bumble Bee Locations*). The other avoided location is within grassland that will remain as is within the existing equestrian facility.

Table 3
IMPACTS TO CROTCH'S BUMBLE BEE HABITAT

Vegetation Community[1]	Existing On-Site[2]	Project Impacts[2]
Diegan Coastal Sage Scrub – including disturbed (32500)	509.2	32.8
Flat-topped Buckwheat Scrub (32800)	1.4	1.4
Non-Native Grassland (42200)	104.2	37.2
Total	**614.8**	**71.4**

[1] Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008).
[2] Rounded to the nearest 0.1 acre; thus, total reflects rounding.

Potential indirect impacts to Crotch's bumble bee may occur as a result of project implementation. These include unauthorized human access into conserved lands, spread of invasive plant species, unauthorized habitat impacts during construction, increased fire risk, and use of herbicides or pesticides, as described below.

Increases in human activity in the area could result in degradation of open space habitat and associated indirect impacts on Crotch's bumble bee through the creation of unauthorized trails and removal of vegetation that could be used by foraging bees.

Non-native plants could colonize areas disturbed by construction and development and could potentially spread into adjacent native habitats. Many non-native plants are highly invasive and can displace native vegetation (reducing native species diversity), potentially increase flammability and fire frequency, change ground and surface water levels, and potentially adversely affect native wildlife dependent on native plant species.

Errant construction impacts to sensitive vegetation communities outside the approved project impact footprint could result in a potentially significant impact to Crotch's bumble bee if suitable foraging habitat is affected.

Project development could increase the risk of human-induced fires that could affect native habitats and the species dependent upon them, including Crotch's bumble bee.

Use of herbicides or pesticides by homeowners or the Homeowners Association (HOA) in lands adjacent to the biological open space could have a detrimental effect on Crotch's bumble bee through reducing foraging resources, reducing reproductive capabilities, or direct mortality.

3.0 GUIDELINES FOR DETERMINING SIGNIFICANCE

The only CEQA significance thresholds pertinent to the analysis of project impacts to Crotch's bumble bee are Thresholds 1 (Special Status Species) and 4 (Wildlife Movement and Nursery Sites):

Threshold 1: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS [U.S. Fish and Wildlife Service]?

Threshold 4: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

These thresholds are discussed below in Sections 3.1 and 3.2.

3.1 SPECIAL STATUS SPECIES

3.1.1 Analysis of Project Effects

Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the USFWS or CDFW?

Ocean Breeze Ranch

- Project Boundary
- Bumble Bee Survey Area
- Project Impact Footprint

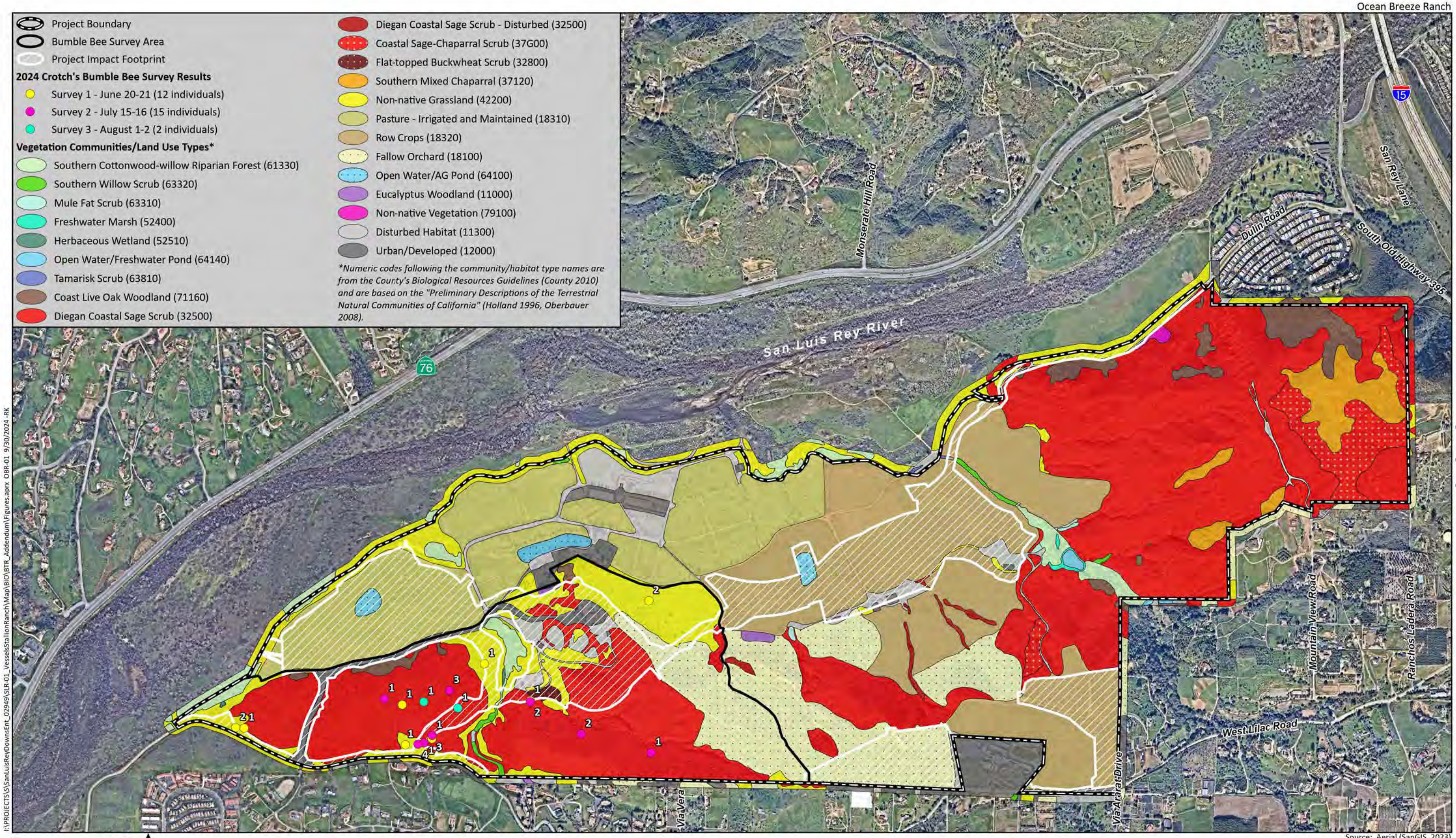
2024 Crotch's Bumble Bee Survey Results

- Survey 1 - June 20-21 (12 individuals)
- Survey 2 - July 15-16 (15 individuals)
- Survey 3 - August 1-2 (2 individuals)

Vegetation Communities/Land Use Types*

- Southern Cottonwood-willow Riparian Forest (61330)
- Southern Willow Scrub (63320)
- Mule Fat Scrub (63310)
- Freshwater Marsh (52400)
- Herbaceous Wetland (52510)
- Open Water/Freshwater Pond (64140)
- Tamarisk Scrub (63810)
- Coast Live Oak Woodland (71160)
- Diegan Coastal Sage Scrub (32500)
- Diegan Coastal Sage Scrub - Disturbed (32500)
- Coastal Sage-Chaparral Scrub (37G00)
- Flat-topped Buckwheat Scrub (32800)
- Southern Mixed Chaparral (37120)
- Non-native Grassland (42200)
- Pasture - Irrigated and Maintained (18310)
- Row Crops (18320)
- Fallow Orchard (18100)
- Open Water/AG Pond (64100)
- Eucalyptus Woodland (11000)
- Non-native Vegetation (79100)
- Disturbed Habitat (11300)
- Urban/Developed (12000)

**Numeric codes following the community/habitat type names are from the County's Biological Resources Guidelines (County 2010) and are based on the "Preliminary Descriptions of the Terrestrial Natural Communities of California" (Holland 1996, Oberbauer 2008).*



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Source: Aerial (SanGIS, 2023)

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Crotch's Bumble Bee Survey Results and Project Impacts

Figure 6a

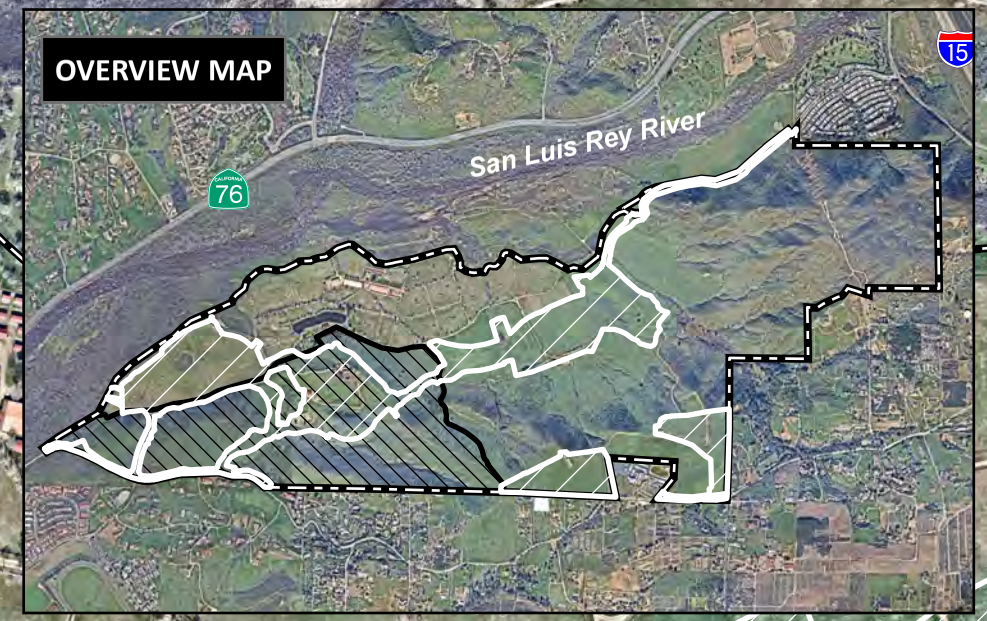
- Project Boundary
- Bumble Bee Survey Area
- Project Impact Footprint

2024 Crotch's Bumble Bee Survey Results

- Survey 1 - June 20-21 (12 individuals)
- Survey 2 - July 15-16 (15 individuals)
- Survey 3 - August 1-2 (2 individuals)

Vegetation Communities

- Southern Cottonwood Willow Riparian Forest
- Southern Willow Scrub
- Mule Fat Scrub
- Herbaceous Wetland
- Coast Live Oak Woodland
- Diegan Coastal Sage Scrub
- Flat-topped Buckwheat Scrub
- Non-native Grassland
- Eucalyptus Woodland
- Fallow Orchard
- Disturbed Habitat
- Urban/Developed



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Source: Aerial (SanGIS, 2023)

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Crotch's Bumble Bee Survey Results and Project Impacts - Detail

Figure 6b

- Project Boundary
- Project Impact Footprint
- Equestrian Facility/Equestrian Major Use Permit Area
- Pedestrian Trail Easement (on Existing Dirt Road)
- Open Space Fencing
- Open Space Conceptual Signage Location

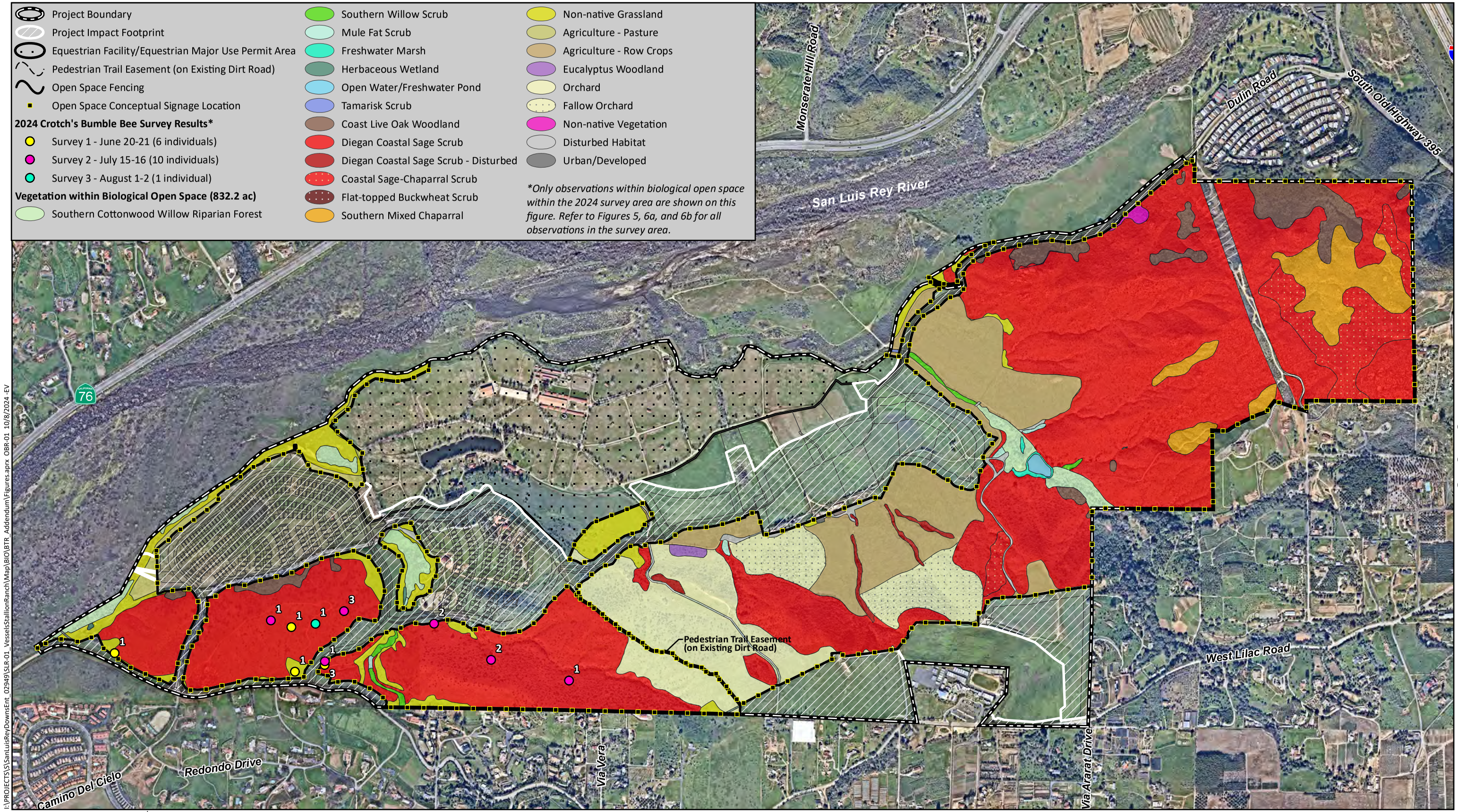
2024 Crotch's Bumble Bee Survey Results*

- Survey 1 - June 20-21 (6 individuals)
- Survey 2 - July 15-16 (10 individuals)
- Survey 3 - August 1-2 (1 individual)

Vegetation within Biological Open Space (832.2 ac)

- Southern Cottonwood Willow Riparian Forest
- Southern Willow Scrub
- Mule Fat Scrub
- Freshwater Marsh
- Herbaceous Wetland
- Open Water/Freshwater Pond
- Tamarisk Scrub
- Coast Live Oak Woodland
- Diegan Coastal Sage Scrub
- Diegan Coastal Sage Scrub - Disturbed
- Coastal Sage-Chaparral Scrub
- Flat-topped Buckwheat Scrub
- Southern Mixed Chaparral
- Non-native Grassland
- Agriculture - Pasture
- Agriculture - Row Crops
- Eucalyptus Woodland
- Orchard
- Fallow Orchard
- Non-native Vegetation
- Disturbed Habitat
- Urban/Developed

**Only observations within biological open space within the 2024 survey area are shown on this figure. Refer to Figures 5, 6a, and 6b for all observations in the survey area.*



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Biological Open Space, Vegetation, and Crotch's Bumble Bee Locations

Figure 7

Per County Guidelines, any of the following conditions would be considered significant under this threshold if:

A. The project would impact one or more individuals of a species listed as federally or state endangered or threatened.

B. The project would impact an on-site population of a County List A or B plant species, or a County Group 1 animal species, or a species listed as a state Species of Special Concern.

C. The project would impact the local long-term survival of a County List C or D plant species or a County Group 2 animal species.

D. The project may impact arroyo toad aestivation, foraging, or breeding habitat.

E. The project would impact golden eagle habitat.

F. The project would result in a loss of functional foraging habitat for raptors.

G. The project would impact the viability of a core wildlife area, defined as a large block of habitat (typically 500 acres or more not limited to project boundaries, though smaller areas with particularly valuable resources may also be considered a core wildlife area) that supports a viable population of a sensitive wildlife species or supports multiple wildlife species.

H. The project would cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive species over the long term.

I. The project would impact occupied burrowing owl habitat.

J. The project would impact occupied cactus wren habitat, or formerly occupied coastal cactus wren habitat that has been burned by wildfire.

K. The project would impact occupied Hermes copper butterfly habitat.

L. The project would impact nesting success of the following sensitive bird species through grading, clearing, fire fuel modification, and/or other noise generating activities such as construction:

- Coastal cactus wren
- Coastal California gnatcatcher
- Least Bell's vireo
- Southwestern willow flycatcher
- Tree-nesting raptors
- Ground-nesting raptors

- Golden eagle
- Light-footed clapper rail

Significant Impacts

The proposed project would result in significant impacts to Crotch's bumble bee under County guideline 3.1.A for the following reasons:

A. The project would impact one or more individuals of a species listed as federally or state endangered or threatened.

The project would result in significant impacts to Crotch's bumble bee, a state candidate for listing under CESA. Candidate species receive the same protections as listed species under CESA.

The project would impact 71.4 acres of habitat considered occupied by Crotch's bumble bee, composed of 32.8 acres of Diegan coastal sage scrub, 1.4 acres of flat-topped buckwheat scrub, and 37.2 acres of non-native grassland. These impacts would be considered significant.

No Impact or Less than Significant Impacts

The project would not result in significant impacts to Crotch's bumble bee under Guidelines 3.1.B through 3.1.L for the following reasons:

Guidelines 3.1.B, 3.1.C, 3.1.D, 3.1.E, 3.1.F, 3.1.G, 3.1.I, 3.1.J, 3.1.K, and 3.1.L are not applicable to Crotch's bumble bee, thus no impact would occur under these guidelines. The project would result in less than significant impacts under Guideline 3.1.H, as further discussed below.

Guideline 3.1.H states "*The project would cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive species over the long term*."

The project would avoid potentially significant indirect impacts to Crotch's bumble bee under Guideline 3.1.H as follows:

Potentially significant indirect impacts to Crotch's bumble bee resulting from human access and non-native plant species would be avoided through the following project design features: (1) permanent fencing shall be installed around biological open space where it abuts existing or proposed development, as well as in locations where human intrusion would not be precluded by physical factors such as steep topography or dense vegetation; (2) signs prohibiting access shall be posted along the perimeters of biological open space, including along areas where fencing is not installed; (3) and only non-invasive plant species would be included in the landscape plan for the site (species not listed on the California Invasive Plant Inventory prepared by the California Invasive Plant Council [Cal-IPC; 2006]).

Potentially significant indirect impacts resulting from construction impacts outside of the approved project footprint would be addressed through the placement of temporary construction fencing at the edges of the approved impact limits prior to the initiation of grading. Further, all construction staging shall occur within the approved limits of construction.

Potentially significant indirect impacts resulting from the increased risk of human-caused fires would be addressed through the incorporation of required fuel management zones and implementation of a limited building zone extending 100 feet outward from the biological open space which would provide a buffer between project development and biological open space. The construction of facilities requiring fire clearing is prohibited within the limited building zone.

Potentially significant indirect impacts resulting from the use of herbicides or pesticides by homeowners are generally not expected to occur, as all residential lots in PA1 and all but seven residential lots in PA2 are set back at least 100 feet from biological open space. The rear portions of 10 of the large lots in PA3 abut the biological open space, but most do not abut habitat with high potential for Crotch's bumble bee. The potential for impacts to Crotch's bumble bee from herbicide and pesticide use in HOA-maintained landscaped areas that abut biological open space would be reduced to a level below significance through Resource Manager outreach encouraging best management practices in the application of herbicides and pesticides to protect native insect pollinators, including (a) applying herbicide as locally and directly as possible (cut-stem application, hand applications, spraying directly onto the target plant), (b) applying pesticide with minimal applications, targeted to address the species of concern, and, in compliance with all federal and state laws, (c) applying herbicides and pesticides at times when insect pollinators are less active (e.g., after sunset or during cold temperatures), (d) applying herbicide and pesticide during times when potential nectar sources are absent, and (e) applying herbicide and pesticide at times when insect pollinators are not observed in the area.

In addition, long-term management would be implemented for the project's biological open space. Management activities would be conducted by a qualified Resource Manager pursuant to a County- and Wildlife Agency-approved Resource Management Plan. The Resource Manager would conduct regular site visits and address management issues as needed, including, but not limited to fence repair, sign replacement, trash removal, and homeowner education, including education focused on best management practices for herbicide and pesticide use adjacent to biological open space.

With implementation of the project design features described above and management activities described in the Resource Management Plan, no significant impact to Crotch's bumble bee resulting from indirect impacts from human access, non-native plant species, errant construction impacts, increases in fire risk, or use of pesticides would occur over the long term.

Cumulative Impact Analysis

As discussed in the 2019 Biological Resources Technical Report for the Ocean Breeze Ranch Project (HELIX 2019), the area of consideration for cumulative impacts on biological resources was based on an approximate 3.0-mile radius from the project site, extending to five miles from the site in a northeasterly direction. This study area includes surrounding open space connections to the project site, as well as foothills and canyons abutting the San Luis Rey River, and important named creek connections to the river in the project vicinity (i.e., Gopher Canyon Creek, Moosa Creek, Couser Creek, and Keys Creek). The cumulative study area was chosen because it includes areas with similar biological resources as the project site, as well as capturing the local watershed for the site. The area of consideration includes lands within a reasonable distance from the project site that may have a biologically based connection to the site in terms of habitat connectivity and development in the region.

A total of 43 projects (including the proposed project) were reviewed for the cumulative analysis, of which 20 would result in significant or potentially significant cumulative impacts to sensitive biological

resources. The remaining 23 projects either would not result in impacts to sensitive biological resources or information on impacts is not available. The project has the potential to contribute to the cumulative impact on Crotch's bumble bee, as discussed below.

The cumulative projects with available data would impact 220.0 acres of coastal sage scrub habitat and 398.7 acres of non-native grassland habitat, including impacts from the proposed project. The proposed project would result in impacts to 34.2 acres of combined coastal sage scrub/coastal sage transition (includes 32.8 acres of Diegan coastal sage scrub and 1.4 acres of flat-topped buckwheat scrub) and 37.2 acres of non-native grassland, for a total of 71.4 acres of impact to Crotch's bumble bee habitat. The project would contribute to the significant cumulative impact on Crotch's bumble bee since it would further reduce the amount of suitable foraging and nesting habitat available for this species.

Projects are required to compensate impacts on coastal sage scrub at a minimum 1:1 ratio. The proposed project would compensate the loss of coastal sage scrub habitat at a 3:1 ratio through on-site preservation, per the project's mitigation measures for impacts to habitat occupied by coastal California gnatcatcher (*Polioptila californica californica*; [HELIX 2019 and 2024a]). The 3:1 mitigation would total 102.6 acres of sage scrub. Additionally, in accordance with County guidelines and required mitigation ratios, the proposed project would mitigate for impacts to non-native grassland at a 0.5:1 ratio, totaling 18.6 acres, through on-site preservation of habitat within biological open space (HELIX 2019 and 2024a). Taken together, the project's required mitigation for impacts to coastal sage scrub and non-native grassland totals 121.2 acres, which exceeds the minimum 1:1 ratio of habitat preservation for Crotch's bumble bee (71.4 acres). Additional on-site preservation of these habitats would occur above and beyond these minimum requirements, including an additional 43.8 acres of sage scrub and 25.7 acres of non-native grassland conserved within biological open space in occupied bee habitat in the southwestern portion of the site, and an additional 320.9 acres of sage scrub and 16.9 acres of non-native grassland within other portions of the biological open space. Further, other native scrub habitats with high potential to support this species would also be conserved, consisting of 31.5 acres of coastal sage-chaparral scrub, and 31.8 acres of southern mixed chaparral.

As such, the proposed project's contribution to the cumulative impact on Crotch's bumble bee habitat would be less than considerable and reduced to a less than significant level.

3.1.2 Mitigation Measures and Design Considerations

Impacts to Crotch's bumble bee would be mitigated through implementation of two species-specific mitigation measures, BIO-1d and BIO-1e, in addition to implementation of four previously approved general mitigation measures: BIO-8a, BIO-8b, BIO-10a, and BIO-10b (HELIX 2019).

Species-Specific Measures

BIO-1d Mitigation for impacts to 71.4 acres of Crotch's bumble bee habitat (34.2 acres of combined coastal sage scrub/flat-topped buckwheat scrub and 37.2 acres of non-native grassland) shall occur at a minimum 1:1 ratio through on-site preservation of 71.4 acres of Diegan coastal sage scrub within a biological open space easement. The mitigation land will be located in the southwestern portion of the project site. The mitigation land for Crotch's bumble bee is contained within a much larger block of habitat to be conserved as biological open space for the project, totaling 832.2 acres, and overlaps with on-site preservation of coastal sage scrub for coastal California gnatcatcher. The mitigation shall be provided prior to the issuance of a grading permit.

BIO-1e Before the start of construction, required consultation with CDFW regarding the project's effects on Crotch's bumble bee must occur. If take of Crotch's bumble bee is expected, an incidental take permit issued by the CDFW must be obtained, as applicable. If CDFW issues an incidental take permit for Crotch's bumble bee, that document shall supersede any inconsistent measures and mitigation ratios provided for the species in the biological resources technical report addendum, CEQA document, or County Conditions of Approval. CESA compliance shall only be required if Crotch's bumble bee remains as a CESA candidate species or is listed under CESA at the time of project construction. If Crotch's bumble bee is delisted, this measure shall not be required.

Previously Approved Applicable Project Measures

While not required as species-specific mitigation for Crotch's bumble bee, the following four mitigation measures already required for the overall project will assist in reducing the potential for indirect impacts to this species to a level below significance.

BIO-8a The project requires preparation of a Resource Management Plan (RMP) for on-site biological open space to be approved by the County and Wildlife Agencies. The RMP will provide direction for the permanent preservation and management of the on-site biological open space in accordance with County regulations.

BIO-8b The project will incorporate a 100-foot-wide limited building zone easement extending outward from the edge of the biological open space easement.

BIO-10a To help ensure that errant impacts to sensitive vegetation communities outside of the impact footprint are avoided during construction, environmental fencing (including silt fencing where determined necessary by the Stormwater Pollution Prevention Plan), would be installed at the edges of the impact limits prior to initiation of grading. All construction staging shall occur within the approved limits of construction.

BIO-10b A qualified biologist will monitor the installation of environmental fencing wherever it would abut sensitive vegetation communities, jurisdictional waters or wetlands, or biological open space. The biologist also will conduct a preconstruction environmental training session for construction personnel to inform them of the sensitive biological resources on-site and avoidance measures to remain in compliance with project approvals. The biologist also will monitor vegetation clearing, grubbing, and grading activities on a regular basis to help ensure compliance with project approvals.

3.1.3 Conclusion

Project implementation could result in significant impacts to Crotch's bumble bee, a candidate for state listing under CESA. Potential significant impacts could result from loss of habitat. Implementation of species-specific mitigation measures BIO-1d and BIO-1e would reduce impacts to less than significant.

3.2 WILDLIFE MOVEMENT AND NURSERY SITES

3.2.1 Analysis of Project Effects

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Any of the following conditions would be considered significant if:

A. The project would impede wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction.

B. The project would substantially interfere with connectivity between blocks of habitat, or would potentially block or substantially interfere with a local or regional wildlife corridor or linkage.

C. The project would create artificial wildlife corridors that do not follow natural movement patterns.

D. The project would increase noise and/or nighttime lighting in a wildlife corridor or linkage to levels proven to affect the behavior of the animals identified in a site-specific analysis of wildlife movement.

E. The project does not maintain an adequate width for an existing wildlife corridor or linkage and/or would further constrain an already narrow corridor through activities such as (but not limited to) reduction of corridor width, removal of available vegetative cover, placement of incompatible uses adjacent to it, and placement of barriers in the movement path.

F. The project does not maintain adequate visual continuity (i.e., long lines-of-site) within wildlife corridors or linkage.

No Impact or Less than Significant Impacts

The project's approved Biological Resources Technical Report (HELIX 2019) determined that the project would not result in significant impacts under any of the above guidelines for Wildlife Movement and Nursery Sites. The presence of Crotch's bumble bee on-site does not change any of the previous conclusions and the project would not result in significant impacts to Crotch's bumble bee under any of these guidelines.

Sufficient habitat to support Crotch's bumble bee would be conserved in on-site biological open space. The proposed biological open space totals 832.2 acres and extends uninterrupted across the site for approximately 2.5 miles, with an additional 0.5 mile interrupted only by two access roads into the site, one of which currently exists. As such, the project would not substantially interfere with connectivity between blocks of habitat used by Crotch's bumble bee, or with potential to be used by this species.

The biological open space contains large expanses of native scrub habitats in addition to other habitats (Figure 7). A total of 172.1 acres of occupied Crotch's bumble bee habitat, composed of 146.4 acres of Diegan coastal sage scrub and 25.7 acres of non-native grassland would be conserved in the southwestern portion of the site, and an additional 401.0 acres of suitable habitat would be conserved

in the remainder of the biological open space (Figure 8, *Biological Open Space and Crotch's Bumble Bee Habitat*), consisting of 320.9 acres of Diegan coastal sage scrub, 16.9 acres of non-native grassland, 31.5 acres of coastal sage-chaparral scrub, and 31.8 acres of southern mixed chaparral. Preservation of these habitats will continue to provide foraging and breeding habitat for a variety of species, including Crotch's bumble bee. Impacts would be less than significant.

Cumulative Impact Analysis

The cumulative projects are located in a semi-rural area characterized primarily by low-density residential development and agricultural and equestrian uses. The proposed project's biological open space would maintain connectivity to core wildlife habitat along the San Luis Rey River and to undeveloped areas immediately east of the site. With the project's proposed biological open space, incorporation of design features, and implementation of mitigation measures at the specified ratios, the contribution of the project to the cumulative impact on wildlife movement would not be considerable and would be less than significant.

3.2.2 Mitigation Measures and Design Considerations

No additional mitigation measures are required.

3.2.3 Conclusion

With the preservation of habitat within the project's proposed biological open space, impacts to Crotch's bumble bee movement and breeding/foraging habitat would be less than significant and no additional mitigation measures are required.

4.0 SUMMARY OF PROJECT IMPACTS AND MITIGATION

Implementation of the project would result in significant impacts to Crotch's bumble bee, a special status animal species. A total of 71.4 acres of impact would occur to habitat for this species.

Table 4, *Crotch's Bumble Bee Habitat Impacts and Habitat Preservation*, provides a summary of project impacts and habitat preservation pertaining to vegetation communities that are occupied by Crotch's bumble bee or with potential to be occupied by this species. Table 5, *Summary of Biological Resources Mitigation Measures for Crotch's Bumble Bee*, provides a summary of the mitigation measures proposed for this species. Two new mitigation measures have been added to the project that are specific to Crotch's bumble bee.

Table 4
CROTCH'S BUMBLE BEE HABITAT IMPACTS AND HABITAT PRESERVATION

Vegetation Community[1]	Impacts to Crotch's Bumble Bee Occupied Habitat[2]	Minimum Required Mitigation at 1:1	Preservation of Occupied Habitat in Biological Open Space[2]	Additional Suitable Habitat Preserved in Biological Open Space[2]	Total Suitable Habitat for Crotch's Bumble Bee Conserved in Biological Open Space[2]
Diegan Coastal Sage Scrub – including disturbed (32500)	32.8	71.4[3]	146.4	320.9	**467.3**
Flat-Topped Buckwheat Scrub (32800)	1.4		0	0	**0**
Non-Native Grassland (42200)	37.2		25.7	16.9	**42.6**
Coastal Sage-Chaparral Scrub (37G00)	0		0	31.5	**31.5**
Southern Mixed Chaparral (37120)	0		0	31.8	**31.8**
Total	**71.4**	**71.4**	**172.1**	**401.0**	**573.1**

[1] Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008).
[2] Rounded to the nearest 0.1 acre; thus, total reflects rounding.
[3] Mitigation is required at a minimum 1:1 ratio of preservation of occupied habitat, totaling 71.4 acres.

Table 5
SUMMARY OF BIOLOGICAL RESOURCES MITIGATION MEASURES FOR CROTCH'S BUMBLE BEE

Proposed Mitigation	Level of Significance After Mitigation	Guideline Number
New Species-Specific Measures		
BIO-1d Mitigation for impacts to 71.4 acres of Crotch's bumble bee habitat (34.2 acres of combined coastal sage scrub/flat-topped buckwheat scrub and 37.2 acres of non-native grassland) shall occur at a minimum 1:1 ratio through on-site preservation of 71.4 acres of Diegan coastal sage scrub within a biological open space easement. The mitigation land will be located in the southwestern portion of the project site. The mitigation land for Crotch's bumble bee is contained with a much larger block of habitat to be conserved as biological open space for the project, totaling 832.2 acres, and overlaps with on-site preservation of coastal sage scrub for coastal California gnatcatcher. The mitigation shall be provided prior to the issuance of a grading permit.	Less than significant	3.1.A

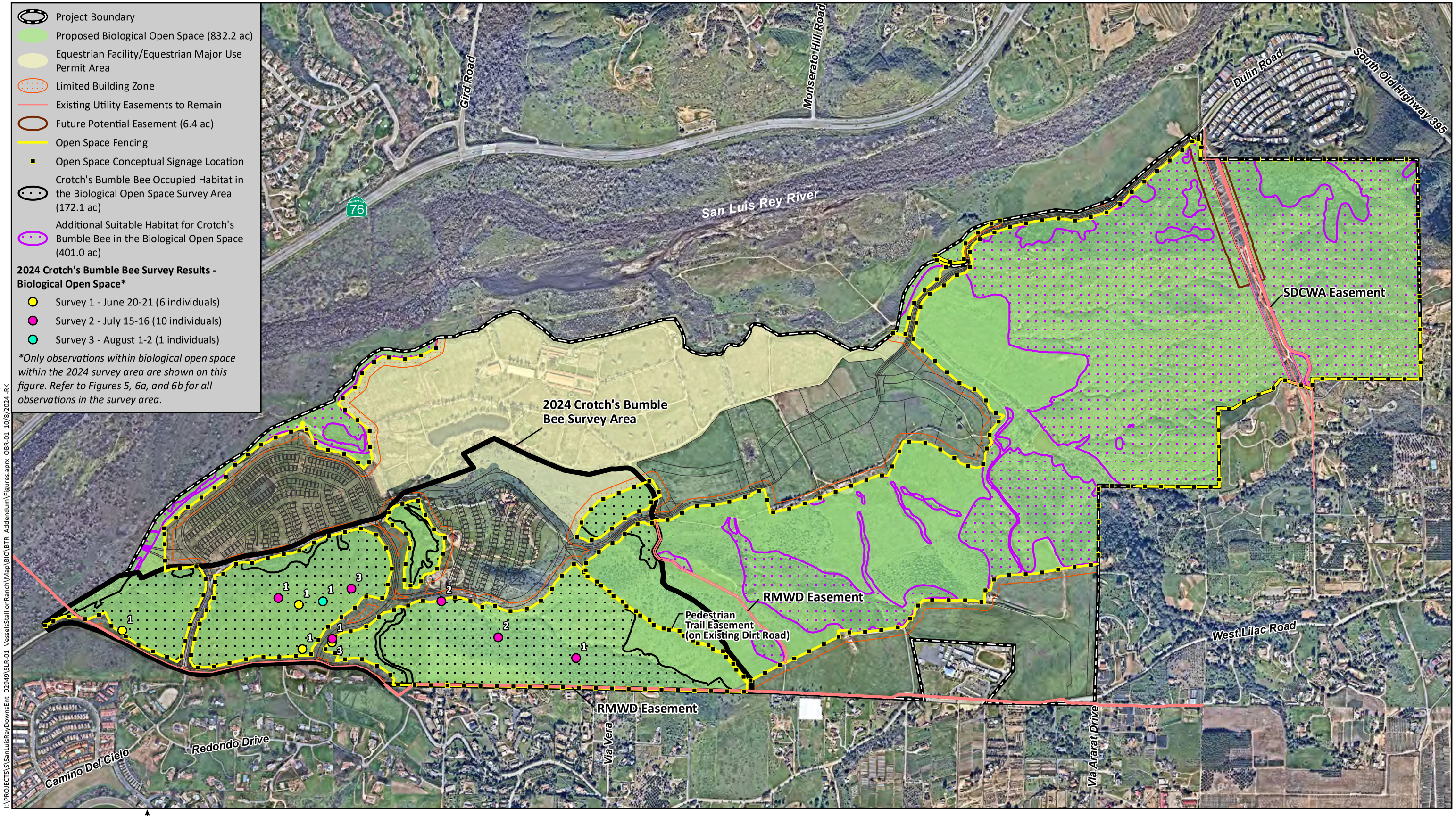
Proposed Mitigation	Level of Significance After Mitigation	Guideline Number
BIO-1e Before the start of construction, required consultation with CDFW regarding the project's effects on Crotch's bumble bee must occur. If take of Crotch's bumble bee is expected, an incidental take permit issued by the CDFW must be obtained, as applicable. If CDFW issues an incidental take permit for Crotch's bumble bee, that document shall supersede any inconsistent measures and mitigation ratios provided for the species in the biological resources technical report addendum, CEQA document, or County Conditions of Approval. CESA compliance shall only be required if Crotch's bumble bee remains as a CESA candidate species or is listed under CESA at the time of project construction. If Crotch's bumble bee is delisted, this measure shall not be required.	Less than significant	3.1.A

- Project Boundary
- Proposed Biological Open Space (832.2 ac)
- Equestrian Facility/Equestrian Major Use Permit Area
- Limited Building Zone
- Existing Utility Easements to Remain
- Future Potential Easement (6.4 ac)
- Open Space Fencing
- Open Space Conceptual Signage Location
- Crotch's Bumble Bee Occupied Habitat in the Biological Open Space Survey Area (172.1 ac)
- Additional Suitable Habitat for Crotch's Bumble Bee in the Biological Open Space (401.0 ac)

2024 Crotch's Bumble Bee Survey Results - Biological Open Space*

- Survey 1 - June 20-21 (6 individuals)
- Survey 2 - July 15-16 (10 individuals)
- Survey 3 - August 1-2 (1 individuals)

**Only observations within biological open space within the 2024 survey area are shown on this figure. Refer to Figures 5, 6a, and 6b for all observations in the survey area.*



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Biological Open Space and Crotch's Bumble Bee Habitat

Figure 8

5.0 LIST OF PREPARERS

The following individuals contributed to the fieldwork and/or preparation of this report.

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Appendix A

2024 Crotch's Bumble Bee (*Bombus crotchii*) Survey Report for the Ocean Breeze Ranch Project

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September 27, 2024 04035.00006.001

Joe Martin
Senior Vice President – Land Development
Trumark Homes
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660

Subject: 2024 Crotch's Bumble Bee (*Bombus crotchii*) Survey Report for the Ocean Breeze Ranch Project

Dear Mr. Martin:

This letter presents the results of a California Department of Fish and Wildlife (CDFW) presence/absence survey for the Crotch's bumble bee (*Bombus crotchii;* CBB), a candidate species under the California Endangered Species Act (CESA), conducted by HELIX Environmental Planning, Inc. (HELIX) for the Ocean Breeze Ranch Project (project). Candidate species receive the same protections as listed species under CESA. This report describes the methods used to perform the survey and the results. The survey methods were based on the considerations for CESA Candidate Bumble Bee Species[1] guideline document.

PROJECT LOCATION

The approximately 1,402-acre project site is located west of Interstate 15 and south of State Route 76 in the unincorporated community of Bonsall in north San Diego County, California (Figure 1, *Regional Location*). The site occurs immediately north of portions of West Lilac Road and south of the San Luis Rey River, at 5820 West Lilac Rd., Bonsall, California (Figure 2, *Aerial Photograph*). The site is within Sections 13, 14, 15, 20, 21, 22, and 23 of Township 10 South, Range 3 West of the Bonsall, California U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map (Figure 3, *USGS Topography*). The San Luis Rey River occurs off-site to the north of the project site. The site occurs within the boundaries of the Draft North County Multiple Species Conservation Program planning area.

[1] CDFW. 2023. Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species. June 6. Available at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inline.

METHODS

Habitat Assessment

HELIX performed a desktop analysis of historical and current Crotch's bumble bee species occurrences before the habitat assessment. HELIX biologist Stacy Nigro conducted a habitat assessment in the southwestern portion of the site on May 30, 2024, to document the presence/absence of potential CBB foraging, nesting, and/or overwintering resources. Per CDFW's guidelines, potential *Bombus* nesting habitat includes abandoned rodent burrows or bird nests, thatched grasses, brush piles, rock piles, fallen logs, and human-made structures such as walls, rubble, or abandoned furniture, and potential overwintering habitat includes leaf litter and woody forest edge. A list of plant species observed in flower during the habitat assessment and their absolute percent cover is included in Attachment A, *Flowering Species Composition During the Habitat Assessment*. Site photographs of potential CBB habitat are included as Attachment B, *Representative Site Photographs*.

Focused Surveys

Potential CBB habitat was identified within the project site during the habitat assessment, initiating the need for CBB surveys. The survey area encompassed approximately 305.2 acres of potential CBB habitat in the southwestern portion of the project site. Additional suitable habitat for CBB occurs in other portions of the site, but surveys were limited to the project's proposed impact area within suitable CBB habitat and the surrounding biological open space. In accordance with the current CDFW survey guidelines, three focused surveys spaced at least two weeks apart were conducted within the CBB colony active period (April to August). Due to the large size of the survey area, a survey rate of three acres per hour was not feasible; therefore, the surveys were conducted by slowly walking meandering transects that incorporated patches of floral resources throughout the survey area, accounting for potential CBB nesting locations, pollen and nectar sources, and foraging bumble bee activity. Survey routes were arranged to ensure complete coverage of the survey area with the potential for occupancy by CBB. Surveys were non-capture and were conducted using binoculars and a camera to aid in insect detection and later identification. If detected, photographs were taken of *Bombus* species encountered during the surveys. UC-Riverside bumble bee expert Dr. Douglas Yanega confirmed species identification for non-capture photos. Details of the habitat assessment and subsequent survey dates, times, and conditions are noted in Table 1, *Survey Information*.

Table 1
SURVEY INFORMATION

Site Visit	Survey Area[1]	Survey Date	Biologist(s)[2]	Time (Start/Stop)	Approx. Acres (ac) Surveyed/ Acres per Hour (hr)	Weather Conditions (Start/Stop)
HA[3]	Areas 1 through 6	05/30/24	Stacy Nigro	0800/1500	N/A	N/A
1	Area 1	06/20/24	Laura Moreton	0915/1500	41.8 ac/ 7.3 ac/hr	64°F, wind 1-3 mph, 85% cloud cover 79°F, wind 3-8 mph, 0% cloud cover
	Area 2	06/20/24	Shawn Carroll	0920/1500	42.9 ac/ 7.6 ac/hr	64°F, wind 0-3 mph, 50% cloud cover 84°F, wind 6-9 mph, 0% cloud cover
	Area 3	06/20/24	Stacy Nigro	0920/1500	54.0 ac/ 9.6 ac/hr	74°F, wind 1-3 mph, 50% cloud cover 84°F, wind 6-9 mph, 0% cloud cover
	Area 4	06/21/24	Alexander Walsh	0900/1430	49.0 ac/ 8.9 ac/hr	66°F, wind 1-4 mph, 0% cloud cover 81°F, wind 3-10 mph, 0% cloud cover
	Area 5	06/21/24	Angelica Grunloh	0900/1500	53.9 ac/ 8.9 ac/hr	65°F, wind 3-5 mph, 0% cloud cover 78°F, wind 5-8 mph, 0% cloud cover
	Area 6	06/21/24	Stacy Nigro	0900/1450	63.7 ac/ 10.9 ac/hr	67°F, wind 0-4 mph, 10% cloud cover 85°F, wind 3-7 mph, 0% cloud cover
2	Area 1	07/15/24	Shawn Carroll	0910/1401	41.8 ac/ 8.6 ac/hr	71°F, wind 1-3 mph, 100% cloud cover 82°F, wind 6-10 mph, 0% cloud cover
	Area 2	07/15/24	Kenui Moliterno	0910/1436	42.9 ac/ 7.9 ac/hr	71°F, wind 0-1 mph, 100% cloud cover 82°F, wind 6-10 mph, 0% cloud cover
	Area 3	07/15/24	Stacy Nigro	0910/1410	54.0 ac/ 10.8 ac/hr	71°F, wind 0-1 mph, 100% cloud cover 82°F, wind 6-10 mph, 0% cloud cover
	Area 4	07/16/24	Alexander Walsh	0900/1400	49.0 ac/ 9.8 ac/hr	71°F, wind 1-3 mph, 100% cloud cover 81°F, wind 3-8 mph, <1% cloud cover
	Area 5	07/16/24	Kenui Moliterno	0900/1412	53.9 ac/ 10.4 ac/hr	68°F, wind 0-3 mph, 100% cloud cover 81°F, wind 3-8 mph, 1% cloud cover
	Area 6	07/16/24	Amy Mattson[2]	0855/1402	63.7 ac/ 12.4 ac/hr	71°F, wind 0-1 mph, 100% cloud cover 83°F, wind 0-4 mph, 1% cloud cover
3	Area 1	08/01/24	Alexander Walsh	0815/1320	41.8 ac/ 8.2 ac/hr	67°F, wind 1-3 mph, 95% cloud cover 81°F, wind 4-12 mph, 50% cloud cover
	Area 2	08/01/24	Angelica Grunloh	0815/1315	42.9 ac/ 8.6 ac/hr	67°F, wind 0-3 mph, 95% cloud cover 78°F, wind 5-8 mph, 65% cloud cover
	Area 3	08/01/24	Kenui Moliterno	0830/1330	54.0 ac/ 10.8 ac/hr	70°F, wind 0-1 mph, 90% cloud cover 83°F, wind 3-6 mph, 30% cloud cover
	Area 4	08/02/24	Alexander Walsh	0815/1215	49.0 ac/ 12.3 ac/hr	69°F, wind 1-4 mph, 10% cloud cover 90°F, wind 4-10 mph, 1% cloud cover
	Area 5	08/02/24	Kenui Moliterno	0830/1230	53.9 ac/ 13.5 ac/hr	74°F, wind 3-8 mph, 1% cloud cover 90°F, wind 5-10 mph, 4% cloud cover
	Area 6	08/02/24	Angelica Grunloh	0820/1225	63.7 ac/ 15.6 ac/hr	71°F, wind 0-3 mph, 30% cloud cover 90°F, wind 5-10 mph, 7% cloud cover

[1] Due to its large size, the survey area was subdivided into subareas so that each area could be assigned a surveyor.
[2] Biologists attended (1) *Bombus* Workshop - 2024 The Natural History Museum San Diego, (2) *Bombus crotchii* Workshop - 2024 University of California Riverside Dept of Entomology, and/or (3) Bumble Bee Atlas Training 2023-2024.
[3] Habitat assessment

LITERATURE REVIEW

Searches of the California Natural Diversity Database (CNDDB) and Bumble Bee Watch returned one record of CBB within five miles of the project site, located approximately 4.3 miles to the east.[2,3] The three closest occurrence points from the community science database, iNaturalist, were located 3.5, 3.6, and 3.9 miles to the northwest.[4]

RESULTS

Habitat Assessment

The survey area encompassed approximately 305.2 acres of potential CBB habitat in the project site (Figure 4, *2024 Crotch's Bumble Bee Survey Results*), which included Diegan coastal sage scrub, flat-topped buckwheat scrub, herbaceous wetland, non-native grassland, fallow orchard, and disturbed habitat. Of these, Diegan coastal sage scrub provides the highest quality suitable habitat within the survey area. Suitable nesting substrate for CBB was noted within the project site, which included thatched grasses, rubble and debris piles, rodent burrows, large fallen limbs, tree stumps, leaf litter, cavities, and brush piles. Species cover of flowering plants was moderate across the survey area, with California buckwheat (*Eriogonum fasciculatum*) and short-pod mustard (*Hirschfeldia incana*) providing the most abundant potential nectar sources within the survey area. White sage (*Salvia apiana*) and black sage (*Salvia mellifera*), which are species commonly used as nectar sources by CBB, were observed as subdominant species within Diegan coastal sage scrub on-site. Another commonly used nectar source, narrow-leaf milkweed (*Asclepias fascicularis*), was observed in scattered patches in Diegan coastal sage scrub, non-native grassland, and flat-topped buckwheat scrub habitats. Other commonly used nectar sources were also observed within the survey area, including plants in the *Lupinus* and *Phacelia* genera, as well as California poppy (*Eschscholzia californica*). The cover of flowering plants decreased during the course of the survey effort, as many flowering plants went to seed or senesced as the season progressed.

Characteristic plant species observed within suitable habitat in the survey area are briefly described below. Diegan coastal sage scrub in the survey area is characterized by California sagebrush (*Artemisia californica*), California buckwheat, laurel sumac (*Malosma laurina*), white sage, and black sage, while flat-topped buckwheat scrub predominately comprises California buckwheat. Herbaceous wetland in the survey area primarily supports yerba mansa (*Anemopsis californica*), while non-native grassland is dominated by brome grasses (*Bromus* spp.), and oats (*Avena* sp.) mixed with short-pod mustard, wild radish (*Raphanus sativus*) and prickly-lettuce (*Lactuca serriola*). Fallow orchard includes areas of former avocado and citrus orchards that have been abandoned, where many of the trees have been cut, and natural succession to non-native grassland and open sage scrub is occurring. These fallow orchard areas are characterized by dense annual grasses (bromes and oats), wild radish, and southern California morning glory (*Calystegia macrostegia*), with scattered laurel sumac and white sage in some locations.

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[2] California Department of Fish and Wildlife. 2024. California Natural Diversity Database and Rarefind. California Department of Fish and Wildlife: Sacramento, California. Available from: https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed July 9, 2024.

[3] Bumble Bee Watch. 2024. Citizen Science Database. Available from: https://www.bumblebeewatch.org/maps/. Accessed July 11, 2024.

[4] iNaturalist. 2024. Explore Observation, Crotch's Bumble Bee. Available from: https://www.inaturalist.org/observations?place_id=158630&subview=map&taxon_id=271451. Accessed July 11, 2024.

Disturbed habitat within the survey area was considered marginally suitable for CBB as these previously cleared and mowed areas are dominated by short-pod mustard, which could be used by CBB as a nectar source.

Additional habitat areas encompassed by the survey area boundary, but not considered suitable habitat due to lack of nectar species, include riparian habitats (southern cottonwood-willow riparian forest, southern willow scrub, and mule fat scrub), coast live oak woodland, eucalyptus woodland, and developed lands.

Plant species in flower were recorded during each survey, and the results are presented in Attachment C, *Flowering Plant Species Observed During Survey Effort.* A combined total of 114 plant species were observed in flower during the habitat assessment and surveys.

Focused Surveys

Survey results were positive for CBB (Figure 4, *2024 Crotch's Bumble Bee Survey Results*). A total of 29 CBB individuals were observed in 18 locations during the survey effort, with 12 individuals detected during Survey 1, 15 individuals during Survey 2, and two individuals during Survey 3 (Table 2, *Crotch's Bumble Bee Survey Results*). Other *Bombus* species observed were California bumble bee (*Bombus californicus*) and yellow-faced bumble bee (*Bombus vosnesenskii*). Other bee species observed during the survey effort were western honey bee (*Apis mellifera*), western carpenter bee (*Xylocopa californica*), bindweed turret bee (*Diadasia bituberculata*), and green sweat bee (*Agapostemon texanus* - family Halictidae). Numerous other insects were also observed, including various species of wasps, butterflies, flies, dragonflies, and beetles. Representative photos of CBB observed during the survey are included in Attachment D, *Crotch's Bumble Bee Photos.*

Table 2
CROTCH'S BUMBLE BEE SURVEY RESULTS

Species	Survey 1 (June 20-21, 2024)	Survey 2 (July 15-16, 2024)	Survey 3 (August 1-2, 2024)
Crotch's bumble bee observations	12	15	2

Male CBB were seen during all three surveys, and female CBB during the first and second surveys. CBB was observed in Diegan coastal sage scrub and non-native grassland habitats foraging on a variety of flowering nectar sources, including narrow leaf milkweed, California buckwheat, white sage, and horehound (*Marrubium vulgare*). CBB also were observed on non-flowering individuals of deerweed (*Acmispon glaber*), tocalote (*Centaurea melitensis*), and California everlasting (*Pseudognaphalium californicum*). Although CBB nests were not directly observed, the identification of male CBB during all three surveys indicates the likely presence of a breeding CBB population on-site.

Please contact me at Stacyn@helixepi.com or (619) 462-1515 if you have any questions.

Sincerely,



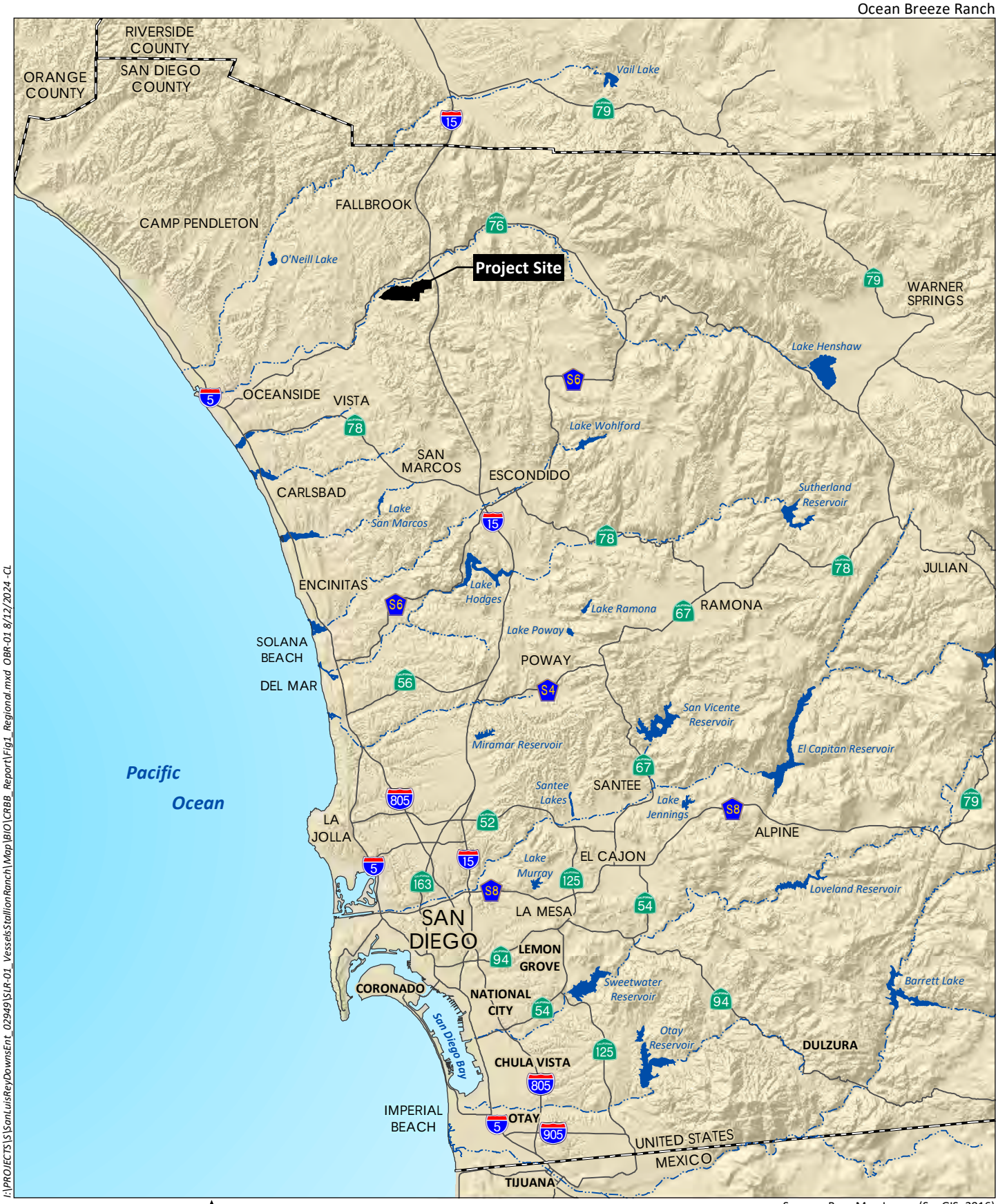
Stacy Nigro
Principal Biologist

Attachments:

Figure 1: Regional Location
Figure 2: Aerial Photograph
Figure 3: USGS Topography
Figure 4: 2024 Crotch's Bumble Bee Survey Results

Attachment A: Flowering Species Composition During the Habitat Assessment
Attachment B: Representative Site Photographs
Attachment C: Flowering Plant Species Observed During Survey Effort
Attachment D: Crotch's Bumble Bee Photos

Figures



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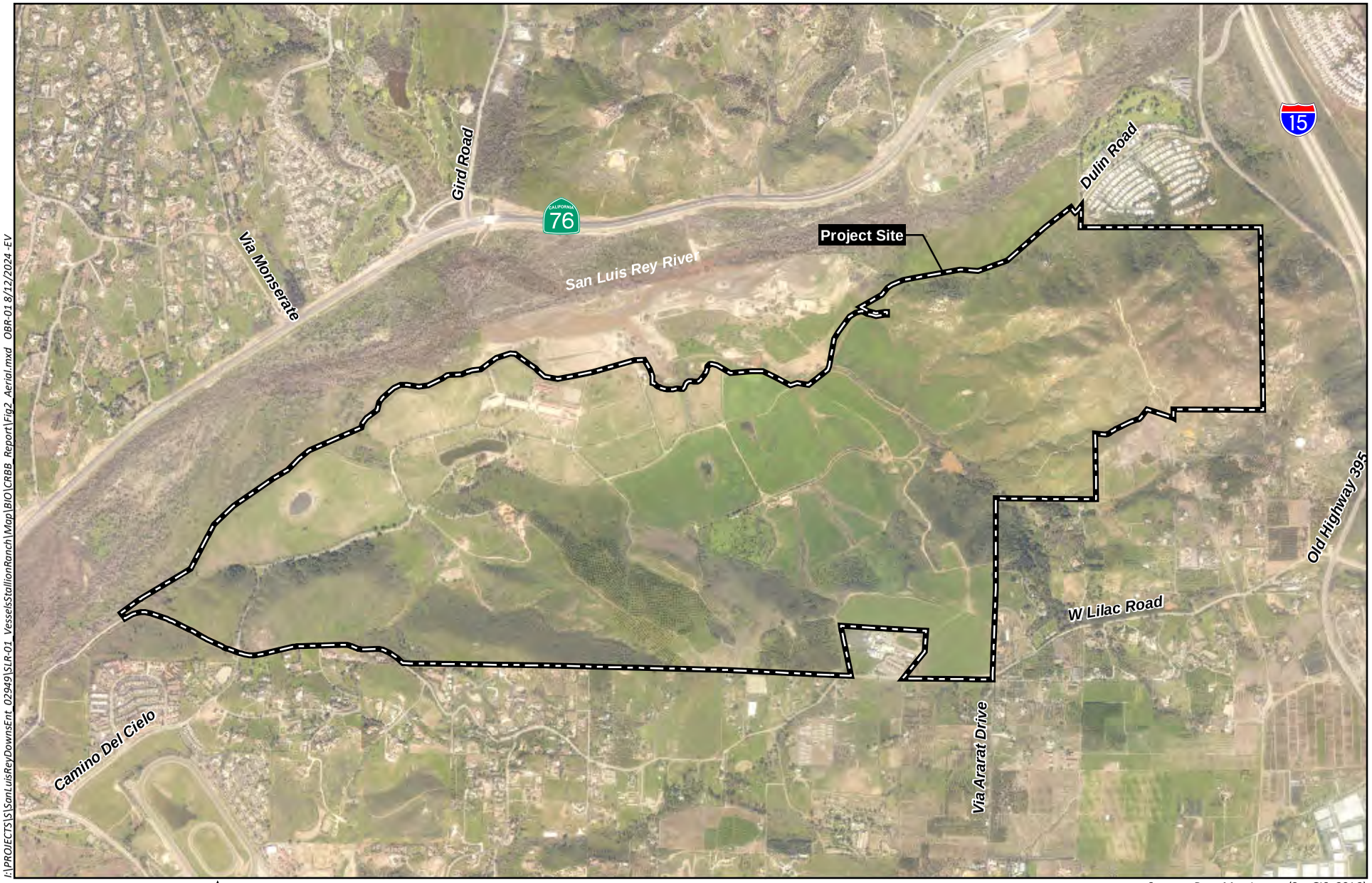
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Source: Base Map Layers (SanGIS, 2016)

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Regional Location

Figure 1



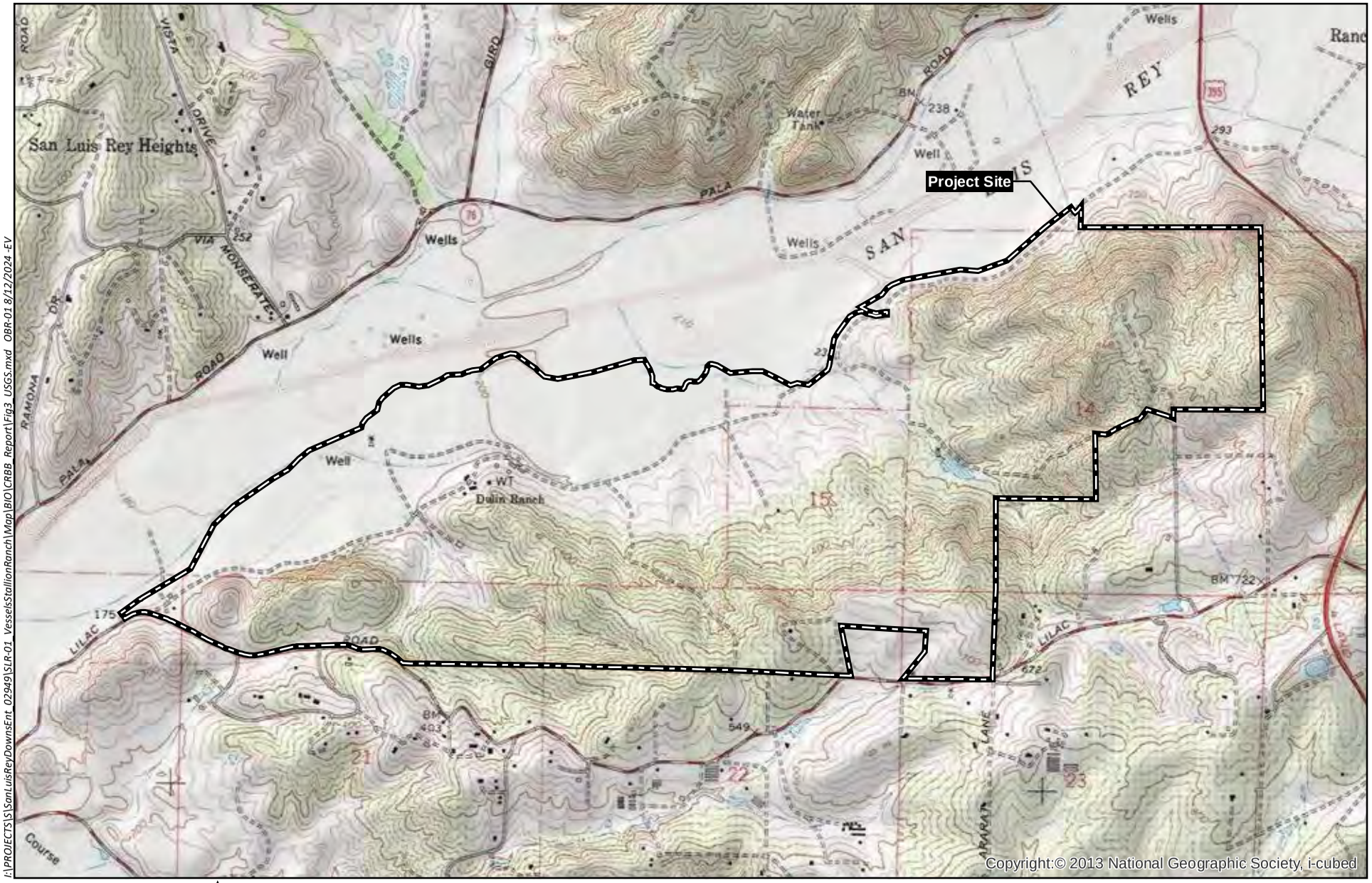
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0 2,000 Feet

Source: Base Map Layers (SanGIS, 2016)

Aerial Photograph

Figure 2



0 2,000 Feet

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3 - 401

USGS Topography

Figure 3

Project Boundary
Survey Subarea

2024 Crotch's Bumble Bee Survey Results
- Survey 1 - June 20-21 (12 individuals)
- Survey 2 - July 15-16 (15 individuals)
- Survey 3 - August 1-2 (2 individuals)

Vegetation Communities
- Southern Cottonwood Willow Riparian Forest
- Southern Willow Scrub
- Mule Fat Scrub
- Herbaceous Wetland
- Coast Live Oak Woodland
- Diegan Coastal Sage Scrub
- Flat-topped Buckwheat Scrub
- Non-native Grassland
- Eucalyptus Woodland
- Fallow Orchard
- Disturbed Habitat
- Urban/Developed

OVERVIEW MAP
San Luis Rey River
76
15

1a
1b
2
3
4
5
6

0 600 Feet

Source: Aerial (SanGIS, 2023)

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2024 Crotch's Bumble Bee Survey Results

Figure 4

Attachment A

Flowering Species Composition During the Habitat Assessment

Common Name	Scientific Name	Cover During Habitat Assessment
Short-pod mustard	*Hirschfeldia incana*	10
California buckwheat	***Eriogonum fasciculatum***	**5**
White sage	***Salvia apiana***	**5**
California sagebrush	*Artemisia californica*	4
Laurel sumac	*Malosma laurina*	4
Tocalote	*Centaurea melitensis*	3
Deerweed	***Acmispon glaber***	**2**
Clustered tarweed	*Deinandra fasciculata*	2
Golden-yarrow	*Eriophyllum confertiflorum*	2
California everlasting	*Pseudognaphalium californicum*	2
Mule fat	*Baccharis salicifolia*	1
Southern California morning glory	*Calystegia macrostegia*	1
Italian thistle	*Carduus pycnocephalus*	1
Poison hemlock	*Conium maculatum*	1
Common sand-aster	*Corethrogyne filaginifolia* var. *filaginifolia*	1
Wild carrot	*Daucus pusillus*	1
Monkey flower	*Diplacus aurantiacus*	1
Filaree	*Erodium* ssp.	1
Narrow-leaved bedstraw	*Galium angustifolium*	1
Miniature lupine	***Lupinus bicolor***	**1**
Chaparral mallow	*Malacothamnus fasciculatus*	1
Dot-seed plantain	*Plantago erecta*	1
Wild radish	*Raphanus sativus*	1
Blue eyed grass	*Sisyrinchium bellum*	1
Canchalagua	*Zeltnera venusta*	1
Small-flowered lotus	***Acmispon micranthus***	**<1**
Narrow leaf milkweed	***Asclepias fascicularis***	**<1**
Common goldenstar	*Bloomeria crocea*	<1
Woolly paintbrush	*Castilleja foliosa*	<1
Purple clarkia	***Clarkia purpurea***	**<1**
Chinese houses	*Collinsia heterophylla*	<1
California cholla	*Cylindropuntia californica* var. *parkeri*	<1
Salt heliotrope	*Heliotropium curassavicum*	<1
Bird's foot trefoil	*Lotus corniculatus*	<1
Collar lupine	***Lupinus truncatus***	**<1**
Hooked navarretia	*Navarretia hamata*	<1
Mexican evening primrose	*Oenothera speciosa*	<1
Coast prickly pear	*Opuntia littoralis*	<1
Chaparral prickly pear	*Opuntia oricola*	<1
Common phacelia	***Phacelia distans***	**<1**
Black sage	***Salvia mellifera***	**<1**
Blue elderberry	*Sambucus mexicanus*	<1
Checker-bloom	*Sidalcea sparsifolia*	<1
Western vervain	*Verbena lasiostachys*	<1
	Total	**54**

[1] Nectar species commonly used by Crotch's bumble bee (genera Acmispon, Antirrhinum, Asclepias, Cirsium, Clarkia, Cordylanthus, Dendromecon, Ehrendorferia, Eriogonum, Eschscholzia, Euthamia, Hypericum, Keckiella, Lantana, Lupinus, Monardella, Phacelia, Salvia, Trichostema, and Vicia) shown in **bold**.

Attachment B

Representative Site Photographs



Photo 1. Diegan coastal sage scrub in the survey area.



Photo 2. Diegan coastal sage scrub in the survey area.



Photo 3. Diegan coastal sage scrub in the survey area.



Photo 4. Diegan coastal sage scrub in the survey area.



Photo 5. Non-native grassland in the survey area.



Photo 6. Non-native grassland in the survey area.

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Photo 7. Fallow orchard/successional non-native grassland in the survey area.



Photo 8. Mustard-dominated disturbed habitat in the survey area.

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Attachment C

Flowering Plant Species Observed During Survey Effort

Family	Scientific Name*	Common Name	Survey Effort[1]
Adoxaceae	*Sambucus mexicana*	blue elderberry	HA, 1, 2
Agavaceae	*Chlorogalum parviflorum*	small flowered soaproot	HA, 1, 2, 3
Aizoaceae	*Aptenia cordifolia**	red apple ice plant	1
Alliaceae	*Allium* sp.	wild onion	1
Anacardiaceae	*Malosma laurina*	laurel sumac	HA, 1, 2, 3
Apiaceae	*Conium maculatum**	poison hemlock	HA, 1, 2, 3
	Daucus pusillus	wild carrot	HA, 1, 2
	*Foeniculum vulgare**	fennel	1, 2, 3
	*Torilis arvensis**	field hedge parsley	1, 2
Apocynaceae	*Asclepias fascicularis*	narrow leaf milkweed	HA, 1, 2, 3
Asteraceae	*Acourtia microcephala*	sacapellote	1, 2
	Artemisia californica	California sagebrush	HA, 2
	Baccharis salicifolia	mule fat	HA, 1, 2, 3
	*Carduus pycnocephalus**	Italian thistle	HA, 1, 2
	*Centaurea benedicta**	blessed thistle	1
	*Centaurea melitensis**	tocalote	HA, 2
	Corethrogyne filaginifolia var. *filaginifolia*	common sand-aster	HA, 1, 2, 3
	Deinandra fasciculata	clustered tarweed	HA, 1, 2, 3
	Eriophyllum confertiflorum	golden-yarrow	HA, 1, 2
	*Gazania linearis**	gazania	1
	*Glebionis coronaria**	crown daisy	1
	*Helminthotheca echioides**	bristly ox-tongue	1, 2, 3
	Heterotheca grandiflora	telegraph weed	1, 2, 3
	Isocoma menziesii	goldenbush	1, 2, 3
	*Lactuca serriola**	prickly lettuce	1, 2, 3
	Osmadenia tenella	osmadenia	1
	Pseudognaphalium biolettii	bicolor cudweed	1
	Pseudognaphalium californicum	California everlasting	HA, 1, 2
	Pseudognaphalium canescens	everlasting cudweed	1
	*Sonchus oleraceus**	Common sow-thistle	1, 2
	Stephanomeria exigua	small wirelettuce	1, 2, 3
	Stephanomeria virgata	twiggy wreath plant	2
Boraginaceae	*Heliotropium curassavicum*	salt heliotrope	HA, 1, 2
	Phacelia distans	common phacelia	HA, 1, 2
	Phacelia ramosissima	branching phacelia	3
Brassicaceae	*Hirschfeldia incana**	short-pod mustard	HA, 1, 2, 3
	*Lepidium latifolium**	perennial pepperweed	1, 2, 3
	*Lobularia maritima**	sweet alyssum	1
	*Raphanus raphanistrum**	jointed charlock	2
	*Raphanus sativus**	wild radish	HA, 1, 2
Cactaceae	*Cylindropuntia californica* var. *parkeri*	California cholla	HA, 1
	Opuntia littoralis	coast prickly pear	HA, 1
	Opuntia oricola	chaparral pricklypear	HA
Caprifoliaceae	*Lonicera subspicata*	southern honeysuckle	1, 2, 3
Caryophyllaceae	*Spergularia* sp.*	sand-spurrey	1
Chenopodiaceae	*Salsola tragus**	Russian thistle	1
Cleomaceae	*Peritoma arborea*	bladderpod	1

Family	Scientific Name*	Common Name	Survey Effort[1]
Convolvulaceae	*Calystegia macrostegia*	southern California morning glory	HA, 1, 2, 3
	*Convolvulus arvensis**	field bindweed	1
Crassulaceae	*Dudleya lanceolata*	lance-leaf dudleya	1, 2
	Dudleya pulverulenta	chalk dudleya	1, 2, 3
Cucurbitaceae	*Cucurbita foetidissima*	calabazilla	1
	Marah macrocarpa	wild cucumber	1
Euphorbiaceae	*Croton setiger*	doveweed	1, 2, 3
	*Euphorbia maculata**	spotted spurge	1, 2
	Euphorbia sp.	spurge	3
	*Ricinus communis**	castor-bean	1, 2
Fabaceae	*Acmispon americanus*	Spanish clover	HA, 1, 2, 3
	Acmispon glaber	deerweed	HA, 1, 2, 3
	Acmispon micranthus	small flowered lotus	HA, 1
	*Lotus corniculatus**	bird's foot trefoil	HA, 1, 3
	Lupinus bicolor	miniature lupine	HA
	Lupinus truncatus	collar lupine	HA, 1
Gentianaceae	*Zeltnera venusta*	canchalagua	HA, 1
Geraniaceae	*Erodium cicutarium**	coastal heron's bill	1
	Erodium sp.*	filaree	HA, 1, 2, 3
Iridaceae	*Sisyrinchium bellum*	blue eyed grass	1, 2
Lamiaceae	*Marrubium vulgare**	white horehound	1, 2
	Salvia apiana	white sage	HA, 1, 2, 3
	Salvia mellifera	black sage	HA, 1
	Stachys ajugoides	hedge nettle	1
	Trichostema lanceolatum	vinegar weed	2, 3
Malvaceae	*Malacothamnus fasciculatus*	chaparral bush mallow	HA, 1
	Sidalcea sparsifolia	checker-bloom	HA, 1
Myrsinaceae	*Lysimachia arvensis**	scarlet pimpernel	1, 2, 3
Nyctaginaceae	*Mirabilis laevis* var. *crassifolia*	coastal wishbone bush	1
Onagraceae	*Clarkia purpurea*	purple clarkia	HA, 1, 3
	Oenothera elata	evening primrose	1, 3
	*Oenothera speciosa**	Mexican evening primrose	HA, 3
Orobanchaceae	*Castilleja foliolosa*	woolly paintbrush	HA
Oxalidaceae	*Oxalis californica*	Californica wood sorrel	1
Papaveraceae	*Eschscholzia californica*	California poppy	1, 2, 3
Phrymaceae	*Diplacus aurantiacus*	sticky monkeyflower	HA, 1, 2, 3
Phytolaccaceae	*Phytolacca americana**	pokeweed	1, 2
Plantaginaceae	*Collinsia heterophylla*	Chinese houses	HA
	Plantago erecta	dot-seed plantain	HA, 1, 2
	*Plantago lanceolata**	ribwort	1, 3
	Sairocarpus (Antirrhinum) nuttallianus	Nuttall's snapdragon	1, 2, 3
Plumbaginaceae	*Limonium* sp.*	sea-lavender	1, 2, 3
Polemoniaceae	*Navarretia hamata*	hooked navarretia	1
Polygonaceae	*Eriogonum fasciculatum*	California buckwheat	HA, 1, 2, 3
	*Polygonum aviculare**	prostrate knotweed	2
	*Rumex crispus**	curly dock	1
Rosaceae	*Heteromeles arbutifolia*	toyon	2, 3
Rubiaceae	*Galium angustifolium*	narrow-leaved bedstraw	HA, 1, 2, 3

Family	Scientific Name*	Common Name	Survey Effort[1]
Saururaceae	*Anemopsis californica*	yerba mansa	1, 2
Scrophulariaceae	*Verbascum virgatum**	wand mullein	1
Solanaceae	*Datura wrightii*	jimsonweed	1, 2, 3
	*Nicotiana glauca**	tree tobacco	1, 2, 3
	*Solanum elaeagnifolium**	horse nettle	2, 3
	Solanum sp.	nightshade	1
Tamaricaceae	*Tamarix ramosissima**	tamarisk	1, 2
Themidaceae	*Bloomeria crocea*	common goldenstar	1
Verbenaceae	*Verbena lasiostachys*	western vervain	HA, 1, 2

* Non-native species

[1] Species observed flowering during a given survey, excluding grasses. HA=habitat assessment. 1 through 3=Survey 1 through Survey 3.

Attachment D

Crotch's Bumble Bee Photos



Photo 1. Male CBB on narrow leaf milkweed (*Asclepias fascicularis*).
June 20, 2024.



Photo 2. Two male CBB on narrow leaf milkweed (*Asclepias fascicularis*).
June 20, 2024.

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Photo 3. Male CBB on narrow leaf milkweed (*Asclepias fascicularis*).
June 20, 2024.



Photo 4. Female CBB on California buckwheat (*Eriogonum fasciculatum*).
June 20, 2024.

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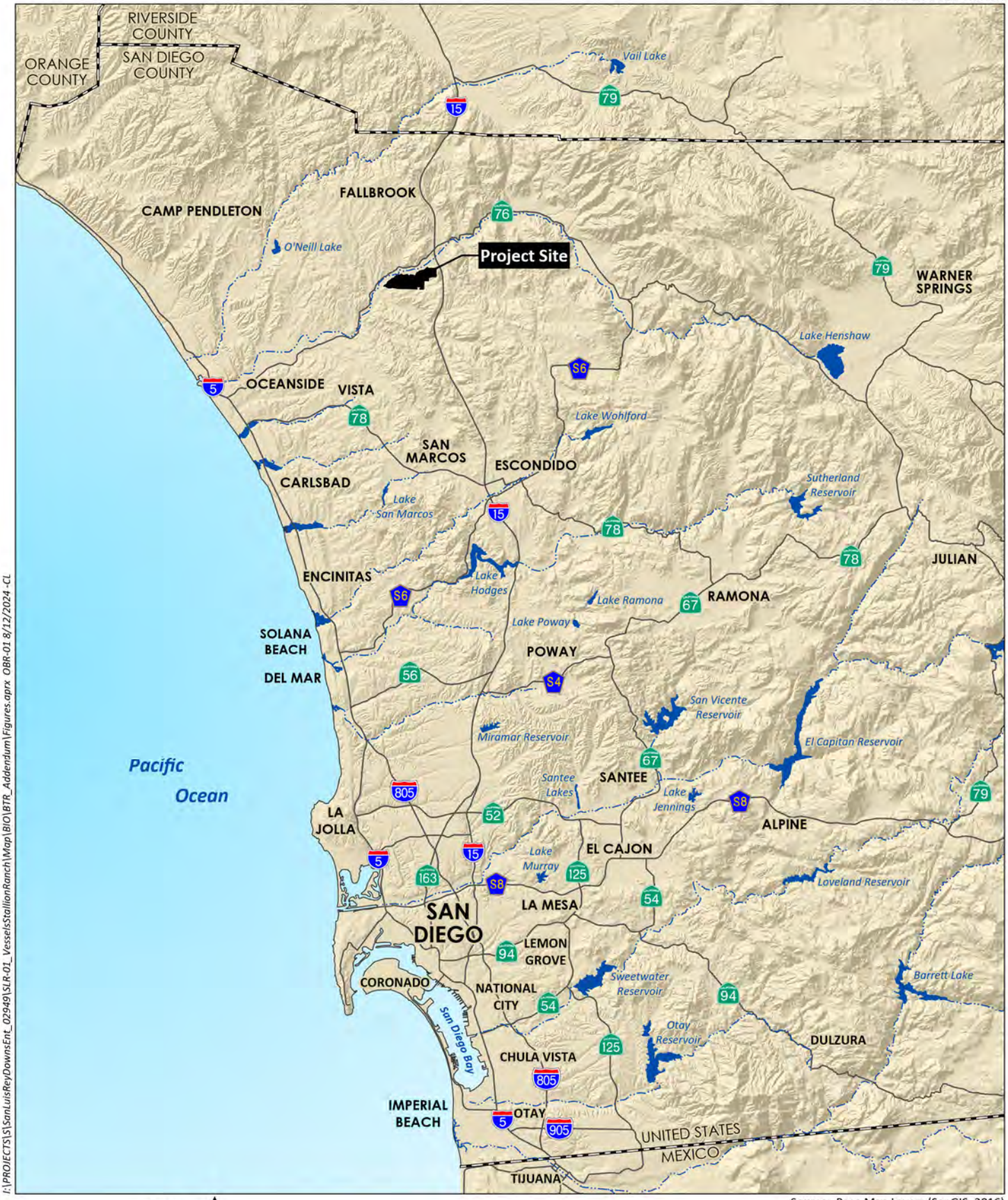


Photo 5. Female CBB on California buckwheat (*Eriogonum fasciculatum*).
June 20, 2024.



Photo 6. Female CBB on horehound (*Marrubium vulgare*).
June 21, 2024.

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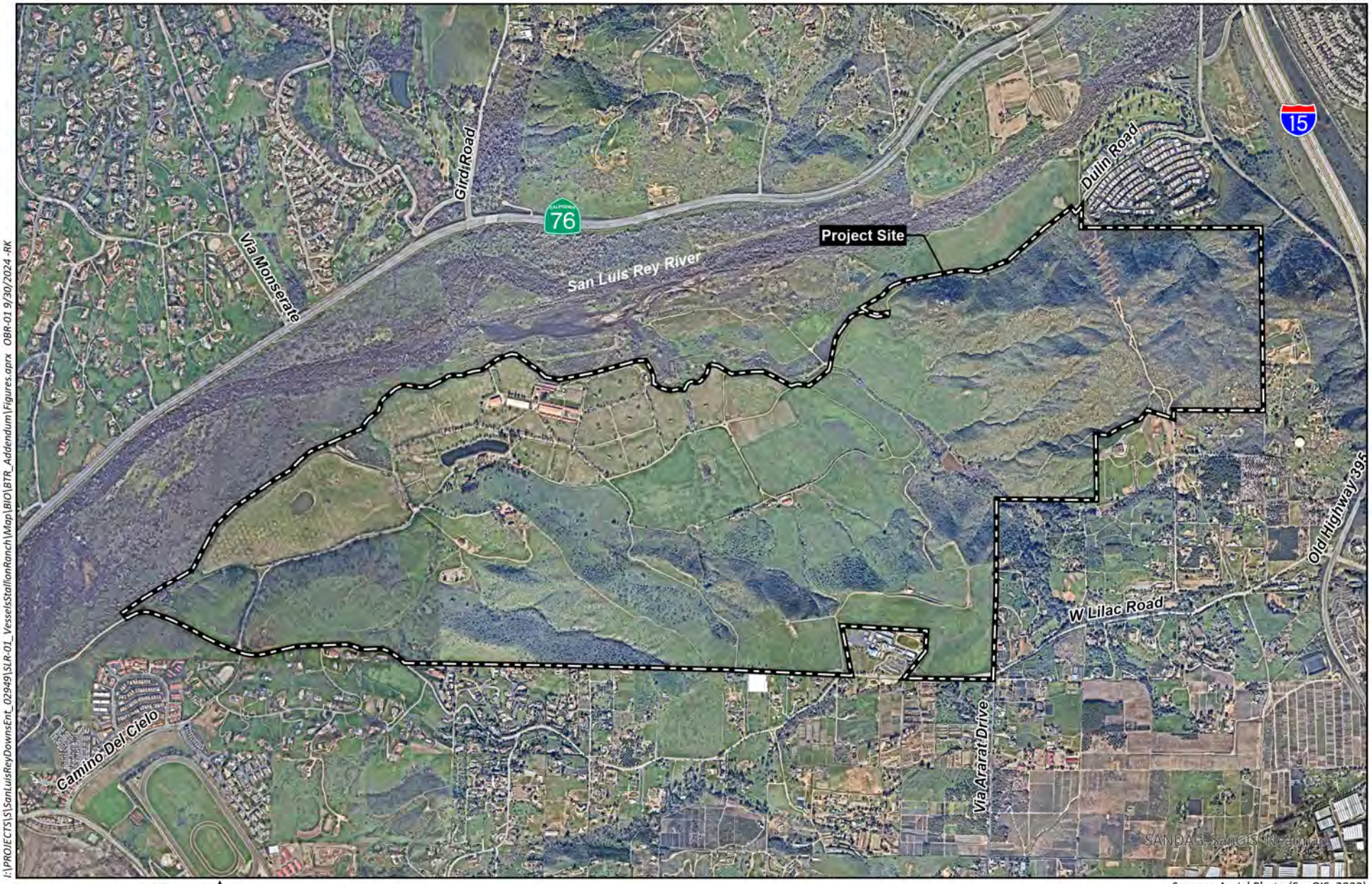
0 8 Miles

Source: Base Map Layers (SanGIS, 2016)

HELIX Environmental Planning

Regional Location

Figure 1



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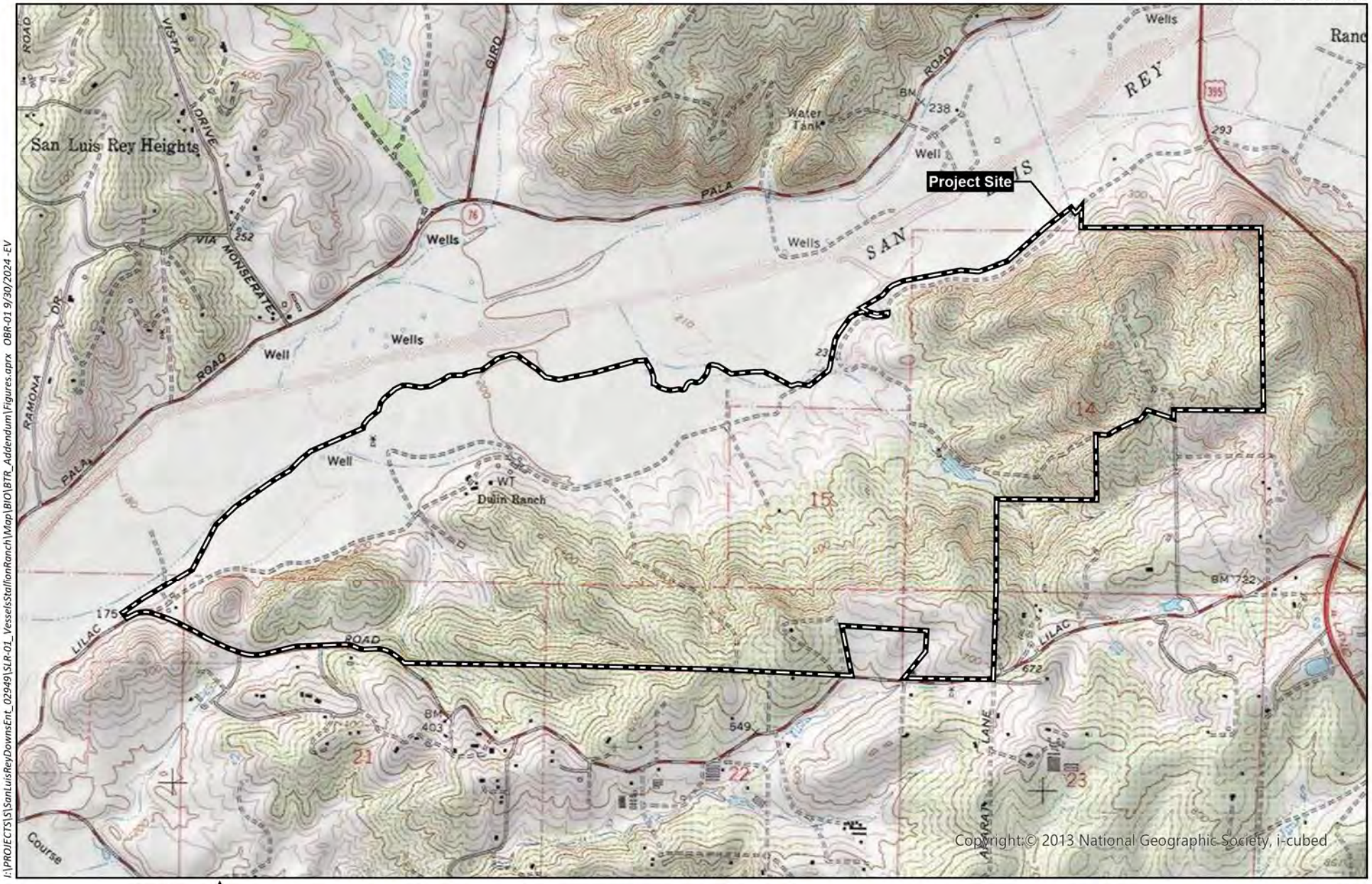
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Source: Aerial Photo (SanGIS, 2023)

HELIX Environmental Planning

Aerial Photograph

Figure 2



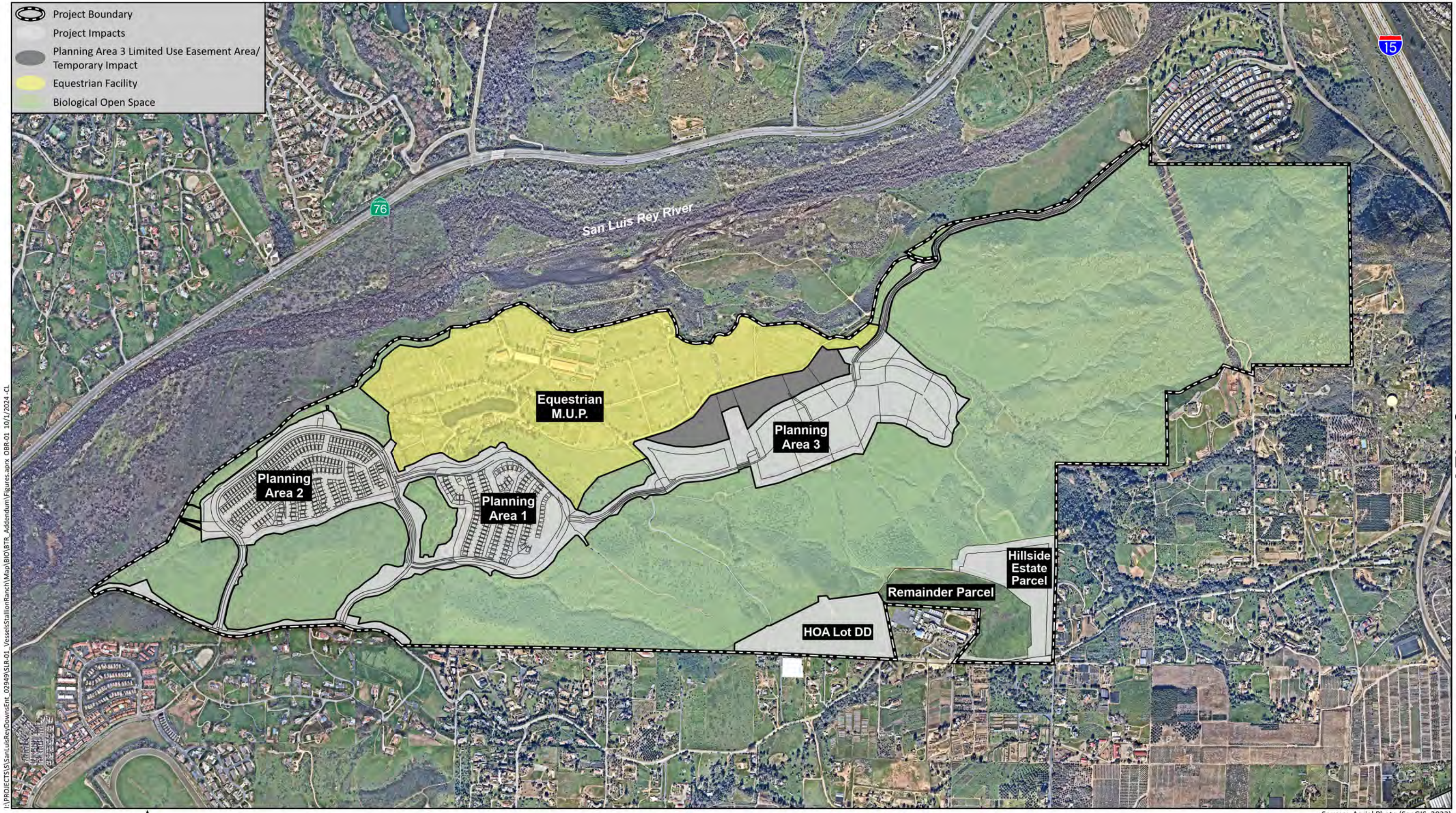
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HELIX Environmental Planning

USGS Topography

Figure 3



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Source: Aerial Photo (SanGIS, 2023)

HELIX Environmental Planning

Site Plan

Figure 4

Ocean Breeze Ranch

- Project Boundary
- Bumble Bee Survey Area

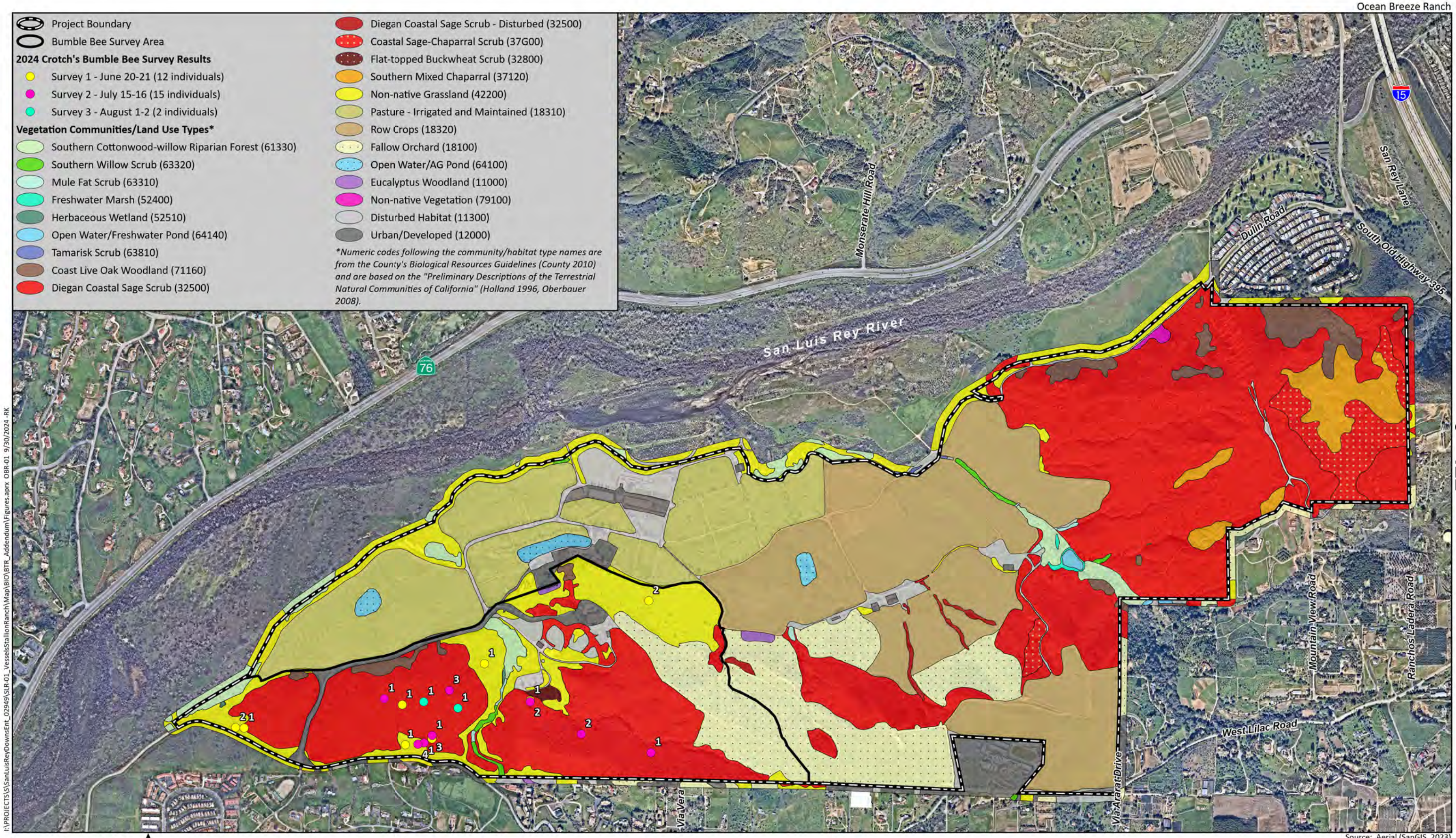
2024 Crotch's Bumble Bee Survey Results

- Survey 1 - June 20-21 (12 individuals)
- Survey 2 - July 15-16 (15 individuals)
- Survey 3 - August 1-2 (2 individuals)

Vegetation Communities/Land Use Types*

- Southern Cottonwood-willow Riparian Forest (61330)
- Southern Willow Scrub (63320)
- Mule Fat Scrub (63310)
- Freshwater Marsh (52400)
- Herbaceous Wetland (52510)
- Open Water/Freshwater Pond (64140)
- Tamarisk Scrub (63810)
- Coast Live Oak Woodland (71160)
- Diegan Coastal Sage Scrub (32500)
- Diegan Coastal Sage Scrub - Disturbed (32500)
- Coastal Sage-Chaparral Scrub (37G00)
- Flat-topped Buckwheat Scrub (32800)
- Southern Mixed Chaparral (37120)
- Non-native Grassland (42200)
- Pasture - Irrigated and Maintained (18310)
- Row Crops (18320)
- Fallow Orchard (18100)
- Open Water/AG Pond (64100)
- Eucalyptus Woodland (11000)
- Non-native Vegetation (79100)
- Disturbed Habitat (11300)
- Urban/Developed (12000)

**Numeric codes following the community/habitat type names are from the County's Biological Resources Guidelines (County 2010) and are based on the "Preliminary Descriptions of the Terrestrial Natural Communities of California" (Holland 1996, Oberbauer 2008).*



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Source: Aerial (SanGIS, 2023)

HELIX Environmental Planning

Crotch's Bumble Bee Survey Results

Figure 5

Ocean Breeze Ranch

- Project Boundary
- Bumble Bee Survey Area
- Project Impact Footprint

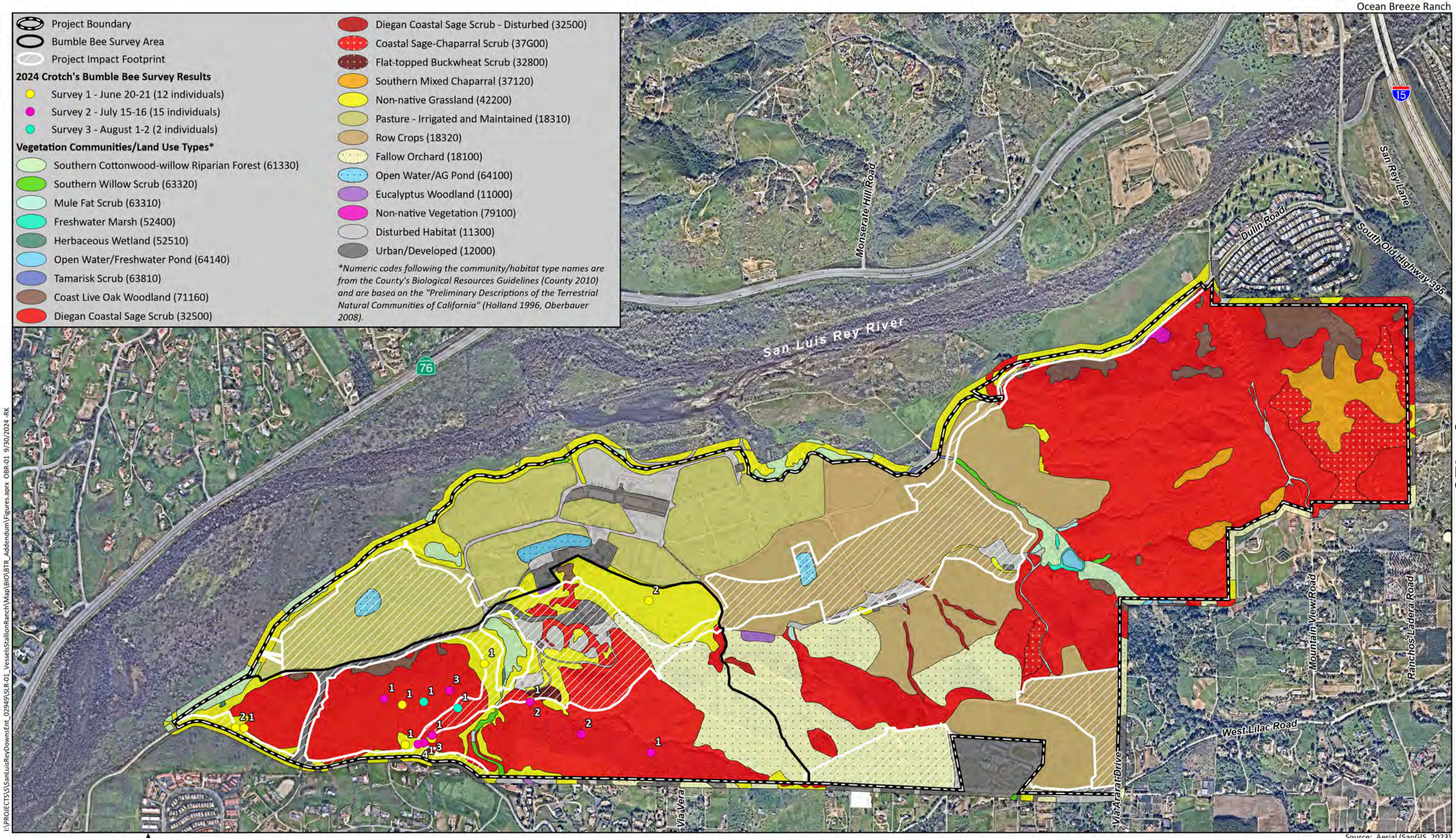
2024 Crotch's Bumble Bee Survey Results

- Survey 1 - June 20-21 (12 individuals)
- Survey 2 - July 15-16 (15 individuals)
- Survey 3 - August 1-2 (2 individuals)

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Source: Aerial (SanGIS, 2023)

HELIX Environmental Planning

Crotch's Bumble Bee Survey Results and Project Impacts

Figure 6a

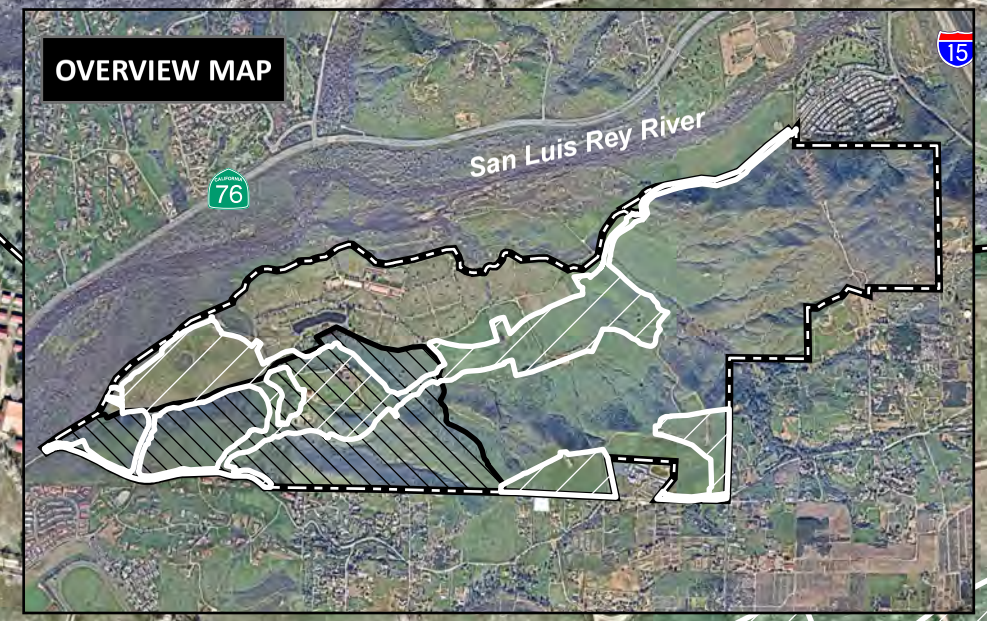
- Project Boundary
- Bumble Bee Survey Area
- Project Impact Footprint

2024 Crotch's Bumble Bee Survey Results

- Survey 1 - June 20-21 (12 individuals)
- Survey 2 - July 15-16 (15 individuals)
- Survey 3 - August 1-2 (2 individuals)

Vegetation Communities

- Southern Cottonwood Willow Riparian Forest
- Southern Willow Scrub
- Mule Fat Scrub
- Herbaceous Wetland
- Coast Live Oak Woodland
- Diegan Coastal Sage Scrub
- Flat-topped Buckwheat Scrub
- Non-native Grassland
- Eucalyptus Woodland
- Fallow Orchard
- Disturbed Habitat
- Urban/Developed



0 600 Feet

Source: Aerial (SanGIS, 2023)

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HELIX Environmental Planning

Crotch's Bumble Bee Survey Results and Project Impacts - Detail

Figure 6b

- Project Boundary
- Project Impact Footprint
- Equestrian Facility/Equestrian Major Use Permit Area
- Pedestrian Trail Easement (on Existing Dirt Road)
- Open Space Fencing
- Open Space Conceptual Signage Location

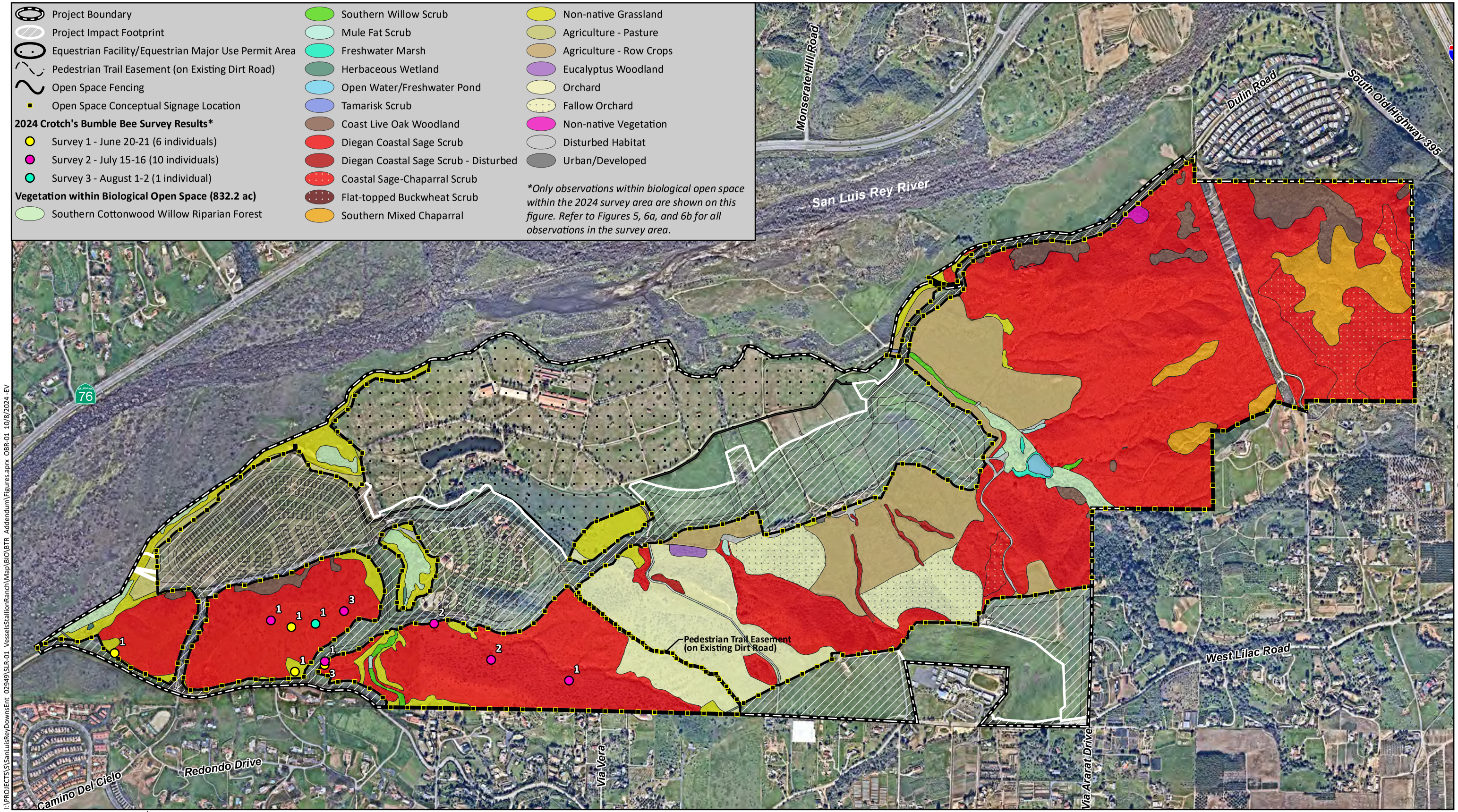
2024 Crotch's Bumble Bee Survey Results*

- Survey 1 - June 20-21 (6 individuals)
- Survey 2 - July 15-16 (10 individuals)
- Survey 3 - August 1-2 (1 individual)

Vegetation within Biological Open Space (832.2 ac)

- Southern Cottonwood Willow Riparian Forest
- Southern Willow Scrub
- Mule Fat Scrub
- Freshwater Marsh
- Herbaceous Wetland
- Open Water/Freshwater Pond
- Tamarisk Scrub
- Coast Live Oak Woodland
- Diegan Coastal Sage Scrub
- Diegan Coastal Sage Scrub - Disturbed
- Coastal Sage-Chaparral Scrub
- Flat-topped Buckwheat Scrub
- Southern Mixed Chaparral
- Non-native Grassland
- Agriculture - Pasture
- Agriculture - Row Crops
- Eucalyptus Woodland
- Orchard
- Fallow Orchard
- Non-native Vegetation
- Disturbed Habitat
- Urban/Developed

**Only observations within biological open space within the 2024 survey area are shown on this figure. Refer to Figures 5, 6a, and 6b for all observations in the survey area.*



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HELIX Environmental Planning

Biological Open Space, Vegetation, and Crotch's Bumble Bee Locations

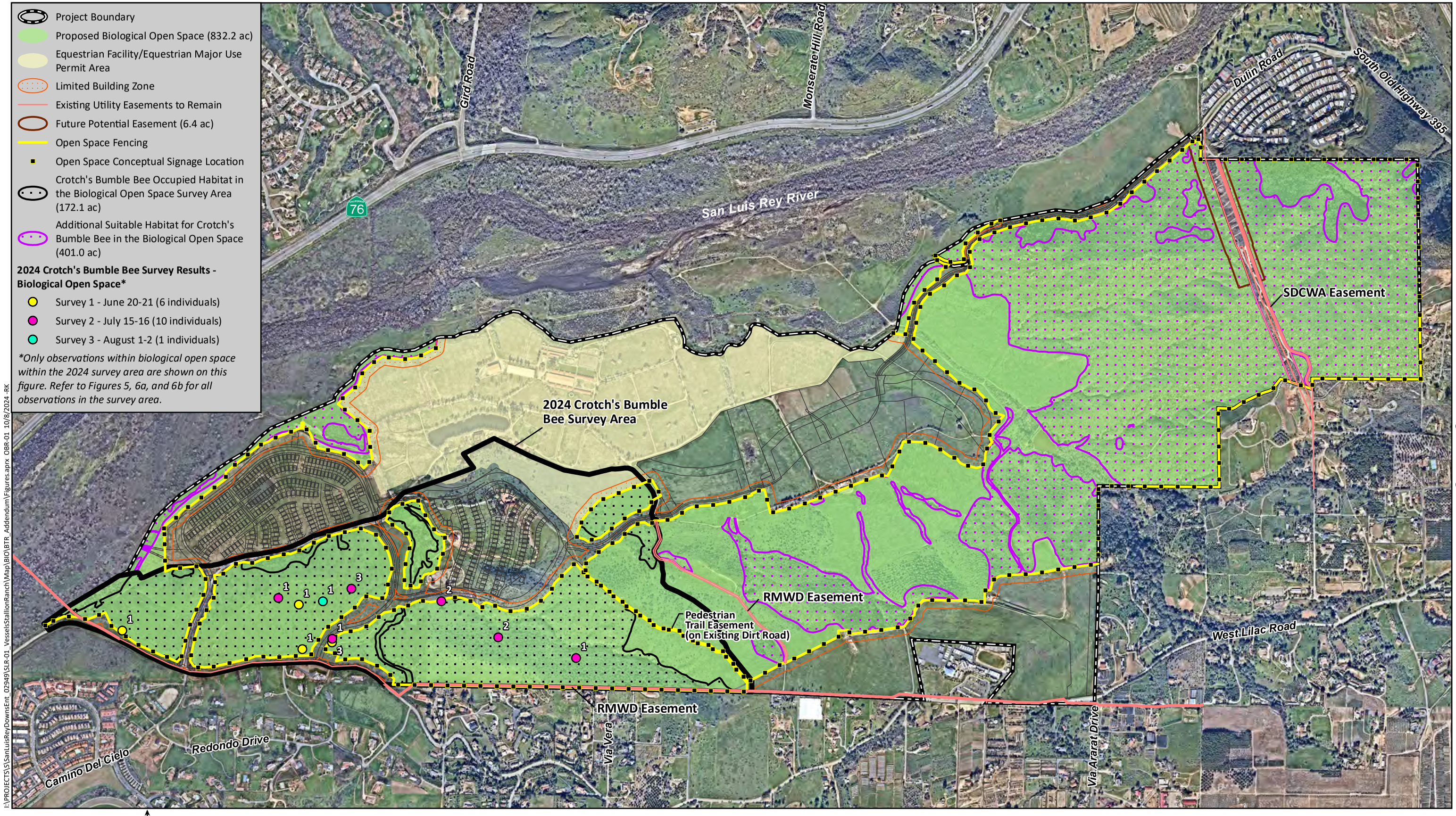
Figure 7

- Project Boundary
- Proposed Biological Open Space (832.2 ac)
- Equestrian Facility/Equestrian Major Use Permit Area
- Limited Building Zone
- Existing Utility Easements to Remain
- Future Potential Easement (6.4 ac)
- Open Space Fencing
- Open Space Conceptual Signage Location
- Crotch's Bumble Bee Occupied Habitat in the Biological Open Space Survey Area (172.1 ac)
- Additional Suitable Habitat for Crotch's Bumble Bee in the Biological Open Space (401.0 ac)

2024 Crotch's Bumble Bee Survey Results - Biological Open Space*

- Survey 1 - June 20-21 (6 individuals)
- Survey 2 - July 15-16 (10 individuals)
- Survey 3 - August 1-2 (1 individuals)

**Only observations within biological open space within the 2024 survey area are shown on this figure. Refer to Figures 5, 6a, and 6b for all observations in the survey area.*



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HELIX Environmental Planning

Biological Open Space and Crotch's Bumble Bee Habitat

Figure 8

BONSALL
Unified School District

31505 Old River Road, Bonsall, CA 92003
760.631.5200 • Fax 760.941.4409
www.bonsallusd.com

Governing Board
Larissa Anderson
Michael Gaddis, J.D.
Pascal Lapoirie
Roger Merchat
Eric Ortega
Superintendent
Heather Golly, Ed.D.

January 31, 2025

VIA EMAIL: Gregory.Mattson@sdcounty.ca.gov

Gregory Mattson, AICP
Contract Planner
County of San Diego - Planning & Development Services
5510 Overland Avenue, Suite 210
San Diego, CA 92123

RE: Focused Mitigated Negative Declaration for Ocean Breeze Ranch Modified Project
PROJECT CASE NUMBER: PDS2023-TM-5616TER, PDS2024-MUG-16-012W1, PDS2024-STP-16-032W1 and PDS2024-ER-16-02-006B

Dear Mr. Mattson:

On behalf of the Bonsall Unified School District ("District"), thank you for the opportunity to review and provide these comments on the County of San Diego's ("County") Focused Mitigated Negative Declaration ("FMND") for the Ocean Breeze Ranch Modified Project ("Project"). As the County and the Project applicant are aware the District is required by California law to provide school facilities and
A.1-1 educational programs for any students from the Project who seek to enroll in the District's schools. As this duty relates to the FMND, the District is particularly concerned with the FMND's apparent conclusion that there is no new/different impact anticipated from the Project than that previously studied in the Project's earlier environmental analyses, which appear to date back to 2019 and even earlier for the County's General Plan Update. Unfortunately, the District's circumstances have changed significantly in this time frame.

1. <u>District Funding Challenges</u>

As a public school district subject to the State of California's per pupil funding structure, the District is currently facing two significant and unanticipated funding challenges. First, the State faced an unprecedented budget deficit for the fiscal year 2024-2025, which in turn caused the District to face
A.1-2 potential budget shortages for its programs, pupils, and facilities. Second, and most importantly, the District has been unsuccessful in its attempts to pass a general obligation bond measure in 2016, 2018, and 2024 to fund its substantial facilities needs and upgrade all of its facilities to modern educational program standards. The District's most recent Long Range Facilities Master Plan, a copy of which is available on the District's website at: [https://simbli.eboardsolutions.com/SB_Meetings/ViewMeeting.aspx?S=36030532&MID=29374&Tab=Agenda&enlID=N8LNRO2Wp8sCGplusEG3mT3MQ%3D%3D], documents a current need of more than $126 Million in facilities upgrades/improvements. These two challenges have left the District with few resources to mitigate the impact of any new students on the District's facilities and educational programs.

2. Project Specific Impacts.

As the above funding challenges apply to the Project and the students it is anticipated to generate, the District currently lacks permanent classrooms and available capacity at the schools where students from the Project will likely attend. Currently, the District has approximately 35% of its classroom space within portable/relocatable buildings. The District estimates up to 200 new students may be generated by the Project upon its completion. Based on current attendance boundaries and average daily attendance, the Project's elementary school students would need to attend Bonsall Elementary or Bonsall West Elementary schools on a space available basis. Currently, Bonsall Elementary School is projected to be above capacity by the time the Project is complete. At the District's sole middle school and high school, Sullivan Middle School and Bonsall High School, the District is already over capacity in multiple grade levels and projects additional capacity challenges in the future. This likely means that the Project's students will be housed in portable classrooms.

A.1- 3

3. Confirmation of Previously Agreed Upon Traffic Mitigation

In addition to all of the above, the District is also seeking confirmation from the County and the Project applicant regarding the proposed traffic impacts in the area. Specifically, the District would like to confirm that the off-site traffic mitigation improvements to roadways (e.g. West Lilac Road and Old River Road) will be completed by the Project applicant and/or the County. These improvements are important to ensure the safe access of parents and students to the Bonsall Elementary, Sullivan Middle, and Bonsall High school sites.

A.1- 4 In conclusion, the District sincerely hopes that appropriate County representatives and the Project applicant would be willing to meet with the District's team as soon as possible to discuss the Project's impact on the District and potential options to mitigate the impacts described above. The District believes that by working cooperatively and collaboratively, the District, the County, and the Project applicant can ensure that the Project's impacts to the District's programs and facilities are adequately addressed.

Thank you again for the opportunity to submit these comments and we look forward to setting up a meeting with all parties as soon as possible.

Sincerely,

Heather Golly

Dr. Heather Golly, Superintendent
[email: heather.golly@bonsallusd.com]

CC: Ms. Laura Castro, Executive Director of Business and Administrative Services
[via email: laura.castro@bonsallusd.com]

LETTER A-1– BONSALL UNIFIED SCHOOL DISTRICT

A.1-1 The Bonsall Unified School District (BUSD) provides introductory statements regarding state funding challenges and general comments related to school districts economic situation and potential budgets shortages. As an introductory comment, it does not raise any new issue or include any new substantive comment concerning the adequacy of the Mitigated Negative Declaration (MND), which was prepared specifically for the Crotch's bumble bee impacts. Apart from the MND, the proposed project changes do not result in new peculiar impacts and the 15183 documents for this project details those findings. The findings determined that there are no changes in the project or in the circumstances under which the project was undertaken the involved significant new environmental impacts which were not considered in the previous certified GPU EIR. For that reason, the County provides no further response to this comment.

A.1-2 The County acknowledges and appreciates the comments and situation of school districts in the County, however, BUSD provides statements regarding classrooms sizes, attendance boundaries, and capacity issues related to elementary, middle, and high school levels. As noted, above the public comments are to address the Crotch's bumble bee impacts to the community and environment. The project has been condition to pay the current state required school impact fees to off-set residential development. These comments do not raise any new issue or include any new substantive comment concerning the adequacy of the Mitigated Negative Declaration (MND). The MND is part of the overall project documentation that included a Time Extension, Revised Tentative Map, and modifications to a Major Use Permit and Site Plan being processed under a modified 15183. For that reason, the County provides no further response to this comment.

A.1-3 The County acknowledges and appreciates the comments related to community traffic issues and concerns. The previously approved Ocean Breeze Ranch, and the Modified Project include both on-site and off-site traffic improvements that are designed to address community traffic concerns for West Lilac Road, Dulin Road, and Old Highway 395. It is the County's understanding that the applicant has reached agreement with the Bonsall school district regarding the construction of certain improvements. County has no role in these negotiated improvements, and any projects agreed upon by other parties for additional improvements are above and beyond those required by the original CEQA, the 15813 analyses, findings, and the MND related to the bees. These comments do not raise any new issue or include any new substantive comment concerning the adequacy of the Mitigated Negative Declaration (MND). The MND is part of the overall project documentation that included a Time Extension, Revised Tentative Map, and modifications to a Major Use Permit and Site Plan being processed under a modified 15183. For that reason, the County provides no further response to this comment.

A.1-4 The BUSD provides conclusionary statements regarding the County working cooperatively and interest to meet the school district representatives on traffic improvements in the general areas of Sullivan Middle School. Bonsall Elementary and Bonsall High School. The County understands the applicant has met with school district representatives regarding these efforts.

NOTICE OF DETERMINATION 3 - 430

TO: ☒ Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Numbers: Ocean Breeze Ranch: PDS2023-TM-5615TER, PDS2024-STP-16-032W1, PDS2023-MUP-16-021W1 and PDS2024-ER-16-02006B

State Clearinghouse No.: 2025010045

Project Location: 5820 West Lilac Road, Bonsall CA within unincorporated northern San Diego County (APNs: 127-191-21, 127-1919-22, 125-131-56, 125-131-57, 125-180-25, 125-080-26)

Project Applicant: Ocean Breeze Ranch, LLC

Project Description: The applicant requests a Time Extension, Revised Vesting Tentative Map, Site Plan Modification, and Major Use Permit Modification for revisions to the Ocean Breeze Ranch Project. This project was originally approved on December 13, 2019, by the County of San Diego Planning Commission. The project site is 1,403 acres and the original project included 396 residential lots, public and private parks, trails, landscaping, roads, equestrian facilities, open space, road and utility improvements, and grading. This project would retain the original approval and modify it by slightly adjusting internal lot lines, allowing for changes in grading, adding an additional open space lot, realigning several streets, revising drainage facilities, adding new improvements to West Lilac Road, adding additional architectural designs, and revised park layout. A 15183 Checklist has been prepared for the Modified this Project along with specific technical studies pursuant to the California Environmental Quality Act (CEQA), as well as a Mitigated Negative Declaration (MND) has been prepared specially for the Crotch's bumble bee for this project pursuant to the California Environmental Quality Act (CEQA).

Agency Approving Project: County of San Diego

County Contact Person: Greg Mattson, AICP, Contract Planner, 619-895-7177 or Mark Slovick, Deputy Director

Date Form Completed: March 21, 2025

This is to advise that the County of San Diego Planning Commission has approved the above-described project on March 21,2025 (Item #3) and has made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
   ☒ A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
   ☐ An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:
5. A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):
☐ Certificate of Fee Exemption (attached)
☒ Proof of Payment of Fees (attached)

Signature: _____ Telephone: _ (619) 895-7177___

Name (Print): Greg Mattson Title: Project Manager/Contract Planner

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.

3 - 431
NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Ocean Breeze Ranch: PDS2023-TM-5615TER, PDS2024-STP-16-032W1, PDS2023-MUP-16-021W1 and PDS2024-ER-16-02006B

Project Location: 5820 West Lilac Road, Bonsall CA within unincorporated northern San Diego County (APNs: 127-191-21, 127-1919-22, 125-131-56, 125-131-57, 125-180-25, 125-080-26)

Project Applicant: Ocean Breeze Ranch, LLC

Project Description: The applicant requests a Time Extension, Revised Vesting Tentative Map, Site Plan Modification, and Major Use Permit Modification for revisions to the Ocean Breeze Ranch Project. This project was originally approved on December 13, 2019, by the County of San Diego Planning Commission. The project site is 1,403 acres and the original project included 396 residential lots, public and private parks, trails, landscaping, roads, equestrian facilities, open space, road and utility improvements, and grading. This project would retain the original approval and modify it by slightly adjusting internal lot lines, allowing for changes in grading, adding an additional open space lot, realigning several streets, revising drainage facilities, adding new improvements to West Lilac Road, adding additional architectural designs, and revised park layout. A 15183 Checklist has been prepared for the Modified this Project along with specific technical studies pursuant to the California Environmental Quality Act (CEQA), as well as a Mitigated Negative Declaration (MND) has been prepared specially for the Crotch's bumble bee for this project pursuant to the California Environmental Quality Act (CEQA). Agency Approving Project: County of San Diego

County Contact Person: Greg Mattson, Contract Planner Telephone Number: (619-895-7177

Date Form Completed: March 21, 2025

This is to advise that the County of San Diego Planning Commission has approved the above-described project on March 21, 2025, and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
   - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
   - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
   - ☐ Statutory Exemption. C Section:
   - ☐ Categorical Exemption. G Section:
   - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
   - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
   - ☒ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
   - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: The Ocean Breeze Tentative Map (PDS2016-TM-5615) is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated the impacts of the proposed project and identified applicable mitigation measures necessary to reduce project specific impacts pursuant to CEQA Guidelines Section 15183.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (858) 495-5516

Name: Greg Mattson Title: Contract Project Manager

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

ATTACHMENT E –
2019 OCEAN BREEZE
RANCH STAFF REPORT

The County of San Diego

Planning Commission Hearing Report

Date:	December 13, 2019	Case/File No.:	Ocean Breeze Ranch; PDS2016-TM-5615, PDS2016-MUP-16-012, PDS2016-MUP-16-013, PDS2016-STP-16-032, PDS2016-ER-16-02-006 (ER)
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	396 Residential Lot Development and Equestrian Facility Tentative Map, Two Major Use Permits, Site Plan
Time:	9:00 a.m.	Location:	5820 West Lilac Road
Agenda Item:	#5	General Plan:	Village Residential (VR-4.3), Semi-Rural Residential (SR-4), Semi-Rural Residential (SR-10), Rural Lands (RL-20), and Rural Lands (Rl-40)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Variable Family Residential (RV), Limited Agriculture (A70), Open and Space (A80)
Applicant/Owner:	Ocean Breeze Ranch, LLC	Community:	Bonsall and Fallbrook Community Plan Areas
Environmental:	CEQA §15183 Exemption	APN:	124-150-28, 124-150-34, 124-150-35,125-080-21, 125-131-48, 125-131-49, 125-131-54, 126-060-78, 127-191-20, 127-230-59, 127-271-01, and 127-271-02

B. EXECUTIVE SUMMARY

1. Introduction

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed project, findings, conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Discretionary actions required for the proposed project include a Tentative Map (TM), two separate Major Use Permits (MUP), and a Site Plan (STP).

The Ocean Breeze Ranch project ("Proposed Project"), submitted in 2016, consists of 396 proposed residential lots and an existing private equestrian facility located in the Bonsall and Fallbrook Community Plan areas. The equestrian facility is an existing use and will continue to operate with proposed minor improvements. Zoning throughout the approximately 1,403-acre site consists of Village Residential (RV), Limited Agricultural (A70), and Open Space (S80).

The TM (PDS2016-TM-5615) and MUP (PDS2016-MUP-16-012) will subdivide the 1,403-acre site into 396 residential lots. The additional MUP (PDS2016-MUP-16-013) will allow for an approximately 203-acre private equestrian facility, which is currently operating as an un-permitted use on the project site. A STP (PDS2016-STP-16-032) is required due to the "B" special area designator, ensuring the planned development is reviewed for community design consistency.

During processing of the application, the County received comments from the public relating to traffic, road improvements, fire evacuation, biological resources, architectural design, conservation subdivision design, and community character. The sections contained in this report describe the following: development proposal, analysis and discussion, community planning/sponsor group and public input, and the Planning & Development Services (PDS) recommendation.

The Planning Commission is asked to consider the project and either approve the Proposed Project as submitted, approve the project with modifications, or deny the project. PDS analyzed the project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances and reviewed the Proposed Project's potential impacts on the environment in accordance with CEQA. Based on this analysis, the Department has found the Proposed Project to be consistent with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances with the inclusion of conditions in the MUP Form of Decision. Based on this analysis, it is the position of staff that the findings can be made and the Department recommends adoption of the Notice of Exemption, and approval of the Proposed Project with the conditions noted in the attached Resolution and Forms of Decision (Attachments B through D).

2. Requested Actions

This is a request for the Planning Commission to evaluate the proposed TM and MUP for a 396 residential lot planned development, an additional MUP for a private equestrian facility, a STP and determine if the required findings can be made and, if so, take the following actions:

a. Make a finding that the project is consistent with the 2011 General Plan Update and the Environmental Impact Report No. 02-ZA-001 (GPU EIR) certified for the General Plan, and that the Proposed Project does not result in peculiar (i.e., significant impact not identified in the GPU EIR) significant effects specific to the project or its site, as shown in the attached findings prepared pursuant to Section 15183 of the Guidelines for the California Environmental Quality Act. (Attachment A and F).

b. Adopt the Resolution of Approval for Tentative Map PDS2016-TM-5615 which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment B).

c. Grant Major Use Permit PDS2016-MUP-16-012, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment C).

d. Grant Major Use Permit PDS2016-MUP-16-013, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment D).

e. Grant Site Plan PDS2016-STP-16-032, which includes the requirements and conditions set forth in the Form of Decision (Attachment C).

3. Key Requirements for Requested Actions

a. Is the Proposed Project consistent with the vision, goals, and policies of the General Plan?

b. Does the project comply with the policies set forth under the Bonsall and Fallbrook Community Plans?

c. Is the Proposed Project consistent with the Bonsall and Interstate 15 Design Review Board (I-15 DRB) Design Review Guidelines?

d. Is the Proposed Project consistent with the County's Zoning Ordinance?

e. Is the Proposed Project consistent with the County's Subdivision Ordinance?

f. Is the project consistent with other applicable County regulations?

g. Does the project comply with CEQA?

C. BACKGROUND

The proposed project site has a long history of agricultural and equestrian uses. As detailed below in the project description there are a number of existing permitted and unpermitted agricultural structures on the project site. During the late 1800's, the property was owned by the Gird family and was used for farming and ranching of cattle. The project site has been in use as an equine breeding farm for several decades, dating to the purchase of the property by the Vessels Family in 1981. The project site contains an existing equestrian facility which includes barns, stables, a small office, covered and uncovered pens, a veterinary building, extensive pastures for horses, and several employee homes, most of which are unpermitted. Higher elevations and hillside areas have been utilized for agriculture, with avocado cultivation being the primary use in areas of steeper topography.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Proposed Project is located within the Bonsall and Fallbrook Community Plan area (Figure 1). Access to this site is from West Lilac Road connecting to Interstate 15 (I-15) and State Route 76 (SR-76) (Figures 2 and 3). The proposed project includes two components, a residential development and a private equestrian facility. The residential development component consists of 396 residential lots, a total of 15.7 acres in seven public and private parks, approximately 5.1 miles of trails, approximately four miles of pedestrian sidewalks, roads and landscaping. The residential development will be divided into three planning areas and is designed to be phased.

The Proposed Project has been designed as a planned development pursuant to Section 5800 of the Zoning Ordinance and as a conservation subdivision pursuant to Section 81.401(r) of the Subdivision Ordinance. The planned development is permitted through a MUP and the purpose of a planned development is to preserve land areas that contain unique characteristics and features of a

geographical, geological, topographical, environmental, agricultural, scenic or historical nature; and/or to permit a more creative and imaginative design for development of any area which will result in more economical and efficient use of land while providing a greater preservation of open space in rural areas. The purpose of a conservation subdivision is to cluster project development in a way that minimizes impacts environmental resources and places these biological and natural resources within biological/conservation easements. The Proposed Project will preserve 953 acres of the 1,403-acre project site within a limited use easement and a biological open space easement. Both easements will be preserved in perpetuity.

The second component of the project consists of an existing equestrian facility with proposed minor improvements. Project design components are discussed below.

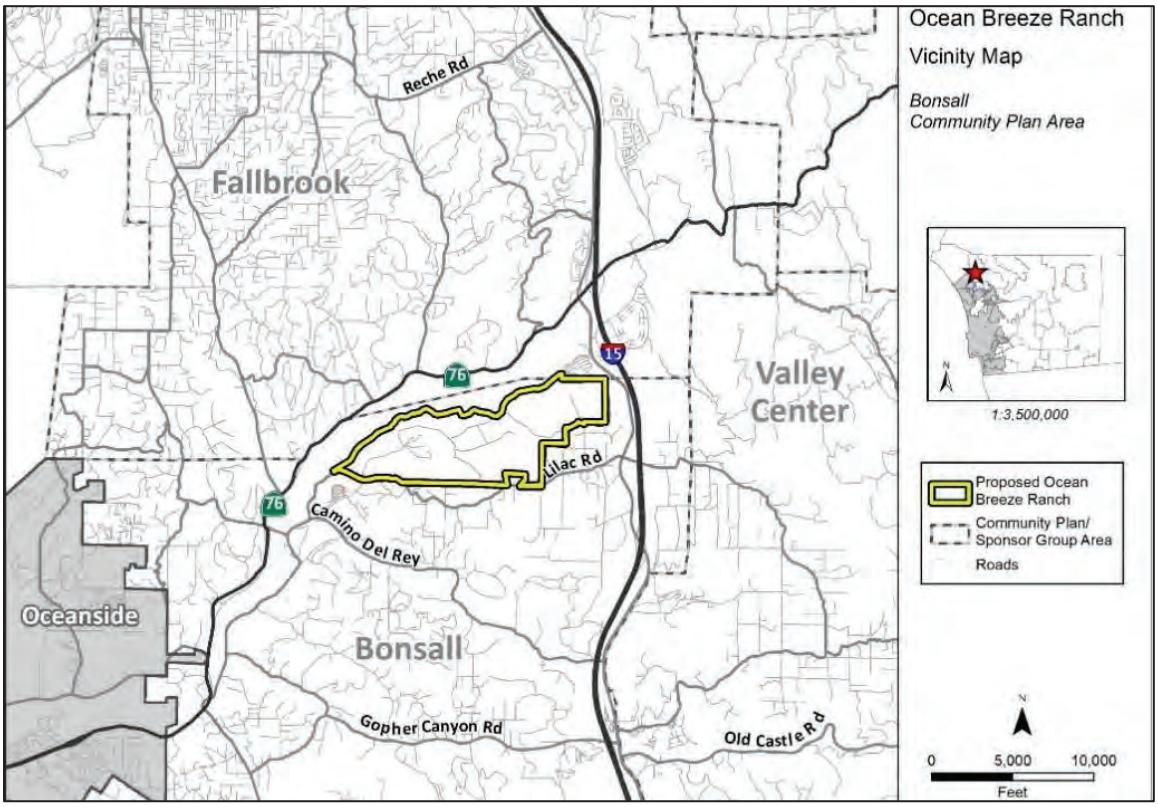


Figure 1: Vicinity Map

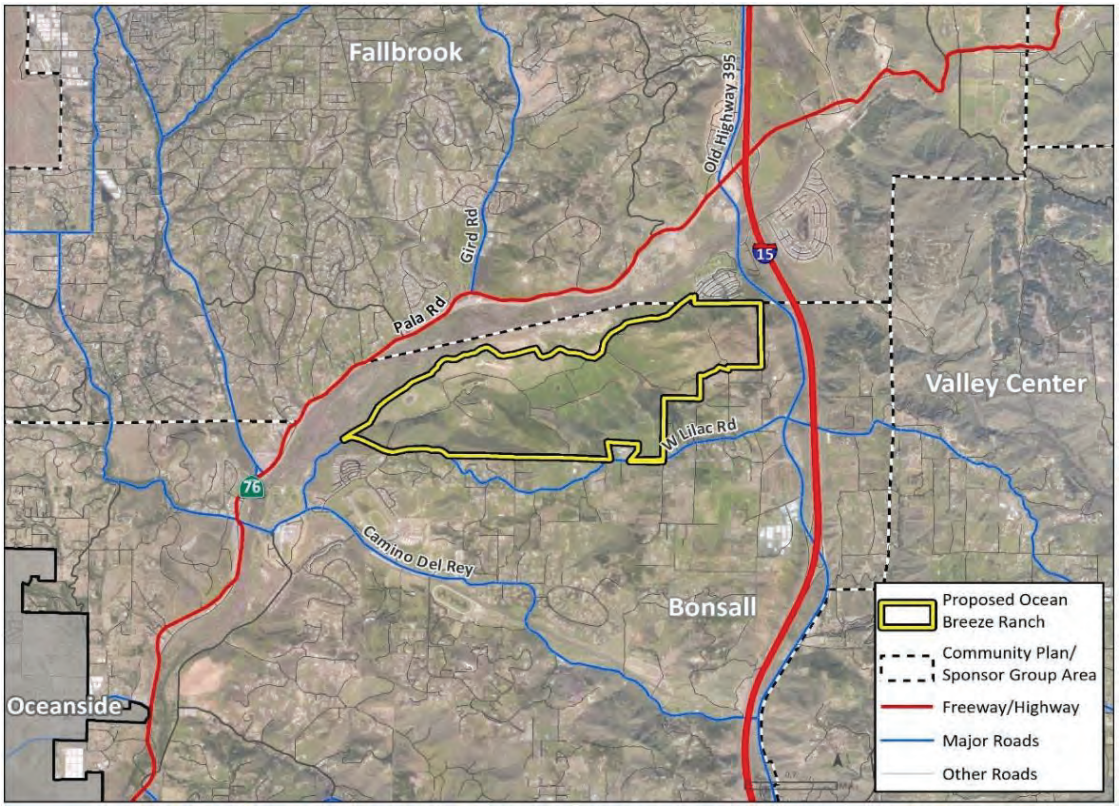


Figure 2: Major Road Network

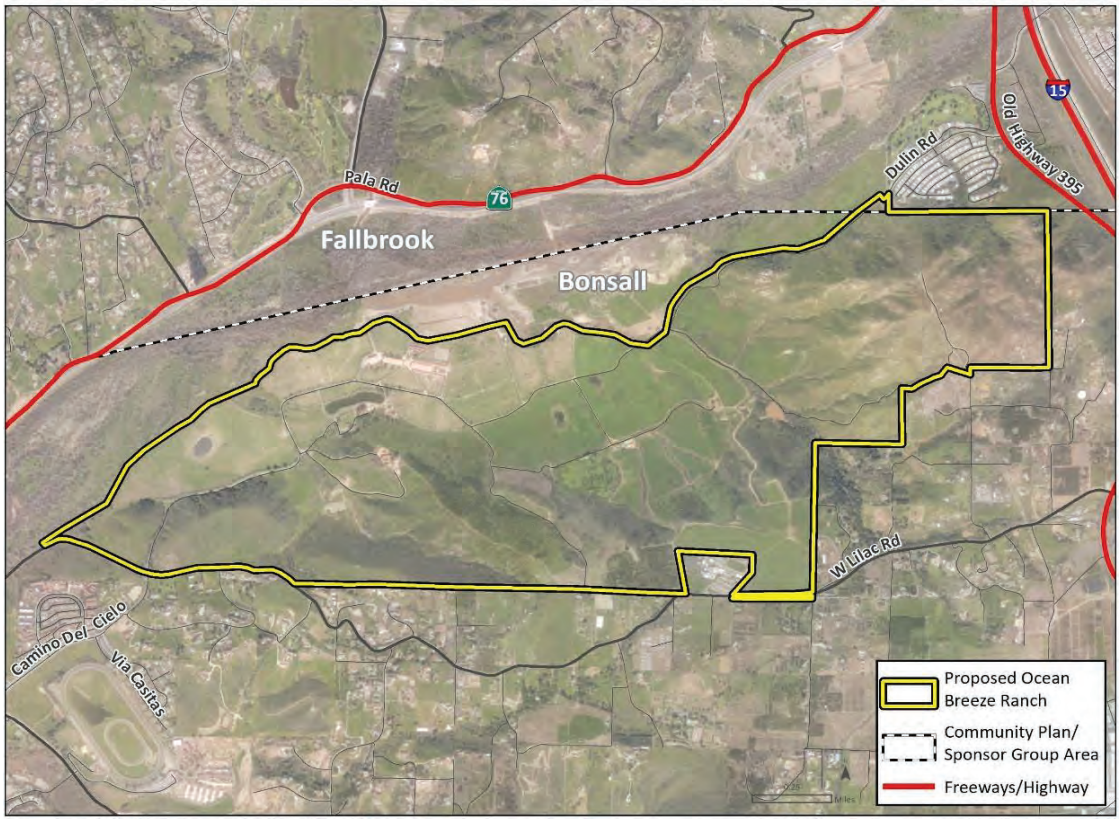


Figure 3: Existing Project Site

Residential Development

The proposed project has been designed as a conservation subdivision by clustering the development footprint in a way to minimize impacts to environmental resources and avoid areas set aside as open space. When designing conservation subdivisions and planned development areas it allows lot sizes to be reduced. The proposed project consists of a total of 396 residential lots, roads, parks, and landscaping within three planning areas (PA), PA 1, PA 2 and PA 3. The Proposed Project's 396 residential lots is fewer than the maximum of 402 residential units allowed by the General Plan (Figure 4).

Planning Area 1 (PA 1)

PA 1 will be located northeast of West Lilac Road in the middle portion of the project just south of the equestrian facility. This planning area is 68 acres and will include 144 residential lots with 5,000 square feet minimum lot sizes, and nine Homeowner Association (HOA) lots reserved for both public and private parks, stormwater retention basins and open space.

Planning Area 2 (PA 2)

PA 2 will be located north of West Lilac Road in the western-most portion of the project, southwest of the equestrian facility. This planning area is 67 acres and will include 237 residential lots with a mix of 4,500 and 5,000 square-foot minimum lot sizes and 13 HOA lots reserved for both public and private parks, stormwater retention basins and open space.

Planning Area 3 (PA 3)

PA 3 is 153.3 acres and is proposed along the private road connecting to the existing segment of Dulin Road, a public road, located within the Rancho Monserate Country Club (Rancho Monserate) community (Figure 4). PA 3 includes 15 residential lots with five-acre minimum lot sizes. The single, 24-acre Hillside Estate lot will be located off West Lilac Road, a public road, northeast of the Norman L. Sullivan Middle School (Sullivan Middle School). This planning area will include 17 HOA lots reserved for stormwater retention basins and open space.

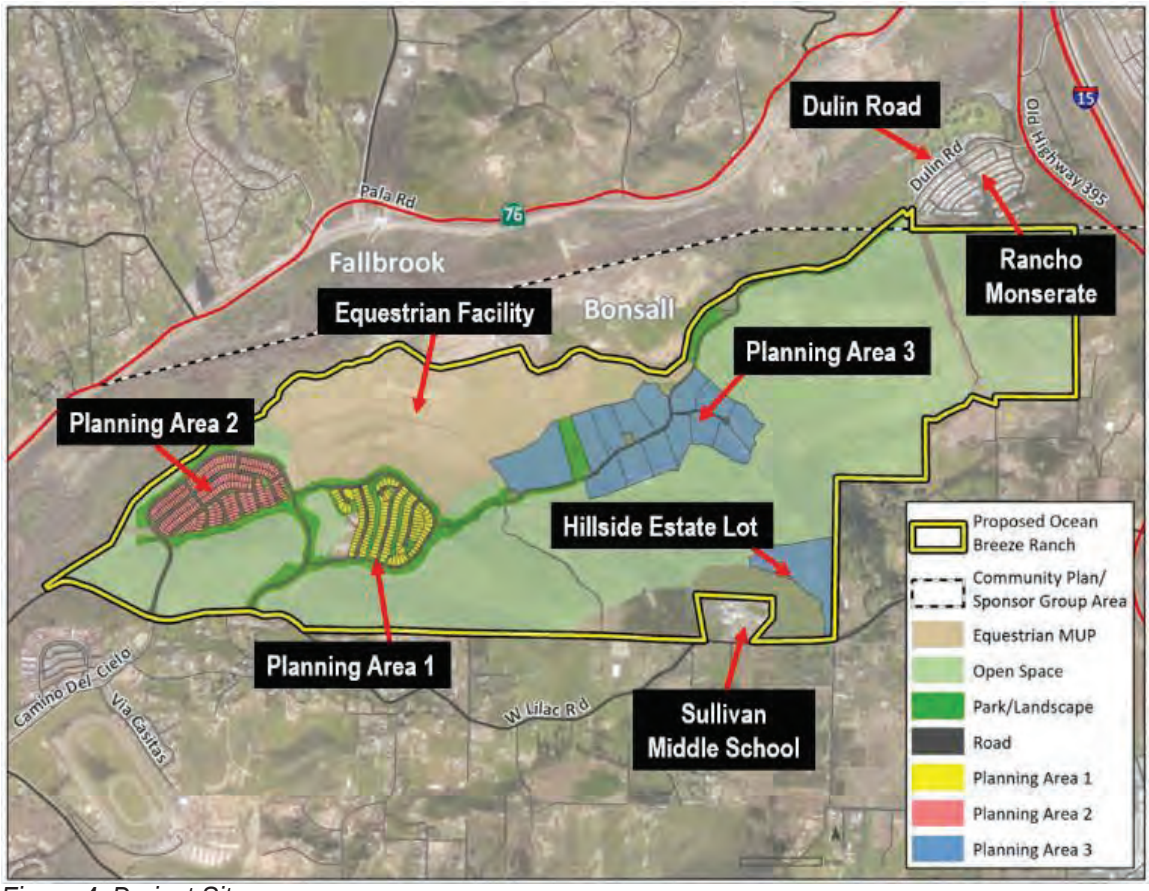


Figure 4: Project Site

Residential Units

The project proposes two product types with a range of architectural styles, including Cottage, Ranch, Craftsman, Tuscan, Monterey, Farmhouse, and Spanish, within PA 1 and PA 2 (Figure 5 and 6). These product types provide a variety of conceptual floor plans ranging in size from 2,000 square feet to 3,400 square feet, each with three to four bedrooms and two to three bathrooms. Each residential lot will have a minimum of 10-feet between lots. Color schemes will vary throughout the development with a focus on muted colors and natural design elements as demonstrated in Figures 5 and 6. Each unit will include a two-car or three-car garage and private useable space in the rear of each unit. Each unit will include installation of a solar/photovoltaic system equal to 1.8-killowatt hours (kWh) and will be equipped for the future installation of a Level 2 electric vehicle (EV) charging station.

To allow future developers flexibility with respect to house placement and design, conceptual architecture is not provided for PA 3. Through conditions of approval of the MUP and the HOA's Covenants, Conditions and Restrictions (CC&Rs), limitations will be imposed to ensure Bonsall Design Guidelines for single family residential development are met for each lot, which include, architecture product types, building setbacks, preservation of existing natural features, hillside grading and drainage, and planting design for hillsides.



Figure 5: Conceptual Architecture Product Type One and Architectural Styles for PA 1 and PA 2



Figure 6: Conceptual Architecture Product Type Two and Architectural Styles for PA 2



Figure 7: Conceptual Architectural Renderings for PA 1 and PA 2

Conservation Subdivision

The County Subdivision Ordinance Section 81.401(r) requires residential projects with lands designated as SR-10 and RL-20 through RL-80 be designed as conservation subdivisions. The project site allows for minimum lots sizes varying from 6,000 square feet to 8-acre minimums. Through the Conservation Subdivision and Planned Development area guidelines, lot sizes can be reduced and changed. The Proposed Project provides a variety of lot sizes ranging from to 4,500 square feet to approximately 24 acres. By consolidating the Proposed Project's development footprint in a way that minimizes impacts to environmental resources this project has been designed as a conservation subdivision, with avoided areas set aside from development by conservation easements. To accomplish a lot count similar to what is allowed by General Plan and to meet the Conservation Subdivision requirements, the Proposed Project's design calls for a consolidated development footprint of 311 acres (22% of the overall property). The General Plan allowed density of the Proposed Project is 402 dwelling units and the project proposes 396 dwelling units.

To conform with Planned Development Area and the Conservation Subdivision regulations the project is designed to be clustered to avoid biological and natural resources. The Proposed Project is required to conserve approximately 789 acres (56 percent) of the approximately 1,403 site. The project meets this requirement by proposing to set aside a total of 953 acres (68 percent) for the protection of biological and natural resources. A total of 833 acres (59 percent) will be preserved by a biological open space easement and 120 acres (9 percent) will be protected by a limited use easement within the existing equestrian facility and within areas of PA 3 (Figure 8). This land within the equestrian facility and PA 3 supports existing pastures and will preclude future development. The pastures provide biological value by supporting wildlife foraging and movement.

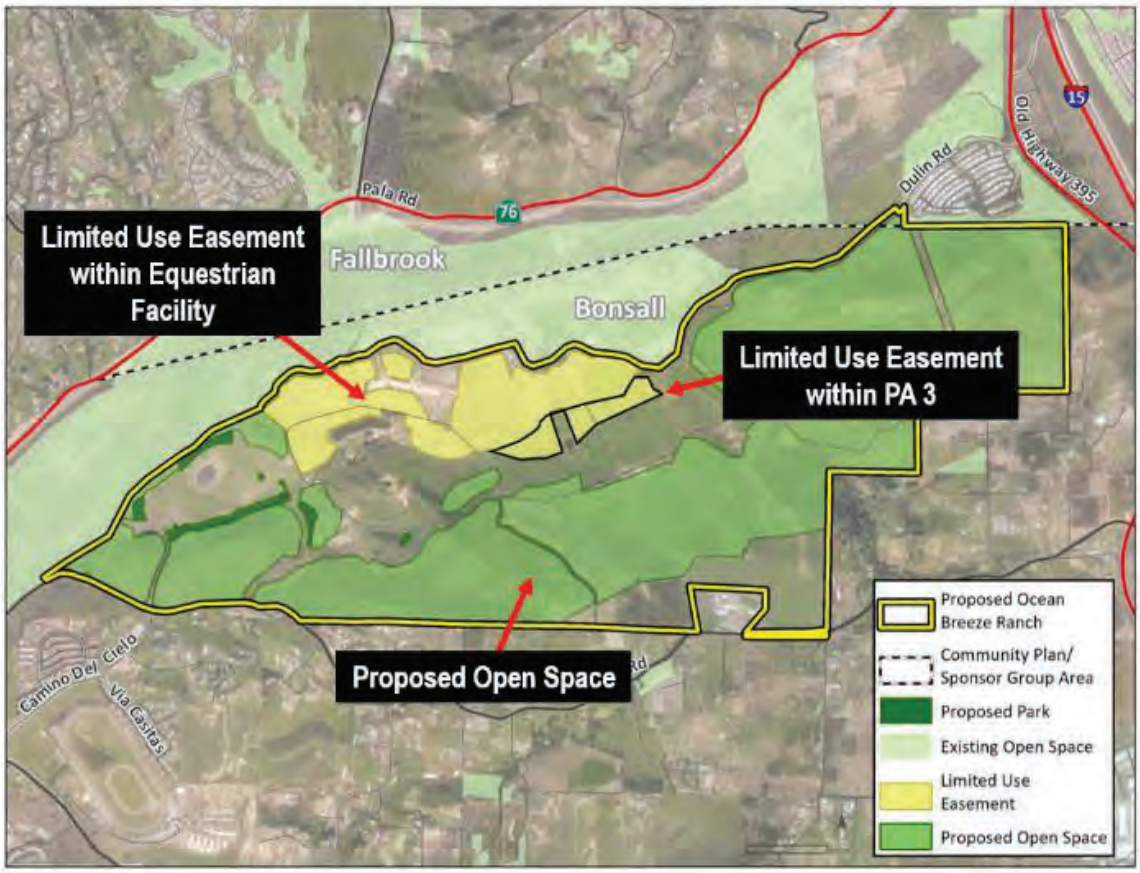


Figure 8: Open Space Preservation and Limited Use Easement over Equestrian Facility and a portion of PA 3.

Recreation Areas

The project proposes a total of 15.7 acres of public or private parks in PA 1 and PA 2, which includes 3.3 acres of public and private park area meeting the 3.2-acre park space requirement for 396 dwelling units pursuant to the County's Park Lands Dedication Ordinance (PLDO).

Within PA 1 and PA 2, the project includes seven park parcels, totaling 15.7 acres. Two public parks are planned (1.7 and 2.8 acres) for a total of 4.5 acres. The remaining five parks are planned to be private, (ranging from 0.3 to 7 acres) and will total 11.2 acres. Conceptual park designs and landscaping for public and private parks have been proposed and are to include locations and facilities aimed at both active and passive recreational activities for the enjoyment of project residents and the surrounding community (Figures 9a and 9b).



Figure 9a: Conceptual Park Designs for Planning Area 1

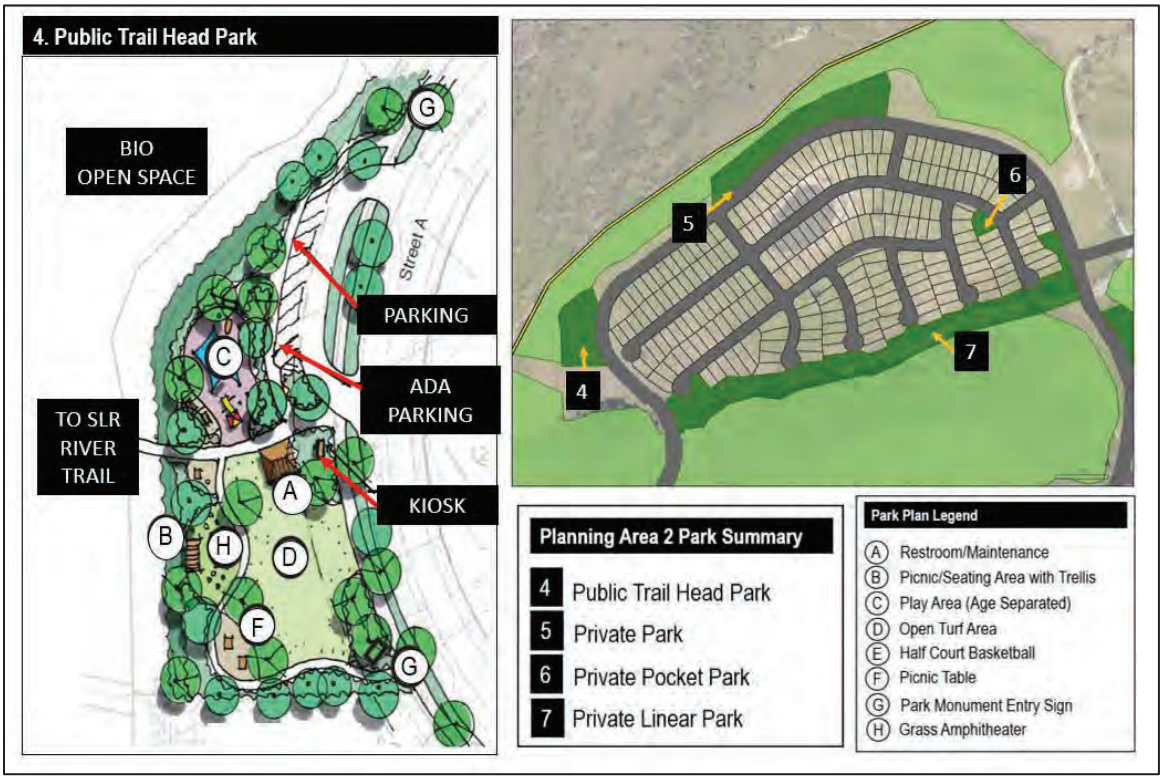


Figure 9b: Conceptual Park Designs for Planning Area 2

An internal network of sidewalks, pathways and trails will be provided within PA 1 and PA 2 to provide access to proposed residential neighborhoods, parks, and nearby regional trail facilities.

The Proposed Project includes approximately 5.1 miles of trails and approximately 4 miles of pedestrian sidewalks, within PA 1, PA 2 and PA3, with allowances for connection points to the County's future San Luis Rey River Trail and Rio Prado and Bonsall Community Parks at the proposed project's western and northern boundary (Figure 10 and 11). The San Luis Rey River trail alignment is proposed by Department of Parks and Recreation (DPR) as part of the San Luis Rey River Master Plan and is currently in the planning phase and is proposed to connect to surrounding regional trail facilities and parks. The proposed project also includes establishing a 15-foot wide trail easement over an existing dirt road connecting the east end of PA 1 toward Sullivan Middle School. The trail easement crosses biological open space and will be fenced on either side by 3-wire fencing to allow for wildlife movement. The easement will incorporate an eight-foot-wide decomposed granite trail and will restrict unauthorized vehicle access into biological open space.

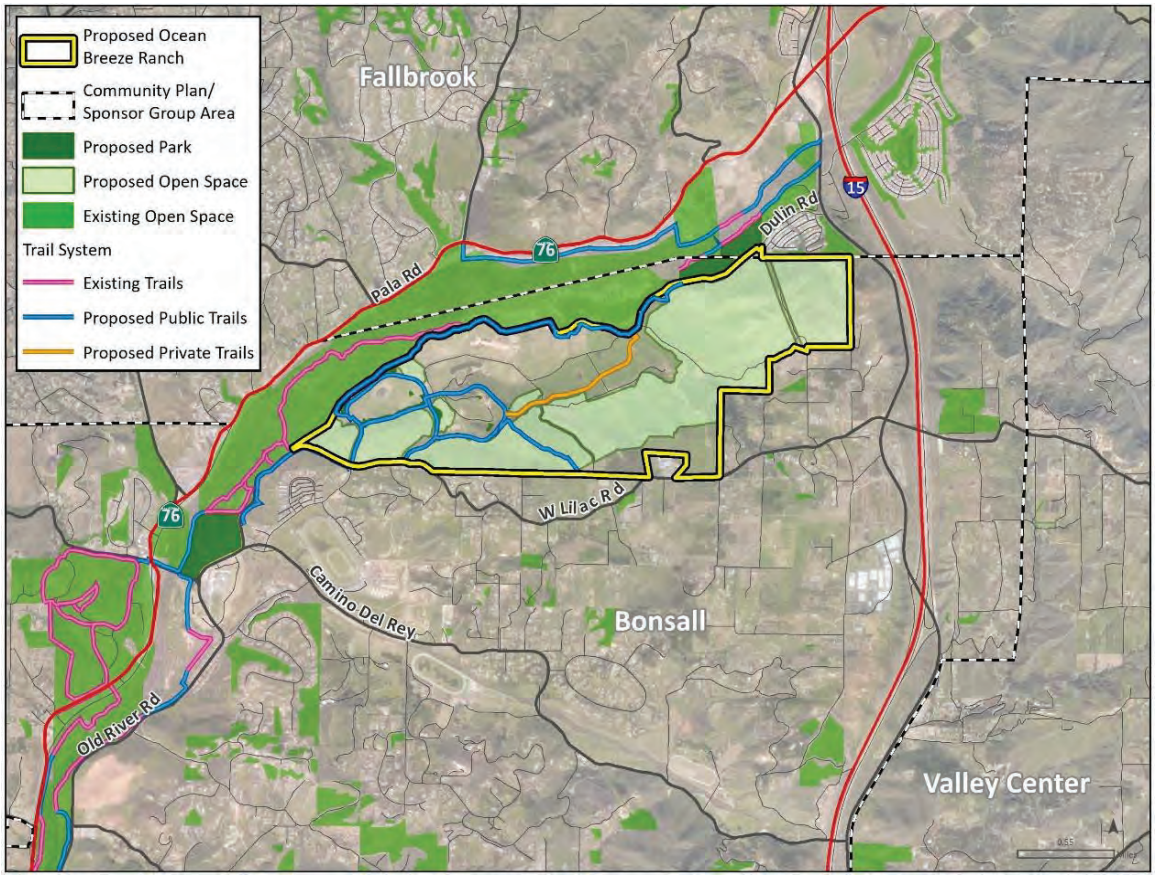


Figure 10: Community Trails Master Plan Proposed Regional System

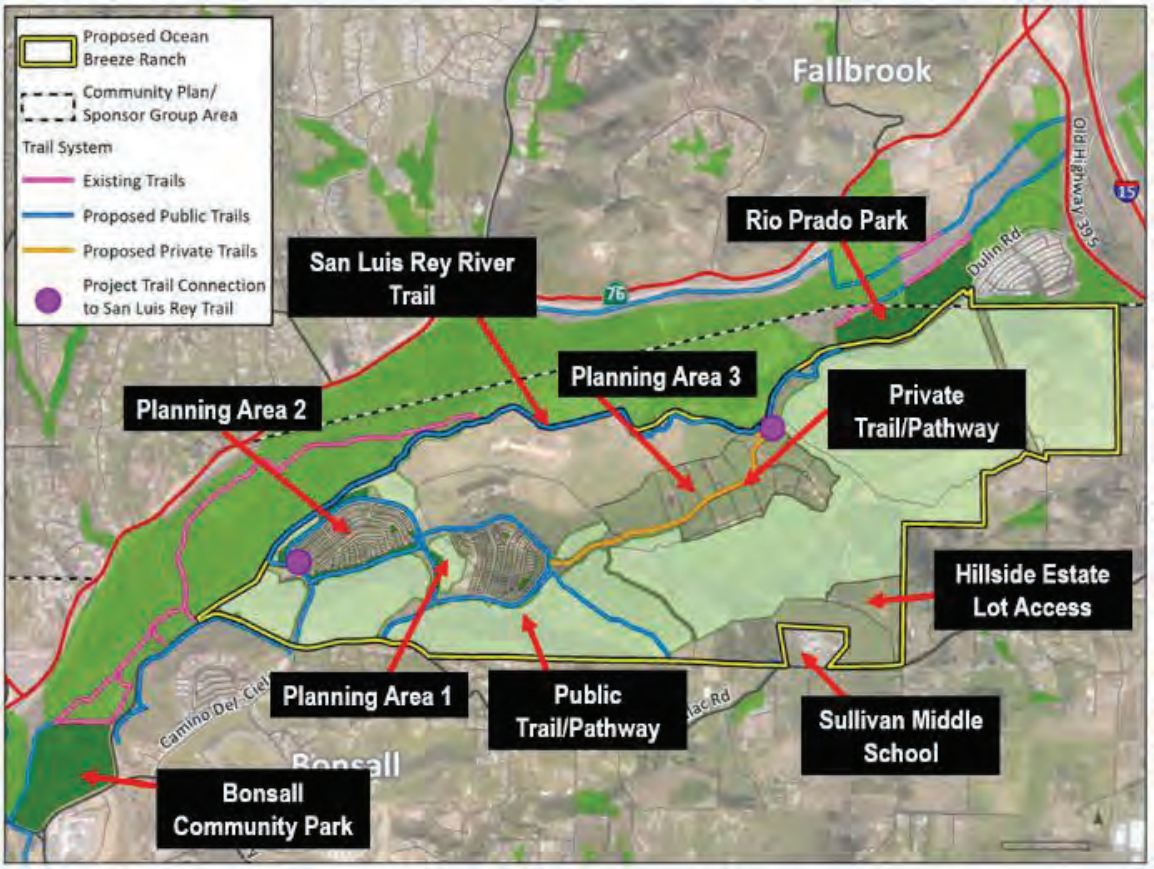


Figure 11: Proposed Public and Private Trails and Parks

Road Access & Improvements

In PA 1 and PA 2, roads will meet public road standards and provide access to residences as well as access to the community's parks and trails. In addition, a private road is proposed and will connect to the existing segment of Dulin Road, a public road, located within the Rancho Monserate community. It will be located through PA 3 to provide daily access for residents and visitors in that neighborhood; both ends of this private road will be gated (Figure 12). These emergency access gates shall provide unrestricted egress during an emergency and will operate on a fail-safe open system. The gates will have sensors for vehicles and will be equipped with electric, solar and/or battery power, which allows all gates on this road to open for emergency egress via Dulin Road in the event of power failure. In the event emergency evacuations are necessary, PA 1 and PA 2 will use this road to evacuate. The Hillside Estate Lot will be accessed by a proposed driveway off West Lilac Road.

Because the Proposed Project will be phased, an interim secondary emergency access (interim access road) road through the Equestrian Facility is required (Figure 12). This interim access road is conditioned to be the required secondary access for no more than three years and the project will be required to complete construction of the private road connecting to the eastern segment of Dulin Road within that timeframe. Both the interim access road and private road will connect to the existing segment of Dulin Road located within the Rancho Monserate community. All portions of Dulin Road which are constructed onsite will be privately owned and maintained by the Homeowners Association

(HOA). A Road Maintenance Agreement will be required between the project and the County, to ensure private road maintenance in perpetuity.

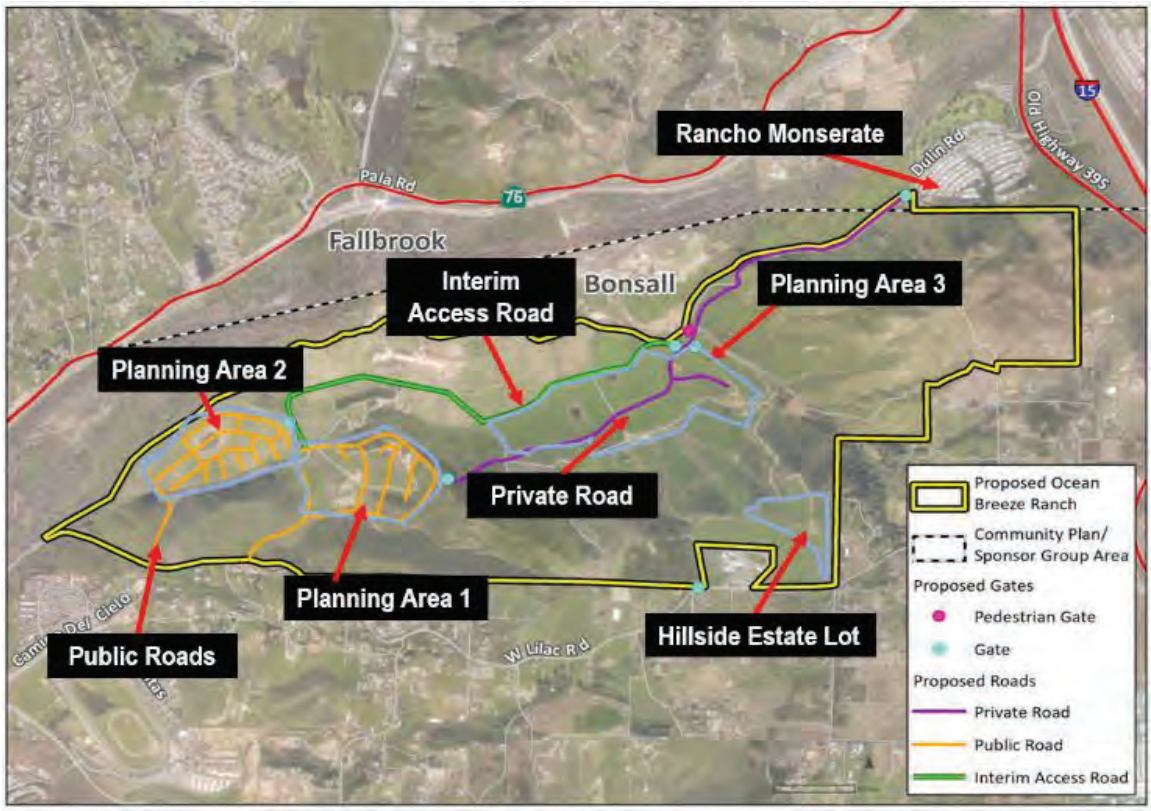


Figure 12: Proposed Internal Circulation

Equestrian Facility

The existing, private equestrian facility is bordered by PA 1 to the south, PA 2 to the southwest, and PA 3 to the southeast. The equestrian facility is an existing unpermitted use on the Proposed Project site, which includes approximately 165 horses on approximately 375 acres of land. The proposed equestrian facility will be reduced in acreage and will be subject to a MUP to permit a maximum of 400 horses on 203 acres of land. The remaining 172 acres will be part of PA 1, PA 2 and dedicated as biological open space. The MUP will be conditioned to require building permits for unpermitted structures to be submitted within 140 days of the MUP approval. The equestrian facility will include a total of 204,433 square feet of existing and proposed structures. Figures 13-14 and Table C-1 show and list the existing and proposed facilities and structures by the equestrian facility MUP.



Figure 13: Equestrian Facility (Facing North)



Figure 14: Existing Historic Buildings to remain as Employee Housing for the Equestrian Facility

Table C-1 Equestrian Facility Existing and Proposed Structures

Existing Structures To Remain	Proposed Additional Structures
8 existing barns	16 horse shade structures
5 houses (used as employee housing)	1 horse aquatic therapy pool
3 manufactured homes (used as employee housing	1 equipment maintenance shop
5 water wells including 3 well houses	4 horse pens (covered and uncovered)
34 horse pens (covered and uncovered)	
1 horse exercise arena	
2 open air training arenas	
9 horse shade structures	

Currently, the equestrian facility employs 20 full time employees in ranch administration, horse care, training and maintenance, and landscaping maintenance. Of these employees, eight currently reside at the facility in employee housing. A total of eight residences for employee housing are proposed on-site (five existing houses and three existing manufactured homes, Table C-1). Of these, five buildings are deemed to have historical significance and have been conditioned to remain in place.

The primary access to the equestrian facility is from West Lilac Road. As part of the Proposed Project a new public road through PA 1 and PA 2 will connect to the equestrian facility. The equestrian facility will be gated from the public. Secondary access will be from the private segment of Dulin Road at the east end of the equestrian facility that connects to the existing segment of Dulin Road located within the Rancho Monserate community (Figure 12).

Municipal Services

The Proposed Project has demonstrated that all necessary services and facilities are available as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability Forms for Public Sewer, Water, School, and Fire Services).

Project Facility Availability Forms have been provided for all services and are included in Attachment K, Service Availability Forms. The project will be served by the following Districts:

Water and Sewer: Rainbow Municipal Water District (RMWD)
Fire: North County Fire Protection District (NCFPD)
School: Bonsall Unified School District (BUSD)

In addition, the existing equestrian facility, PA 3 and the Hillside Estate will require septic services which will be permitted by the Department of Environmental Health.

2. Subject Property and Surrounding Land Uses

The project site is located in the communities of Bonsall and Fallbrook within the unincorporated area of northern San Diego County. The General Plan Regional Category for the site is Village, Semi-Rural and Rural. Surrounding land uses include single-family residential, proposed public parks, proposed regional trails, schools, equestrian facilities and agricultural lands. Please refer to Attachment H – Planning Documentation, for maps of surrounding land uses and zoning designations.

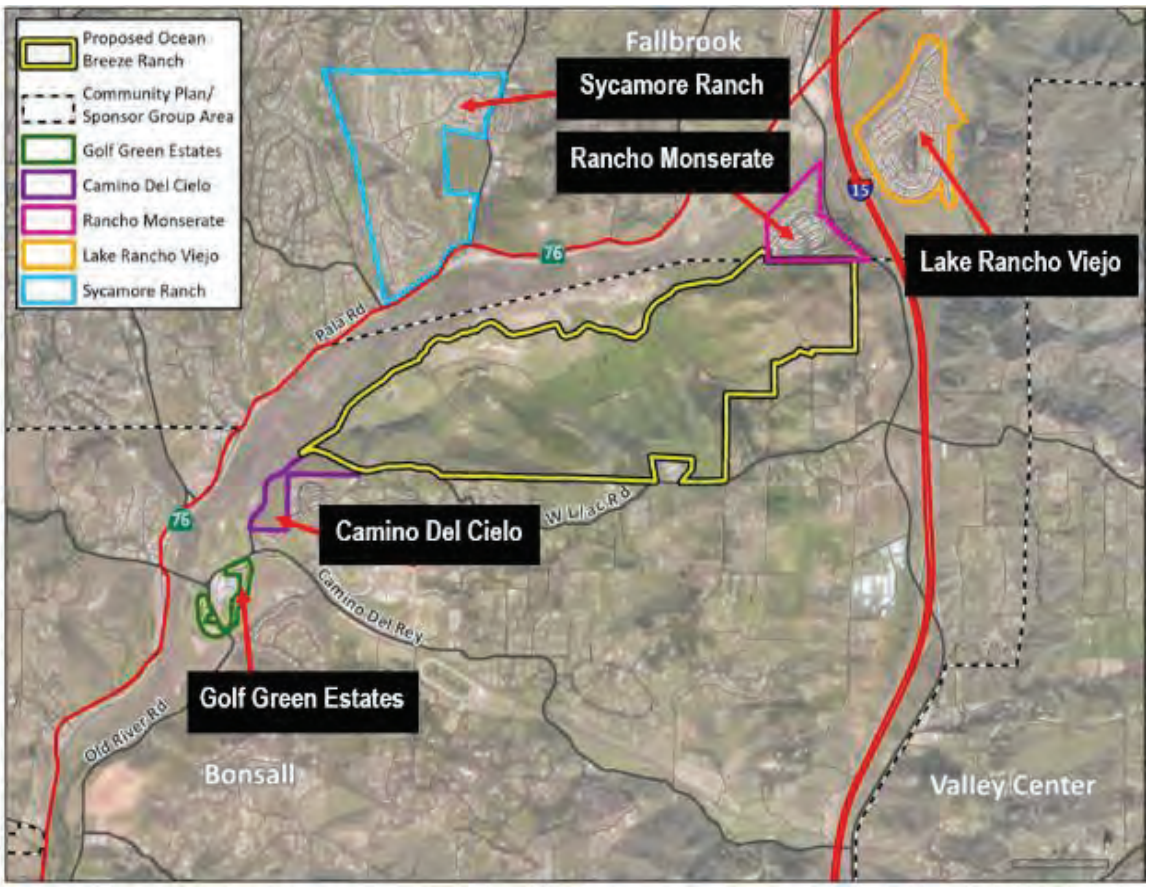


Figure15: Existing and Entitled Residential Developments

The property is bordered to the north by State Route 76 (SR-76), to the east by Interstate 15 (I-15), to the south by West Lilac Road, and to the west by SR-76. The project site encompasses approximately 1,403 acres and mostly located in the northernmost region of the Bonsall Community Plan area, with approximately two acres located in the southernmost area of the Fallbrook Community Plan area as shown in Figure 11. The property includes a variety of terrain, from a relatively flat plain near the San Luis Rey River along the northern boundary, to ridges and hillsides near the property's southern boundaries (Figures 16-18). The Proposed Project site is primarily developed for equestrian and limited agricultural uses. However, a large portion of the site, located primarily to the east and south along West Lilac Road, a public road, remains undeveloped.

A number of existing and entitled residential communities and other uses are located within a two-mile radius of the project: Rancho Monserate (200 feet east); which includes 232 manufactured homes, Lake Rancho Viejo (0.45 mile northeast), which includes 816 single family residential units; Golf Green Estates (0.8 mile southwest), which includes 94 single-family residential lots that are under construction; Sycamore Ranch (0.37 mile north) which includes 486 single family residences, and Camino del Cielo (0.5 mile to the south), adjacent to the project site and includes 76 condominiums that are entitled but not yet built (Figure 15).



Figure 16: Viewshed on-site looking southwest towards project site



Figure 17: Viewshed on-site looking northeast towards project site

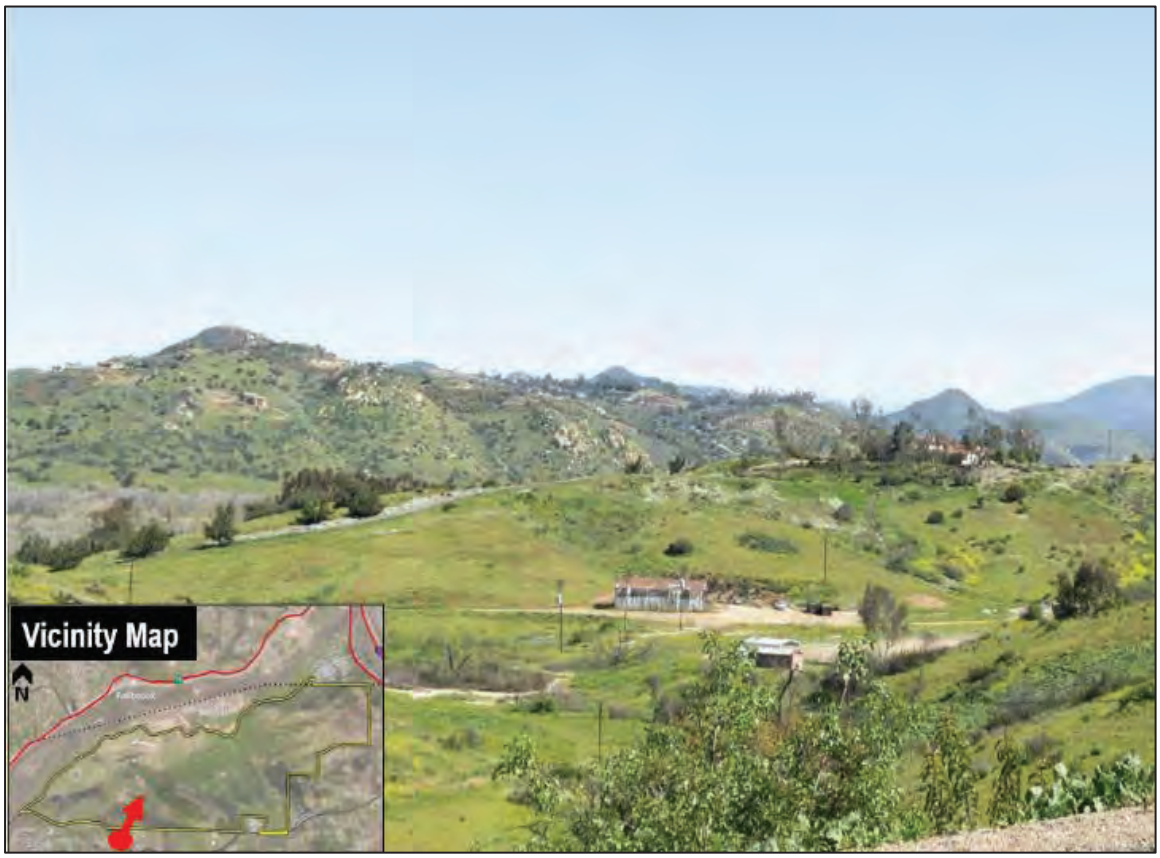


Figure 18: Viewshed from West Lilac Road looking north towards project site

Table C-2: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	(SR-2) Semi-Rural Residential, (RL-40) Rural Lands	A70 A72 RRO	SR-76	Agriculture, San Luis Rey River Park, Undeveloped Lands, Single-Family Residential, State Route 76
East	(RL-20) Rural Lands, (SR-4) Semi-Rural Residential, (VR-4.3) Village Residential	A70 RR RMH4	Dulin Road	Mobile home Park, Single-Family Residential, Undeveloped Lands

Location	General Plan	Zoning	Adjacent Streets	Description
South	(SR-2) Semi-Rural Residential, (SR-4) Semi-Rural Residential, (VR-4.3) Village Residential, (VR-15) Village Residential	A70 A72 RR RU RV	West Lilac Road	Agriculture, Single-Family Residential, Golf Course Equestrian Facilities
West	Open Space (Recreation), Public/Semi-Public Facilities, General Commercial, (VR-7.3) Village Residential, (SR-2) Semi-Rural Residential	A70 S80 C30 RS RR	SR-76	Agriculture, Open Space, Single-Family Residential, State Route 76

E. ANALYSIS AND DISCUSSION

The project has been reviewed for conformance with all relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Bonsall Community Plan, the Fallbrook Community Plan, the County Zoning Ordinance, and CEQA Guidelines. A detailed discussion of the project's technical analysis and consistency with applicable codes, policies, and ordinances is described below. The following items were reviewed throughout the project's processing and are also detailed below: MUP findings, traffic, fire service, emergency evacuation and biological resources.

1. Project Analysis

Location and Linkage

The project site is located in an area that warrants additional housing to support several employment centers in the proximity. The Proposed Project is located approximately two miles from Oceanside, six miles from downtown Fallbrook, 5.7 miles from Camp Pendleton, 18 miles from Temecula, 28 miles north of Sorrento Valley, approximately 29 miles north of the University Town Center area and 12 miles northeast of the City of Carlsbad. These communities are considered areas with some of the highest employment densities in the San Diego region. The site is located in close proximity to the cities of Escondido and San Marcos, where infrastructure and services are available. It is also surrounded by agricultural, commercial, light industrial and residential uses of various densities. Several major employers, including but not limited to Palomar Medical Center, California State San Marcos, Kaiser Permanente, and Stone Brewing Company are located within 14 miles of the project site.

The project site is located in an area that provides a high level of transit and transportation opportunities. The project site is located 0.6 mile west of I-15 and 0.4 mile south of State Route 76. Although the project does not include any improvements to public transit, public transportation, including Sprinter and bus routes are readily available. The Sprinter line, which is a 22-mile rail system, connecting Oceanside, Vista, San Marcos and Escondido, has a total of 15 stations along the Highway 78 corridor. The closest transit stop to the Proposed Project is the Melrose Sprinter Station and is located approximately seven miles south from the project site. Park and Ride facilities

are located 2.4 mile from the Melrose Sprinter Station and a bus stop to the City of Vista, Cal State San Marcos and Palomar Collage are also available at the Melrose Sprinter Station.

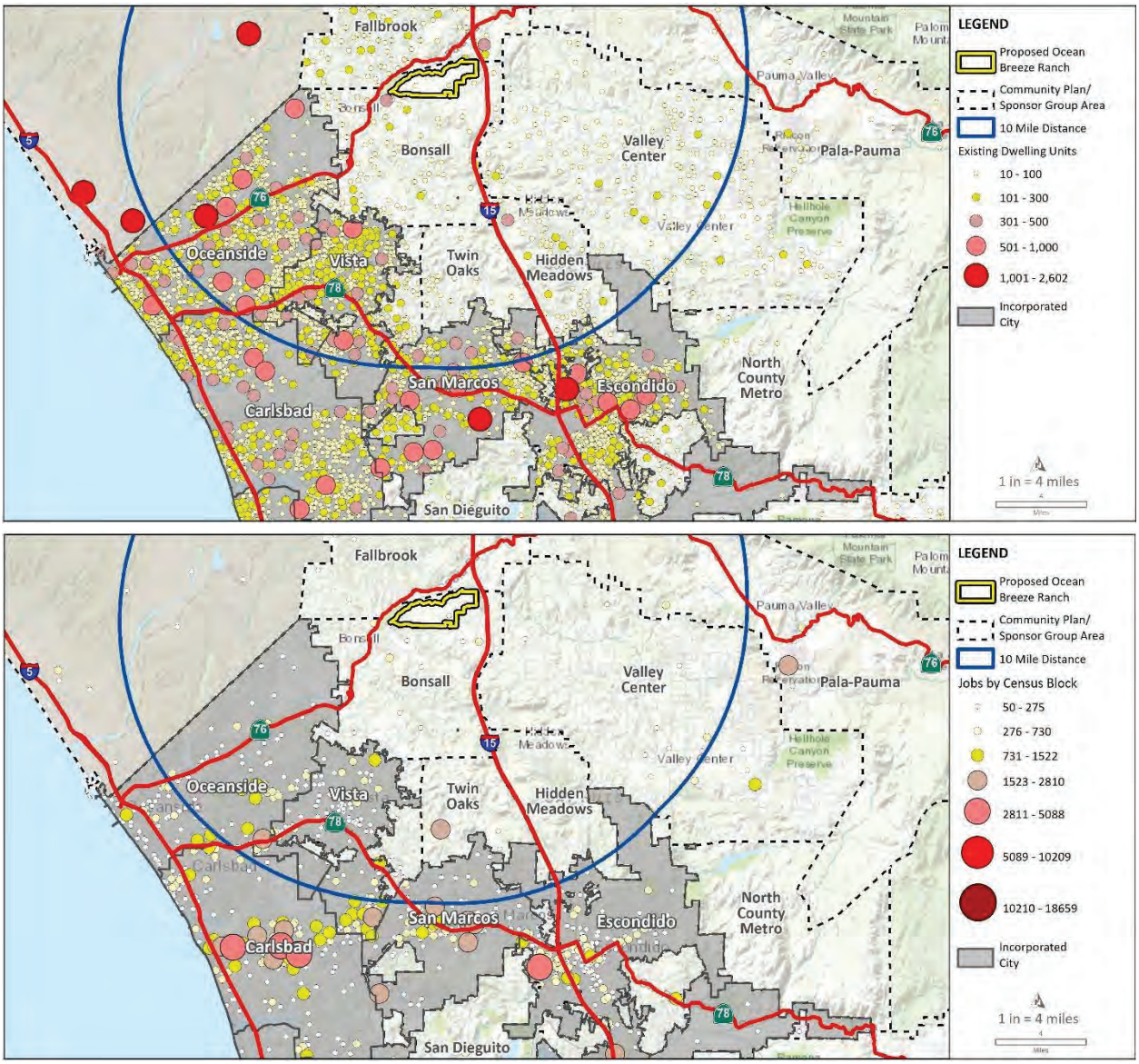


Figure 19: Housing and Jobs

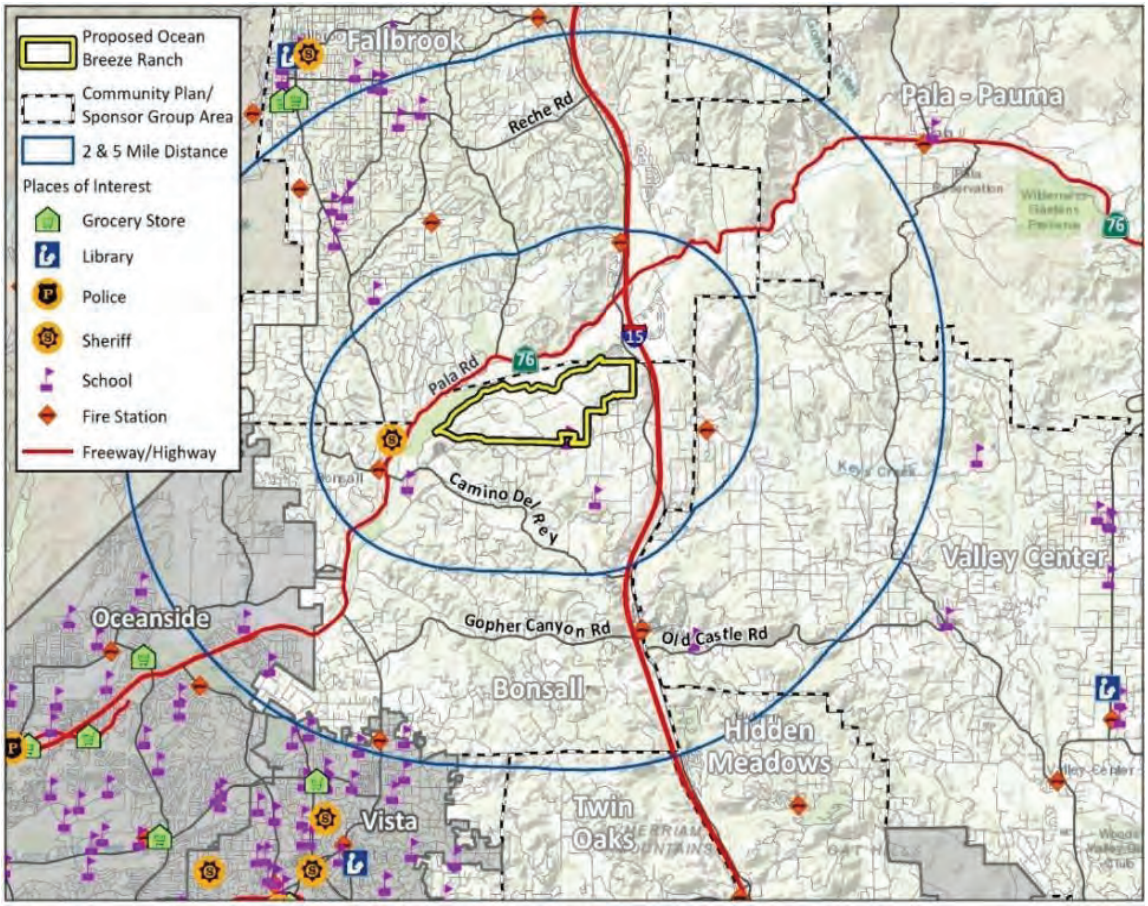


Figure 20: Essential Services

Major Use Permit Findings

In accordance with Section 7358 of the Zoning Ordinance, findings must be made relating to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the Proposed Project in relation to each of these findings.

Planned Development - Major Use Permit Findings

The location, size, design, and operating characteristics of the Proposed Project will be compatible with adjacent uses, residences, buildings, and structures (Figures 21 and 22). Planned Developments are allowed upon approval of a MUP and are suitable when designing a conservation subdivision. The project site allows for minimum lots sizes varying from 6,000 square feet to 8-acre minimums. Through the Conservation Subdivision and Planning Development area regulations, lot sizes can be reduced and changed. Proposed lot sizes vary widely, ranging in lot size from 4,500 square feet, five acres to 24 acres. The existing visual character and quality of the Project site and surrounding area can be characterized primarily as rural residential, with agricultural uses and smaller equestrian facilities on relatively flat to sloping grades.

The project is compatible because of the setbacks of the structural elements on the site, use of landscaping for screening and the use of muted tones (creams, browns, tans, and taupes) for the proposed residences to blend in with the surroundings. The overall bulk and scale of the proposed

residences will be minimized and rendered more visually interesting through two product types and seven architectural styles with porches, dormers, and simple roof shapes. A variety of floor plans and elevations have been designed to provide for aesthetic diversity which is consistent with the surrounding area and complies with the Bonsall Design Guidelines.

The Proposed Project will not significantly alter the landscape and will maintain the property's compatibility with the surrounding community. Measures which have been applied to avoid or reduce visual impacts to the nearby community include, intentionally placing the project's development footprint in locations which will be largely shielded from public view by existing topography including hillsides and ridges, as demonstrated in the photo simulations in Figures 12 and 13.

Other measures to ensure the project is compatible with the surrounding community include: varied residential architectural styles; preservation of 953 acres through a biological open space easement and a limited use easement which buffers existing properties from the new project; 15.7 acres of park and 45 acres of common open space dispersed throughout the site to promote recreational and walkable activities. In addition, new landscaping is proposed along project roads, in parks, on slopes between homes and at the project perimeter. The retained trees and new landscaping will assist in softening the visual effects of the newly built community after construction, allowing the project to blend with the existing topography and surrounding community.

To accomplish a lot count similar to what is allowed by General Plan and to meet the Conservation Subdivision requirements, the project's design calls for a consolidated development footprint of 311 acres (22% of the overall property). The General Plan allowed density of the Proposed Project is 402 dwelling units and the project proposes 396 dwelling units.

All necessary public facilities and services are available to the site as detailed in the service availability letters submitted for the project in Attachment I.



Figure 21: Photosimulation looking north approximately 0.4 mile toward the site from West Lilac Road



Figure 22: Photosimulation looking southwest approximately 1.2 miles from Flowerwood Lane towards PA 1.

Major Use Permit Findings – Equestrian Facility

The location, size, design, and operating characteristics of the existing equestrian facility will be compatible with adjacent uses, residences, agricultural uses, and surrounding equestrian facilities (Figure 23). Equestrian Facilities are allowed uses under the Zoning Ordinance within the Limited Agricultural Use and Open Space Use Regulation upon approval of a MUP and equestrian facilities such as this are common within nearby residential and agricultural areas. Other nearby uses include residential houses, agricultural producers, equestrian facilities, and light commercial businesses such as horseback riding and hay sales. The existing equestrian facility has been in operation for over 30 years and will include construction of 22 new accessory buildings including shade structures, horse pens, an equipment maintenance shop and an aquatic therapy pool for the equestrian facility. These new buildings will not significantly alter the landscape as they are designed to be of the similar architecture and color of the existing buildings on-site. The equestrian facility represents a compatible use with surrounding rural uses and will not have harmful effect on community character (Figure 24).

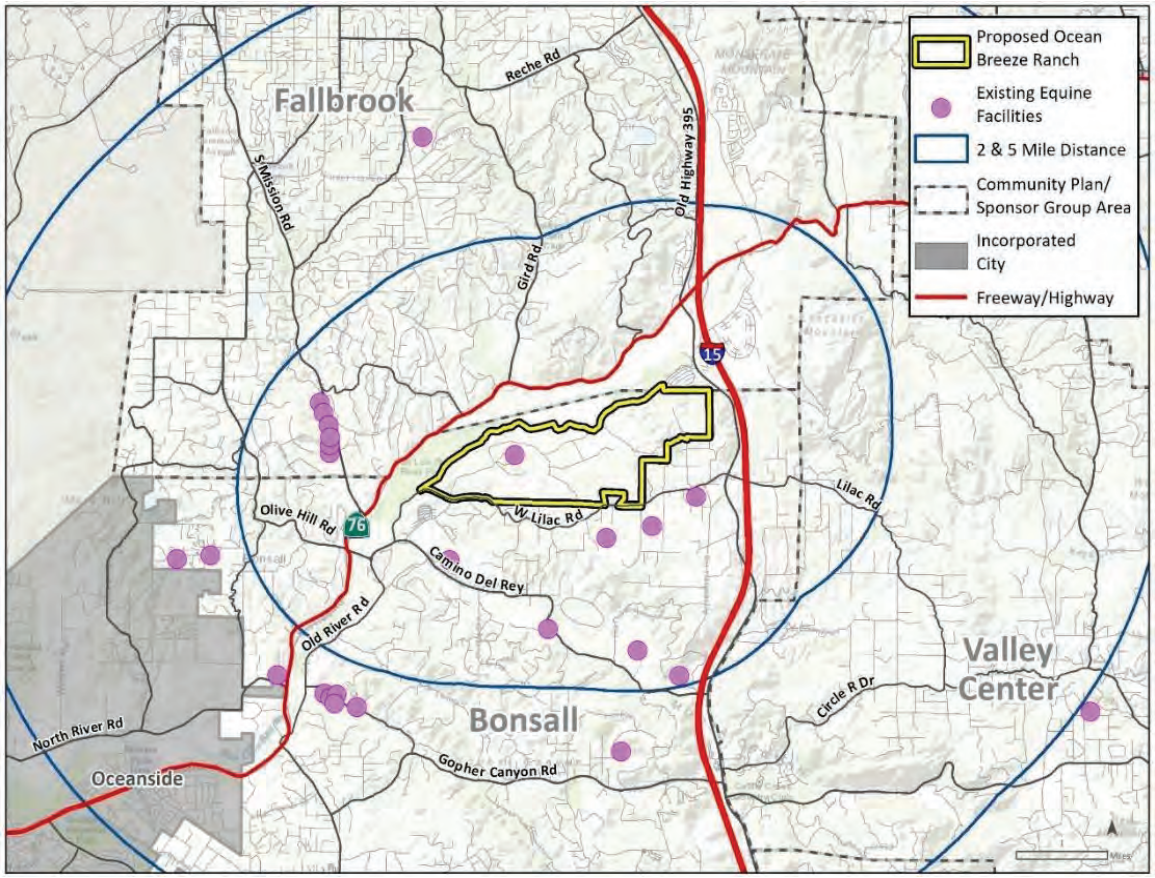


Figure 23: Surroudning Existing Equestrian Facilities

Existing natural land features immediately surrounding the project site consist of hills and ridges, which predominantly block views into the equestrian facility from West Lilac Road, the nearest public road, and SR-76. As a result of distance from nearby public roads and existing topography, there is no portion of the future equestrian facility which will be visible from nearby public roads. Furthermore, the equestrian facility structures will be separated and buffered from all future proposed homes in PA 1, PA 2 and PA 3 via setbacks, retained existing mature trees, and proposed future landscaping.

All necessary public facilities and services are available to the site as detailed in the service availability letters submitted for the project, included in Attachment I.



Figure 24: Viewshed on-site looking north towards Existing Equestrian Facility

Existing natural land features immediately surrounding the project site consist of hills and ridges, which predominantly block views into the equestrian facility from West Lilac Road, the nearest public road, and SR-76. As a result of distance from nearby public roads and existing topography, there is no portion of the future equestrian facility which will be visible from nearby public roads. Furthermore, the equestrian facility structures will be separated and buffered from all future proposed homes in PA 1, PA 2 and PA 3 via setbacks, retained existing mature trees, and proposed future landscaping.

All necessary public facilities and services are available to the site as detailed in the service availability letters submitted for the project, and included in Attachment K.

Traffic Impacts

The Traffic Impact Study (TIS) determined the project will generate 3,990 average daily trips (ADT). The TIS analyzed 20 intersections, 18 county road segments, and six state highway segments in the vicinity to evaluate the Level of Service (LOS) for existing, existing plus project, and cumulative conditions (Figure 25). The TIS determined the project will not result in any direct significant impacts beyond what was included in the GPU EIR to intersections or road segments with the implementation of improvements and mitigation measures.

The project's direct and cumulative traffic impacts and recommended mitigation measures are summarized below.

A Traffic Impact Analysis was prepared and concluded that the project will not have a significant impact to surrounding roads with the proposed mitigation measures. The project will form a Road Maintenance Agreement to ensure the private roads are maintained; improve West Lilac Road to public road standards; and install a traffic signal at the intersection of Old Highway 395 and West Lilac Road. The project will pay the Transportation Impact Fee (TIF) to mitigate cumulative traffic impacts. As of 2019, the current estimated amount of TIF payment and San Diego Association of Governments (SANDAG) Regional Transportation Congestion Improvement Program (RTCIP) payment for the project is $2,200,235.

The applicant has included a design feature at West Lilac Road and Camino Del Rey that will extend the existing right turn lane to allow for more vehicles to queue and is included as a condition of approval. The applicant has also volunteered to install a traffic calming device, consisting of a paved raised crosswalk wide enough to accommodate a golf cart to provide for safe crossing of Dulin Road by members of the Rancho Monserate community. This design feature has been added as a condition of approval.

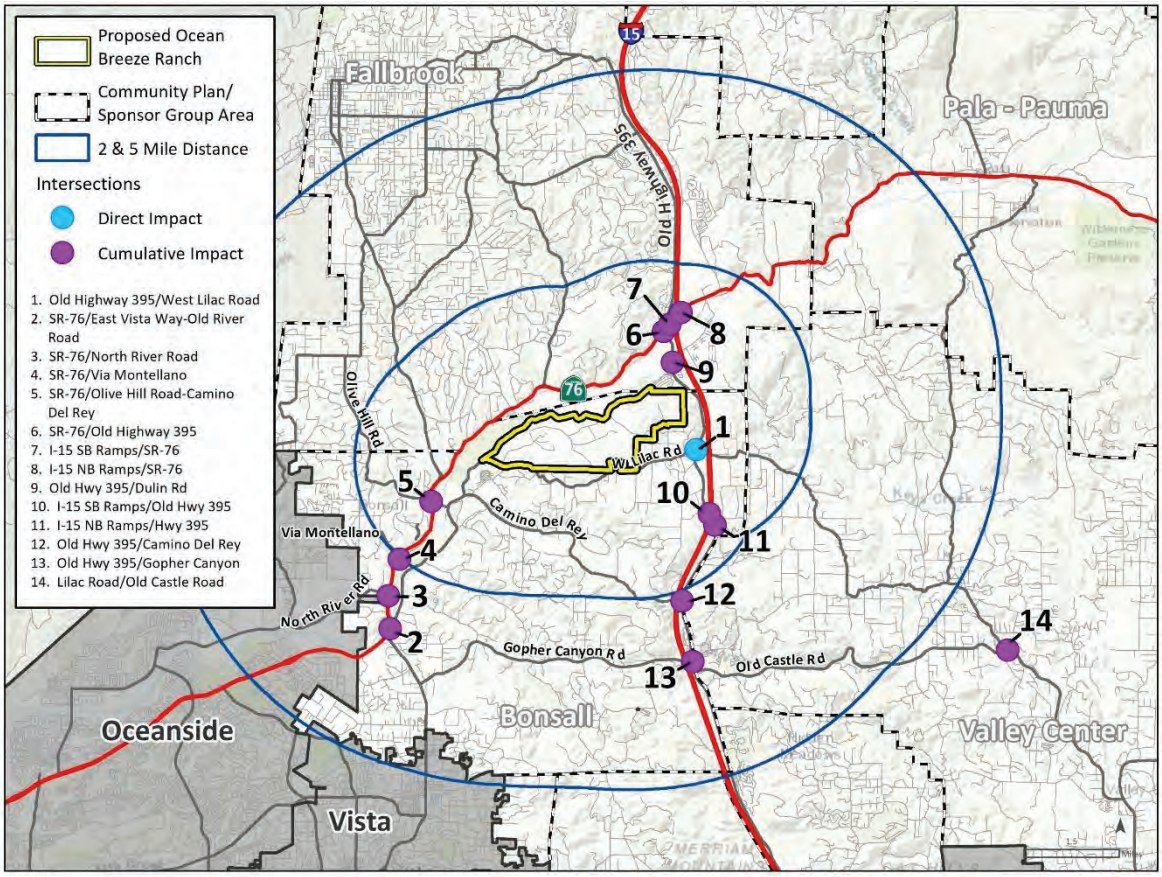


Figure 25 Proposed Direct and Cumulative Traffic Impacts Offsite

Existing Traffic Conditions and Analysis

The community has expressed concerns related to existing traffic issues along West Lilac Road near the Sullivan Middle School and at the intersection of Old River Road and Camino Del Rey that abuts Bonsall Elementary School. The community's concern is that additional traffic proposed by the project will further increase traffic queueing during school drop-off and pick-up hours. Additionally, the Bonsall Community Sponsor Group (BCSG) has requested the project make improvements to Old River Road and Camino Del Rey intersection.

The TIS prepared for the Proposed Project analyzed the Old River Road and Camino del Rey intersection and concluded that it operates at an acceptable LOS in the a.m. and p.m. peak hours in both the existing and existing plus project condition. The intersection operates at a B LOS in the a.m. and an A LOS in the p.m. and the Proposed Project does not create an impact per County Traffic Guidelines.

County staff conducted multiple field reviews and observed considerable operational issues that occur during the school drop-off and pick-up hours (Figure 26). Subsequent meetings with the school Principal and Superintendent of the Bonsall Unified School District led to the County offering to be a part of a new School District Operations Plan that will develop strategies and operational improvements to facilitate vehicular circulation during drop-off and pick-up hours for both the middle and elementary schools.

The applicant has also acknowledged the concerns of the BCSG's request for improvements to Old River Road and Camino del Rey intersection and has offered a voluntary funding contribution to the County in the amount of $1,000,000 (One Million dollars) (Contribution). The BCSG recommended to support the Proposed Project upon the applicant's representation regarding a traffic funding contribution for $1,000,000 (One Million dollars). The Ocean Breeze Ranch Proposed Language for Traffic Funding Contribution was revised by the BCSG and unanimously approved and is included in Attachment G.

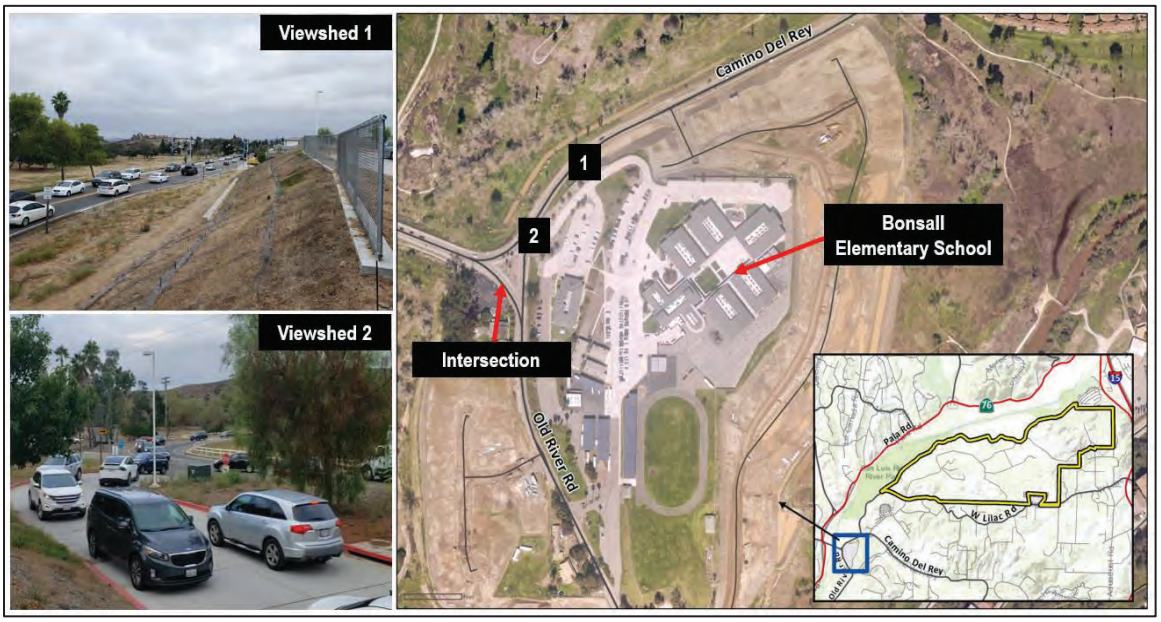


Figure 26: Existing queuing traffic conditions during drop-off hours at Bonsall Elementary School

West Lilac Road and Trail Improvements

The community raised concerns regarding the proposed lighting and the decomposed granite (DG) pathway along the proposed project frontage of West Lilac Road. The community expressed the lighting is not consistent with the rural character of West Lilac Road and a proposed pathway that leads to nowhere encourages pedestrian activity along an unsafe road.

The proposed pathway along West Lilac Road is consistent with the Count Trail Master Plan (CTMP). County staff reviewed these requests and the proposed DG pathway will eventually connect to future pathway and trail alignments to other community planning areas as part of the CTMP. The Department of Public Works reviewed the lighting locations proposed along the frontage and limited the light locations to conflict points at intersections and where road geometrics change to ensure public safety.

Fire Service and Emergency Evacuation

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

County staff worked closely with North County Fire Protection District (NCFPD), County Sherriff, and County's Department of Animal Services to address these concerns.

Fire Service

The project is within the North County Fire Protection District (NCFPD). NCFPD currently operates two fire stations located two miles from Olive Hill Road and three miles from Pala Mesa Drive (Figure 27), all of which could respond to a fire or medical emergency at the Proposed Project. The maximum travel time from the existing fire stations is five minutes, and Planning Areas 1, and 2 and the Equestrian Facility comply with this travel time requirement of the General Plan. Because Planning Area three and the Hillside estate Lot are larger lots their travel time requirement is ten minutes. They both meet this travel time requirement with an estimate 7 minutes for Planning area three and eight minutes for the Hillside Estate Lot.

The project site is located in a moderate and a very high fire hazard severity zone (FHSZ). The applicant prepared Residential and Equestrian Facility Fire Protection Plans (FPP) that were reviewed and accepted by NCFPD. The FPPs evaluate and identify the potential fire risk associated with the Proposed Project's land uses and identifies the potential fire. The FPPS include requirements for water supply, fuel modification and defensible space, access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria.

Based on the analysis, a 100-foot fuel modification zone (FMZ) and a 100-foot Limited Building Zone (LBZ) will be required around all development areas. In addition, a landscape plan will be required prior to building permit as a condition of the proposed project which will be reviewed by NCFPD to determine acceptable landscaping within the high fire hazard areas. All roads within the Project that abut an area of native vegetation shall be brushed back between 20 to 30 feet from both sides of the edge of the road. This enhancement will ensure evacuation routes are not compromised and provides for fire fighter safety.

The FPP's have been found to be consistent with the County Consolidated Fire Code, the California Code of Regulations, Title 14, Fire Safe Regulations and the County of San Diego Guidelines for Determining Significance and Report Format, Wildland Fire and Fire Protection (2010). With the incorporation of project design features and conditions of approval, impacts associated with wildfire will be less than significant.

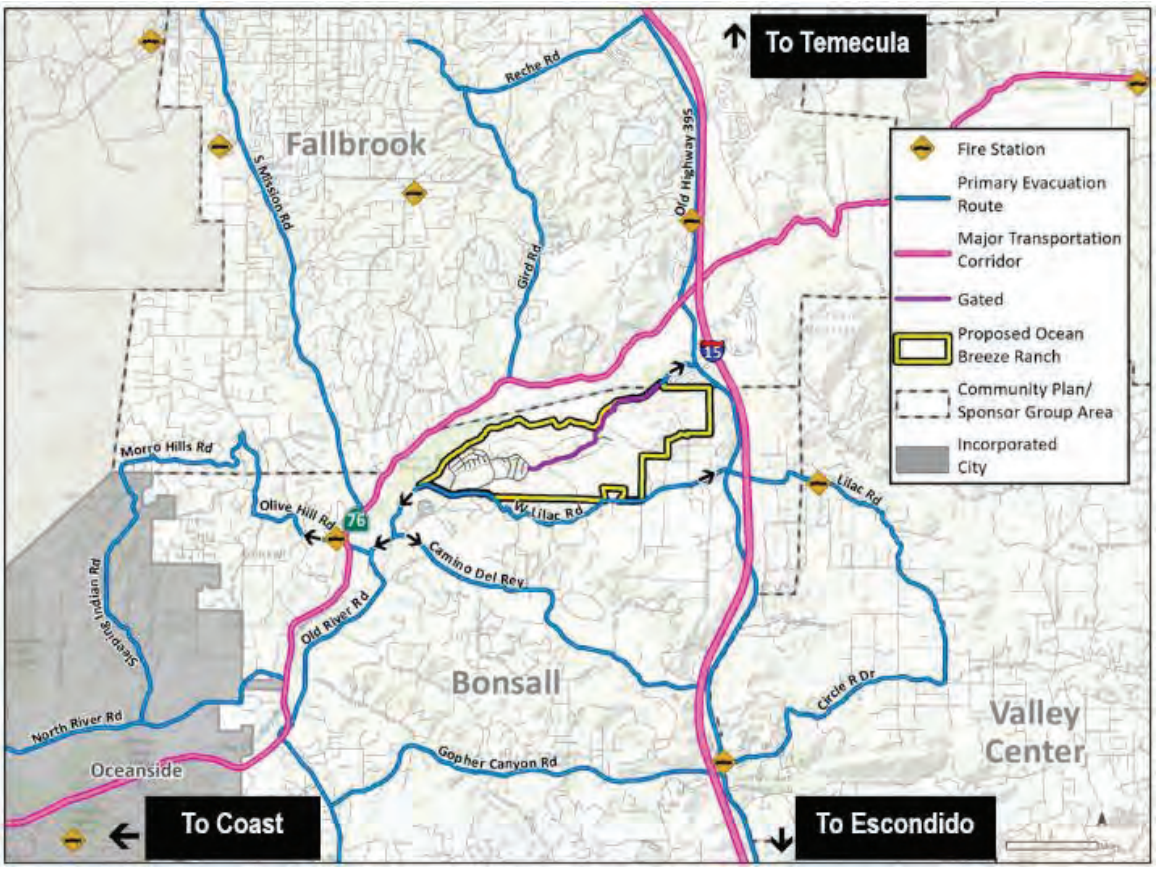


Figure 27: Fire Station Locations and Fire Evacuation Routes

Emergency Evacuation

The area has experienced a history of large wildfires. Most recently, the 2017 Lilac Fire burned 4,100 acres, destroyed 114 houses, and claimed the lives of 45 horses in the Fallbrook and Bonsall area. A break in severe winds and the fire and emergency response stopped the fire's progress within 12 hours. Rescue and evacuation efforts prevented any loss of human life.

A Wildland Fire Evacuation Plan (Evacuation Plan) has been prepared for the Ocean Breeze Ranch Community, which was reviewed and accepted by NCFPD and County Sherriff. Although wildland fire and other emergencies are often fluid events and the need for evacuations are typically determined by on-scene first responders or emergency response teams, the Evacuation Plan evaluated the project for emergency evacuation.

The Evacuation Plan identifies evacuation routes, evacuation points, and specific measures to keep future residents and employees informed about what to do in the event of an emergency. All proposed evacuation routes have been designed in accordance with the County Consolidated

Fire Code. The Evacuation Plan includes analysis on evacuation points and shelters, animal evacuations and temporary refuge areas. The Evacuation Plan also includes an educational component that ensures that evacuation information is consistently and timely communicated to residents.

The Proposed Project's primary evacuation routes include two access points. One route can evacuate to the northeast via the interim access road and Dulin Road towards Old Highway 395 and the I-15. Driving on the interim access road and continuing on to Dulin Road will require the resident to drive through three emergency access gates. These emergency access gates shall provide unrestricted egress during an emergency and will operate on a fail-safe open system. The second route can evacuate to the west via West Lilac Road that intersects Camino del Rey that connects to SR-76 or can evacuate to the east via West Lilac Road that intersects Camino del Rey that connects to the I-15.

There are roughly 432 existing residential units in the vicinity of the project site in Bonsall and Rancho Monserate Country Club. The project will add an additional 396 residences. Conservatively, estimating two cars per household there will be a total of approximately 1,821 vehicles seeking egress in the area during an evacuation.

Based on all evacuation scenarios, the worst-case is an evacuation of the existing Rancho Monserate residents travelling to the west, through the proposed project to West Lilac Road with a total of approximately 74 minutes travel time, once notification has been provided. When the Rancho Monserate community evacuates directly to Old Highway 395, then the existing condition (existing residents adjacent to West Lilac Road, including parents who will arrive at Sullivan Middle School) is calculated to evacuate within approximately 21 minutes.

The number of vehicles associated with the Proposed Project that could evacuate on West Lilac Road increases the overall evacuation travel time by approximately 15 minutes. This is offset by the Proposed Project improving Dulin Road which offers an additional evacuation route and access for existing residents and emergency services.

The equestrian facility is fenced and encompasses approximately 203 acres which offer several large irrigated pastures. In an event of a fire, all horses will shelter in place and will be moved to large pastures with irrigation turned on. The facility offers the ability to safely shelter the horses as was done during the 2017 Lilac Fire, and no horses were lost at the proposed project site.

The Department of Animal Services Operation Area Emergency Operation Plan informs the public on how to transport and shelter pets in a disaster. This also includes the Animal Control Mutual Aid Agreement. Animal Control Officers, the San Diego Humane Society, and private animal care shelters assist in the rescue, transport, and sheltering of small and large animals.

In addition to physical improvements, the Ocean Breeze Ranch HOA will be active in its outreach to residents regarding fire safety and general evacuation procedures. An emergency evacuation plan will be provided to each homeowner. Annual reminder notices will be provided to each homeowner encouraging them to review the plan and be familiar with community evacuation protocols. The HOA will also coordinate with the NCFPD to hold an annual fire safety and evacuation preparedness informational meeting.

Biological Resources

During the processing of the proposed project, the applicant and County staff worked closely with the California Department Fish & Wildlife (CDFW) and United States Fish and Wildlife Service (USFWS) and attained their concurrence on the project design (Figure 28). Environmental Habitat League also submitted a letter of support during the public disclosure period and is included in Attachment G.

Biological resources on the project site were evaluated through assessment of existing vegetation communities, plant species, and wildlife species. Biological surveys were conducted in 2013 and 2016. Based on the surveys conducted, 22 vegetation community/land cover types, four special status plant species and 27 special status animal species were observed on the project site. Development of the Proposed Project will result in potentially significant direct and/or indirect effects to special-status plant species; special-status wildlife species; special-status vegetation communities; and jurisdictional resources, including County Resource Protection Ordinance (RPO) wetlands and wetland buffers. With the application of mitigation measures and through ordinance compliance as considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated a level below significance.

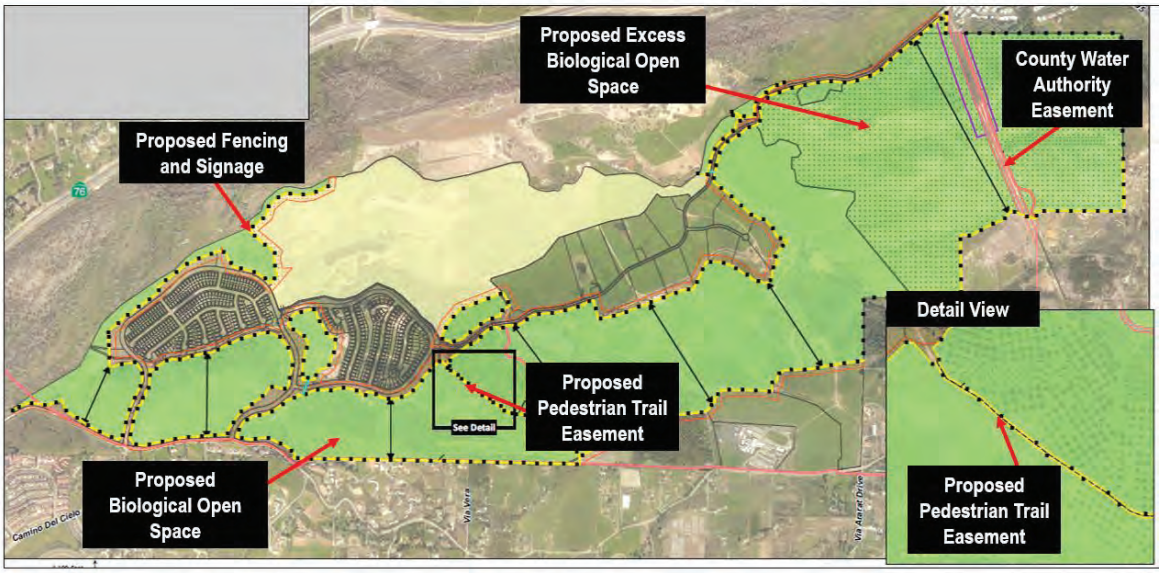


Figure 28: Preservation of Biological Resources

Coastal sage scrub is a classified vegetation by CDFW and USFWS that provides foraging value and critical habitat for the coastal California gnatcatcher. In order for the Proposed Project to obtain approval from CDFW and USFWS for the loss of coastal sage scrub and any associated incidental take of coastal California gnatcatcher the project is required to go through the County's Section 4(d) Habitat Loss Permit (HLP) process. The Proposed Project must demonstrate conformance with overall programmatic goals and policies established for the San Diego County Natural Community Conservation Planning (NCCP) subregion and make the specific findings applicable to issuance of an HLP. A draft HLP was circulated for public review and can be found in Attachment I.

The majority of native habitat present on the project site will be conserved within the 833-acre biological open space easement, including 468 acres of Diegan coastal sage scrub (Figure 28). Of

the 833 acres preserved in biological open space there is an excess of 309 acres that could be used to mitigate impacts for other projects or placed within a mitigation bank with the approval from the County, USFWS and CDFW. The majority of proposed biological open space is concentrated in a wide band of native scrub and woodland habitats across the eastern hills and southern portions of the project site. Biological open space includes several hilltops and ridgelines that provide long lines-of-sight for birds and mammals. The proposed project will also increase the viability of north-south wildlife movement on the project site by revegetating the wetland buffer along the eastern riparian corridor from disturbed agriculture lands to sage scrub (Figure 28).

The project site lies within the boundaries of the Draft Multiple Species Conservation Program (MSCP) North County Plan boundaries. The draft MSCP North County Plan identifies a draft Pre-Approved Mitigation Area (PAMA). Much of the project site (1,177 of 1,403 acres, or 84 percent) occurs within areas identified as PAMA within the Lower San Luis Rey River Linkage. While the proposed project will impact a total of 258 acres of land identified as PAMA (257 acres on site and 1 acre off site), 187 acres of impacts within PAMA are to non-sensitive vegetation, representing nearly three quarters (73 percent) of the project impacts within PAMA. Most of the land supporting sensitive vegetation communities within on-site portions of the linkage will be conserved by the proposed project and placed in biological open space.

In summary, the proposed project will have no peculiar impacts (i.e. significant impact not identified in the GPU EIR), no potentially significant off-site and/or cumulative impacts and no substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR. The implementation of the mitigation measures, detailed above, requires on-site biological open space and preservation, as well as preserve wetlands, compliance with County ordinances and storm water management, and obtaining permits through the Wildlife Agencies.

San Luis Rey River Floodplain

A hydraulic analysis was conducted to ensure no impacts would occur. The analysis concluded that no grading would encroach within the revised floodway and the proposed residential pads have been designed to be several feet higher than the adjacent 100-year water surface elevations. The Project's grading would meet the County and Federal Emergency Management Agency (FEMA) hydraulic regulations. In addition, a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) pursuant to FEMA would be required for the Proposed Project.

Climate Action Plan and Sustainability

The Proposed Project is consistent with the County's Climate Action Plan (CAP). The Proposed Project will implement the measures in the CAP Consistency Review Checklist, such as installation of tankless electric and gas water heaters, water efficient and energy efficient appliances, and two trees per residence. In addition, the project will install photovoltaic panels and two electric vehicle charging stations for each residence and install high-efficiency Light Emitting Diode (LED) for street and area lighting.

2. General Plan Consistency

The Proposed Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
LU-1.8 Density Allocation on Project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation.	The site is subject to five General Plan Land Use Designations with separate density requirements. Based on density calculations the site has a density of 402 dwelling units permitted onsite. The project is proposing 396 residential units. The Proposed Project complies with the General Plan because it includes a MUP for a planned development to allow for the transfer of densities throughout the project site.
LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	The Proposed Project achieves a density of approximately 99 percent of the total allowable density for the site's General Plan Land Use Designations. The project's MUP requires the project be consistent with the bulk, scale, community character, and intensity of use of the surrounding community. The proposed neighborhood designs complement the bulk and scale of surrounding land use with the addition of a variety housing types, including small-lot and large estate lot single family homes that is compatible with the character of the Bonsall and Fallbrook communities.
LU-3.2 Mix of Housing Units in Large Projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes.	A broad range of architectural styles will be provided for the residential component of the Proposed Project, with a number of different conceptual floor plans and elevations to ensure a variety of housing options are available for future residents. Lot sizes throughout the Proposed Project will range from 5,000 square feet in PA 1, 4,500-5,500 square feet in PA 2, to 5 acres in PA 3 to a 24-acre Hillside Estate lot.
LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and	The Proposed Project has been designed as a conservation subdivision by consolidating the project's development footprint in a way that minimizes impacts to environmental resources, with avoided areas set aside from development by

General Plan Policy	Explanation of Project Conformance
defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.	biological open space easements. The Proposed Project design results in the ability to provide housing consistent with the General Plan's goals and policies, while setting aside approximately 68 percent of the Proposed Project site as open space for the protection of biological and natural resources to be preserved in perpetuity.
LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's Low Impact Development (LID) Handbook.	A Stormwater Quality Management Plan (SWQMP) has been prepared and identifies how stormwater will be adequately captured and treated on-site.
LU-6.6 Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources. LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors.	Most of the proposed biological open space onsite is concentrated in a wide band that preserves native habitats across the eastern hills and southern portions of the project site. Biological open space includes several hilltops and ridgelines that provide long lines-of-sight for birds and mammals as well as on-site riparian corridors that function as local movement corridors for wildlife.
LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	Two Fire Protection Plans and a Hydraulic Analysis have been prepared for the project. The Proposed Project is designed to protect property and residents from potential fire and flooding risks. The Proposed Project's grading will meet the County and Federal Emergency Management Agency (FEMA) hydraulic regulations. In addition, a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) will be required as part of Final Mapping Stage.
LU-9.10 Internal Village Connectivity. Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational	The Proposed Project complies with both Bonsall and Fallbrook Community Plans and Design Guidelines including the proposed architecture, landscaping, public amenities, and open spaces. The Proposed Project will be buffered from surrounding roads through landscaping, intervening

General Plan Policy	Explanation of Project Conformance
open space networks, including pedestrian and bike paths.	topography, and site design, and the project proposes architectural designs compatible with the rural character of the Bonsall and Fallbrook communities. Roads are designed to connect with existing and proposed development. An internal network of sidewalks, pathways and trails will be provided within PA 1 and PA 2 to provide access to proposed residential neighborhoods, parks, and nearby regional trail facilities planned by the DPR.
LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval. LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	The Rainbow Municipal Water District provided Service Availability Forms for both water and sewer for the project, indicating there is sufficient water supply and that the existing and planned sewer infrastructure is designed and sized appropriately to meet expected demands. Planning Area 3 (PA-3) and the Hillside Estate Parcel will rely on either conventional leach lines or supplemental treatment systems to the satisfaction of the Department of Environmental Health (DEH). Low-flow fixtures and irrigation will be used throughout the project. Landscaping irrigation will be connected to an existing potable water mainline and a dual system will be installed in anticipation of future reclaimed water being available to the site. Landscaping will utilize drought tolerant species and comply with the County Landscape Ordinance.
M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.	The Proposed Project will be required to implement traffic signalization at the intersection of Old Highway 395 and West Lilac Road; implement an all-way stop control at the intersection of Lilac Road and Old Castle Road; and pay the Traffic Impact Fee as required by mitigation in the GPU EIR.
M-11.4 Pedestrian and Bicycle Network Connectivity. Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.	Proposed public and private roads include bicycle lanes and pathways that connect to on-site and off-site trails, and public and private amenities. The proposed trail network will connect to the San Luis Rey River as well as the nearby Sullivan Middle School. The proposed trail and road network will connect to existing and proposed roads.

General Plan Policy	Explanation of Project Conformance
COS-24.1 Park and Recreation Contributions. Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law.	The Proposed Project will comply with the Park Lands Dedication Ordinance by incorporating a total of 15.7 acres of public or private parks which includes 3.7 acres of public park area meeting the County's definition of usable park area.

3. Bonsall Community Plan Consistency

The Proposed Project is consistent with the following relevant Bonsall Community Plan Goals, Policies, and actions as described in Table D-2.

Table D-2: Bonsall Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Policy LU-1.1.1 – Require development in the community to preserve the rural qualities of the area, minimize traffic congestion, and to not adversely affect the natural environment. Policy LU-3.1.5 – Preserve ridgelines by siting buildings below ridges or set back with sufficient distance to minimize visual impacts. Encourage screening to visually shield all structures, including the use of vegetation, as well as appropriate and varied building materials. Policy COS-1.1.2 – Promote a coordinated approach to work with landowners to meet the community's needs in preserving habitat and conserving biological resources. Policy COS-1.1.4 – Require development to be compatible with adjacent natural preserves, sensitive habitat areas, agricultural lands, and recreation areas, or provide transition or buffer areas.	The Proposed Project will be buffered from surrounding roads through landscaping, intervening topography, and site design, and the project proposes architectural designs compatible with the rural character of the Bonsall and Fallbrook communities. The Proposed Project will be required to implement mitigation measures for remedying traffic congestion proposed by the project through traffic signalization at the intersection of Old Highway 395 and West Lilac Road; implement an all-way stop control at the intersection of Lilac Road and Old Castle Road; and pay the Traffic Impact Fee. The Proposed Project has been designed as a conservation subdivision by consolidating the project's development footprint in a way that minimizes impacts to environmental resources, with avoided areas set aside from development by conservation easements. The proposed project will provide for the protection of 833 acres within biological open space and will not be developed, further reducing visibility of the development footprint within the site. Biological open space includes several hilltops and ridgelines that provide long lines-of-sight for birds and mammals as well as on-site riparian corridors that function as local movement corridors for wildlife.
Policy LU-5.2.2 – Allow further reductions in minimum lot sizes indicated in Policy LU-5.2.1, through Planned Development, Lot	Based on density calculations the site has a density of 402 dwelling units permitted onsite. The project is proposing 396 residential units. The project

Area Averaging, or Specific Plan projects only when setbacks, building scale, and design are appropriate to retain the equestrian and agricultural community character in the area.	complies with the General Plan because it includes a MUP for a planned development to allow for the transfer of densities throughout the project site. A MUP is also required for the existing equestrian facility and is consistent with the bulk, scale, community character, and intensity of use of the surrounding community.
Policy LU-7.1.4 – Protect surface and groundwater supplies from pollution by periodic monitoring of the region to determine if groundwater quality is impacted by sewage systems, septic tanks and leach lines. Policy LU-7.1.6 – Encourage storm runoff to be captured and retained in reservoirs for use with reclamation water.	To ensure no impacts to groundwater will occur, a soils compaction report will be required prior to ground disturbance activities. In addition, a Geotechnical Monitor will be required during all grading activities. The proposed project will not place sewage systems on soils incapable of adequately supporting the tanks or system. A Stormwater Quality Management Plan (SWQMP) has been prepared and identifies how stormwater will be adequately captured and treated on-site.

4. Fallbrook Community Plan Consistency

The Proposed Project is consistent with the following relevant Fallbrook Community Plan Goals, Policies, and actions as described in Table D-3.

Table D-3: Fallbrook Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Goal COS 1.2 – Preservation of permanent open space areas unsuitable for intense development. Policy COS 3.1 – Coordinate with applicable public agencies and other organizations on the planning, establishment, and maintenance of preserves and corridors for wildlife. Policy COS 3.1.1 – Encourage using diverse methods such as acquisition, conservation easements, mitigation, and conservation development to set aside open space preserves, corridors for wildlife, pathways and trails, while dealing fairly with the financial and other interests of the landowners.	The majority of native habitat present on the project site will be conserved within the 833-acre biological open space easement, including 468 acres of Diegan coastal sage scrub. Most of the proposed biological open space is concentrated in a wide band of native scrub and woodland habitats across the eastern hills and southern portions of the project site. Biological open space includes several hilltops and ridgelines that provide long lines-of-sight for birds and mammals.

5. County Zoning Ordinance Consistency

The Proposed Project complies with all applicable zoning requirements of the Zoning Ordinance with the incorporation of conditions of approval.

Table D-4: Zoning Ordinance Development Regulations for Residential Development

ZONING REGULATIONS	*CURRENT*	*PROPOSED*	*CONSISTENT?*
Use Regulations:	RV, A70, S80	RV, A70, S80	Yes
Animal Regulation:	L/M	L/M	Yes
Density:	-	-	-
Lot Size:	6000SF, 2AC, 4AC, 8AC	4,500SF/5,000	Yes, with approval of a MUP
Building Type:	C/K	C/K	Yes, with approval of a MUP
Height:	G (35')	G (35')	Yes
Lot Coverage:	-	-	-
Setback:	C/W	V	Yes, with approval of a MUP
Open Space:	-	-	-
Special Area Regulations:	B, C, F	B, C, F, P	Yes, with approval of a Site Plan and MUP

Table D-5: Zoning Ordinance Development Regulations for Equestrian Facility

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulations:	A70, S80	Yes
Animal Regulation:	M	Yes
Density:	-	-
Lot Size:	4AC	Yes
Building Type:	C	Yes
Height:	G (35')	Yes
Lot Coverage:	-	-
Setback:	C/W	Yes
Open Space:	-	-
Special Area Regulations:	C, F	Yes

Table D-6: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 6600 of the Zoning Ordinance sets minimum lot size, setbacks and building type, through approval of a MUP for a Planned Development.	Includes a MUP for a planned development pursuant to Section 6600 of the Zoning Ordinance. The approval of the MUP will authorize a minimum lot size of 4,500 square feet. The minimum setback requirements will 20-foot front yard setbacks, 5-foot side yard setbacks and 20-foot rear yard setbacks for the interior of the project site. Building types will consist of single-family residential buildings.	Yes ☒ No ☐
Section 6648 of the Zoning Ordinance sets the open space requirements for Planned Developments based on General Plan Designation. The project is required to provide a combination of private usable space and conservation/group open space.	Complies with the open space requirements of the Zoning Ordinance for planned developments. The Proposed Project is required to provide 7.3 acres of private usable open space and 856.3 acres of conservation/group open space. The project proposes a total of 862.5 acres of both private and conservation/group open space which includes 4.2 acres of private space, 15.7 acres in parks and 846.8 acres in open space.	Yes ☒ No ☐
Section 5250 of the Zoning Ordinance requires review of proposed projects located within areas subject located in Airport Influence Areas (AIAs) surrounding airports for which the San Diego County Regional Airport Authority (Authority) has adopted Airport Land Use Compatibility Plans (ALUCP or ALUCPs)	The proposed project is located within Airport Influence Area two of the Camp Pendleton Land Use Compatibility Plan and is consistent with the Plan.	Yes ☒ No ☐
Section 5500 of the Zoning Ordinance requires review of proposed projects located within areas subject to inundation under 100-year frequency flood conditions.	The Proposed Project was reviewed by County staff and determined to be in conformance with flood plain area regulations as designed.	Yes ☒ No ☐

6. Subdivision Ordinance Consistency

The Proposed Project has been reviewed for compliance with the Subdivision Ordinance. The project is consistent with the requirements for major subdivisions in terms of design (Section 81.401), dedication and access (Section 81.402) and improvements (Sections 81.403 and 81.404), and Planned Development regulations (Section 81.401.O). The project includes requirements and conditions of approval necessary to ensure the project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

7. Applicable County Regulations

Table D-7: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The proposed project includes 402 acres of lands which meet the steep slopes definition of the County's RPO. Approximately 17 acres (4.2% of on-site steep slopes) are proposed to be impacted. These encroachments into steep slopes for roads and utilities are exempted within RPO Section 86.604(e)(2)(bb)(ii) and (iii). The Proposed Project has approximately 24.7 acres of RPO wetland on-site. The project will impact 0.19 acres of RPO wetlands. Impacts to RPO wetland will be mitigated at a 3:1 ratio for a total mitigation requirement of 0.57 acre. The Project's grading will meet the County and FEMA hydraulic regulations. In addition, a CLOMR and LOMR will be required for the Project. The Proposed Project will impact sensitive habitat lands consisting of 32.5 acres of occupied gnatcatcher habitat in the western portion of the site. Preservation of onsite habitat within a biological open space easement and breeding season avoidance have been made conditions of approval of project. Through mitigation measures and conditions of approval of the Proposed Project complies with the RPO.
b. County Consolidated Fire Code	The Proposed Project was reviewed and approved by the North County Fire Protection District. The two FPP's will ensure that the project will implement particular design measures to ensure compliance with the San Diego County Consolidated Fire Code.
c. Noise Ordinance	A Noise Study was prepared and identified mitigation including a noise wall along the northeastern corner of the development. Temporary construction noise was found not to exceed County standards. With incorporation of mitigation

	measures from the GPU EIR, the Proposed Project will comply with the Noise Ordinance.
d. Light Pollution Code	The Proposed Project will implement outdoor lighting and glare controls, such as the use of low lumen lights that are shielded down, to ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the project in compliance with the WPO. The project is conditioned to maintain all storm water facilities.
f. Park Lands Dedication Ordinance (PLDO)	The project complies with the PLDO by paying the required PLDO fees in-lieu of park land dedication. The fees will be collected prior to issuance of the first building permit.
h. Habitat Loss Permit (HLP) Ordinance	Implementation of mitigation for impacts to Diegan Coastal Sage Scrub as set forth in the GPU EIR will ensure that the Proposed Project will comply with the Habitat Loss Permit Ordinance.

8. CEQA Compliance

The Proposed Project has been reviewed for compliance with CEQA Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183 (Attachment I). CEQA Section Guidelines Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan and as long as there are no project-specific impacts beyond those analyzed in the GPU EIR that was certified (i.e., peculiar impacts). For the Proposed Project, the planning level document is the General Plan Update EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are specific to the project or its site. Once certain mitigation measures from the GPU EIR are incorporated, there will not be any new significant effects on the environment. Details of these mitigation measures can be found in the Resolution, and Form of Decision (Attachments B through D).

E. COMMUNITY SPONSOR AND PLANNING GROUPS AND DESIGN REVIEW BOARD RECOMMENDATIONS

The Proposed Project is located with the Bonsall and Fallbrook Community Planning Areas. The project is also subject to the Bonsall Design Review Guidelines and the I-15 Design Review Guidelines because the project site is visible from I-15.

1. Bonsall Community Sponsor Group

The Bonsall Community Sponsor Group (BCSG) and Bonsall Design Review Board (BDRB) considered or discussed the Ocean Breeze Ranch project at a total of 12 sponsor group meetings (Attachment G). The BCSG met on the Proposed Project during April 2016 through to November 2019. During that time, the BCSG communicated their concerns relating to fire evacuation and traffic impacts.

The BCSG and BDRB recommended approval of architecture for housing product types for the planned development, the proposed parks, trails and landscaping. At the BCSG and BDRB's final meeting the following motion was made:

- On November 19, 2019, a special meeting was organized to attain the final recommendation from BCSG and BDRB on the project. The BDRB recommended approval of the updated Architectural Product Type 2 known as 1A/1B for Planning Areas 1 and 2 by a vote of 6-0-0-1-0 (6 Ayes, 0 Noes, 0 Abstain, 1 Vacant, 0 Absent). The BCSG recommended to support the proposed project upon the applicant's representation regarding a traffic funding contribution for $1,000,000 (One Million dollars) by a vote of 4-0-2-1-0 (4 Ayes, 2 Noes, 0 Abstain, 1 Vacant, 0 Absent). The Ocean Breeze Ranch Proposed Language for Traffic Funding Contribution was revised by the BCSG and unanimously approved and is included in Attachment G.

2. Fallbrook Community Planning Group

The Fallbrook Community Planning Group (FCPG) considered or discussed the Ocean Breeze Ranch project at a total of two planning group meetings. Actions during these meetings are detailed below.

- On July 16, 2018, the Proposed Project was placed as an Information Item. No recommendation was received as it was a non-voting item.

- On October 21, 2019, the proposed project was placed on agenda as a voting item. County staff presented the proposed project and spoke specifically on Project Description, CEQA process, and Traffic Impacts. The FCPG discussed traffic and pedestrian safety concerns related to the Rancho Monserate Country Club and requested that a traffic calming feature be installed along Dulin Road. The Applicant volunteered to install a single traffic calming device, consisting of a paved raised crosswalk wide enough to accommodate a golf cart, to provide for safe crossing of Dulin Road by members of the Rancho Monserrate community. The FCPG recommended approval 10-0-0-0-3 (10 Ayes, 0 Noes, 0 Abstain, 0 Vacant, 3 Absent) with the condition to install a traffic calming feature along Dulin Road.

3. Interstate 15 Design Review Board (I-15 DRB)

The Interstate 15 Design Review Board (I-15 DRB) considered and discussed the Ocean Breeze Ranch project on August 14, 2019. The I-15 DRB voted approval of the Proposed Project 4-0-0-0-3 (4 Ayes, 0 Noes, 0 Abstain, 0 Vacant, 3 Absent).

F. PUBLIC INPUT

The Proposed Project was noticed to surrounding property owners upon application submittal in September 2016. Surrounding property owners, agencies, and organizations were also noticed of the County's intent to adopt Findings pursuant to CEQA Guidelines Section 15183, Draft Habitat Loss Permit and Extinguish Access to Mineral Resources of Statewide Significance from September 19 to November 4, 2019.

During the 45-day public disclosure period, a total of 10 comment letters were received from the California Department of Fish and Wildlife, the Endangered Habitats League (EHL), California Department of Transportation (CALTRANS), San Diego County Archaeological Society, the Bonsall Community Sponsor Group, Rancho Monserate Country Club HOA and one member of the public. A majority of the

concerns raised were related to traffic, fire evacuation and biological resources which were discussed in Section D Analysis and Discussion of this report. The comment letters and corresponding responses are in Attachment F, Environmental Documentation.

On September 11, 2019, the Rancho Monserate Country Club HOA considered and discussed the Ocean Breeze Ranch project and provided a letter of support (Attachment G). As part of the proposed project the applicant has volunteered a formal access easement to the Rancho Monserate Country Club HOA for evacuation/emergency purposes and has been made a condition of approval.

As part of the CEQA public disclosure period, attorneys for the Rancho Monserate HOA submitted a letter stating the HOA has concerns regarding potential traffic on Dulin Road through Rancho Monserate generated by vehicles supporting equestrian uses and/or large animal uses at the Equestrian Facility and PA 3. To resolve these issues, the applicant has agreed to add conditions of approval requiring a restriction in the CC&R's for PA 3 and a covenant for the Equestrian Facility that will require daily access for horse trailers, deliveries of equipment, services or supplies associated with such large animal uses to use the west entrance accessing West Lilac Road and prohibiting those same vehicle uses from using Dulin Road through Rancho Monserate.

Rancho Monserate HOA also raised concerns regarding the traffic study not including the proposed County's Rio Prado Park that is adjacent to the Rancho Monserate community and the proposed project as part of the cumulative traffic analysis. Rio Prado Park is currently in the conceptual design phase and no traffic analysis has been conducted at this time. Two concepts, one passive and one active recreation, were presented at a public meeting on October 2, 2019. Currently Department Parks and Recreation is analyzing the feedback collected so that a final concept plan can be produced. A final concept is expected to be complete in early 2020. A traffic study will be completed after a final concept plan has been developed. Currently there is no funding for the construction of this park. DPR will be requesting construction funds in fiscal year 2022/2023. On November 20, 2019, the Rancho Monserate Country Club HOA provided a supplemental letter supporting the project as modified by the additional conditions to include restrictions in the CC&R's for PA 3 and a covenant for the Equestrian Facility and is included in Attachment G.

G. RECOMMENDATIONS

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

a. Adopt the Environmental Findings, which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Attachment A and F).

b. Adopt the TM Resolution PDS2016-TM-5615, which includes those requirements and conditions necessary to ensure the project is implemented in a manner consistent with State law and County regulations as set forth in the Resolution of Approval (Attachment B).

c. Grant MUP Decision PDS2016-MUP-16-012, which includes the requirements and conditions set forth in the Form of Decision (Attachment C).

d. Grant MUP Decision PDS2016-MUP-16-013, which includes the requirements and conditions set forth in the Form of Decision (Attachment D).

e. Grant the STP PDS2016-STP-16-032, which includes the requirements and conditions set forth in the Form of Decision (Attachment C).

Report Prepared By:
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AUTHORIZED REPRESENTATIVE: 

MARK WARDLAW, DIRECTOR

ATTACHMENTS:
Attachment A – Environmental Findings
Attachment B – Tentative Map Resolution PDS2016-TM-5615
Attachment C – Major Use Permit PDS2016-MUP-16-012
Attachment D – Major Use Permit PDS2016-MUP-16-013
Attachment E – Planning Documentation
Attachment F – Environmental Documentation
Attachment G – Public Documentation
Attachment H – Ocean Breeze – Public and Private Road Design Exception Requests
Attachment I – Service Availability Forms
Attachment J – Ownership Disclosure

ATTACHMENT F –
PUBLIC DOCUMENTATION

BONSALL
Unified School District

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Governing Board
Larissa Anderson
Michael Gaddis, J.D.
Pascal Lapoirie
Roger Merchat
Eric Ortega
Superintendent
Heather Golly, Ed.D.

January 31, 2025

VIA EMAIL: Gregory.Mattson@sdcounty.ca.gov

Gregory Mattson, AICP
Contract Planner
County of San Diego - Planning & Development Services
5510 Overland Avenue, Suite 210
San Diego, CA 92123

RE: Focused Mitigated Negative Declaration for Ocean Breeze Ranch Modified Project
PROJECT CASE NUMBER: PDS2023-TM-5616TER, PDS2024-MUG-16-012W1, PDS2024-STP-16-032W1 and PDS2024-ER-16-02-006B

Dear Mr. Mattson:

On behalf of the Bonsall Unified School District ("District"), thank you for the opportunity to review and provide these comments on the County of San Diego's ("County") Focused Mitigated Negative Declaration ("FMND") for the Ocean Breeze Ranch Modified Project ("Project"). As the County and the Project applicant are aware the District is required by California law to provide school facilities and
A.1-1 educational programs for any students from the Project who seek to enroll in the District's schools. As this duty relates to the FMND, the District is particularly concerned with the FMND's apparent conclusion that there is no new/different impact anticipated from the Project than that previously studied in the Project's earlier environmental analyses, which appear to date back to 2019 and even earlier for the County's General Plan Update. Unfortunately, the District's circumstances have changed significantly in this time frame.

1. <u>District Funding Challenges</u>

As a public school district subject to the State of California's per pupil funding structure, the District is currently facing two significant and unanticipated funding challenges. First, the State faced an unprecedented budget deficit for the fiscal year 2024-2025, which in turn caused the District to face
A.1-2 potential budget shortages for its programs, pupils, and facilities. Second, and most importantly, the District has been unsuccessful in its attempts to pass a general obligation bond measure in 2016, 2018, and 2024 to fund its substantial facilities needs and upgrade all of its facilities to modern educational program standards. The District's most recent Long Range Facilities Master Plan, a copy of which is available on the District's website at: [https://simbli.eboardsolutions.com/SB_Meetings/ViewMeeting.aspx?S=36030532&MID=29374&Tab=Agenda&enlID=N8LNRO2Wp8sCGplusEG3mT3MQ%3D%3D], documents a current need of more than $126 Million in facilities upgrades/improvements. These two challenges have left the District with few resources to mitigate the impact of any new students on the District's facilities and educational programs.

2. Project Specific Impacts.

As the above funding challenges apply to the Project and the students it is anticipated to generate, the District currently lacks permanent classrooms and available capacity at the schools where students from the Project will likely attend. Currently, the District has approximately 35% of its classroom space within portable/relocatable buildings. The District estimates up to 200 new students may be generated by the Project upon its completion. Based on current attendance boundaries and average daily attendance, the Project's elementary school students would need to attend Bonsall Elementary or Bonsall West Elementary schools on a space available basis. Currently, Bonsall Elementary School is projected to be above capacity by the time the Project is complete. At the District's sole middle school and high school, Sullivan Middle School and Bonsall High School, the District is already over capacity in multiple grade levels and projects additional capacity challenges in the future. This likely means that the Project's students will be housed in portable classrooms.

A.1- 3

3. Confirmation of Previously Agreed Upon Traffic Mitigation

In addition to all of the above, the District is also seeking confirmation from the County and the Project applicant regarding the proposed traffic impacts in the area. Specifically, the District would like to confirm that the off-site traffic mitigation improvements to roadways (e.g. West Lilac Road and Old River Road) will be completed by the Project applicant and/or the County. These improvements are important to ensure the safe access of parents and students to the Bonsall Elementary, Sullivan Middle, and Bonsall High school sites.

A.1- 4 In conclusion, the District sincerely hopes that appropriate County representatives and the Project applicant would be willing to meet with the District's team as soon as possible to discuss the Project's impact on the District and potential options to mitigate the impacts described above. The District believes that by working cooperatively and collaboratively, the District, the County, and the Project applicant can ensure that the Project's impacts to the District's programs and facilities are adequately addressed.

Thank you again for the opportunity to submit these comments and we look forward to setting up a meeting with all parties as soon as possible.

Sincerely,

Heather Golly

Dr. Heather Golly, Superintendent
[email: heather.golly@bonsallusd.com]

CC: Ms. Laura Castro, Executive Director of Business and Administrative Services
[via email: laura.castro@bonsallusd.com]

LETTER A-1– BONSALL UNIFIED SCHOOL DISTRICT

A.1-1 The Bonsall Unified School District (BUSD) provides introductory statements regarding state funding challenges and general comments related to school districts economic situation and potential budgets shortages. As an introductory comment, it does not raise any new issue or include any new substantive comment concerning the adequacy of the Mitigated Negative Declaration (MND), which was prepared specifically for the Crotch's bumble bee impacts. Apart from the MND, the proposed project changes do not result in new peculiar impacts and the 15183 documents for this project details those findings. The findings determined that there are no changes in the project or in the circumstances under which the project was undertaken the involved significant new environmental impacts which were not considered in the previous certified GPU EIR. For that reason, the County provides no further response to this comment.

A.1-2 The County acknowledges and appreciates the comments and situation of school districts in the County, however, BUSD provides statements regarding classrooms sizes, attendance boundaries, and capacity issues related to elementary, middle, and high school levels. As noted, above the public comments are to address the Crotch's bumble bee impacts to the community and environment. The project has been conditioned to pay the current state required school impact fees to off-set residential development. These comments do not raise any new issue or include any new substantive comment concerning the adequacy of the Mitigated Negative Declaration (MND). The MND is part of the overall project documentation that included a Time Extension, Revised Tentative Map, and modifications to a Major Use Permit and Site Plan being processed under a modified 15183. For that reason, the County provides no further response to this comment.

A.1-3 The County acknowledges and appreciates the comments related to community traffic issues and concerns. The previously approved Ocean Breeze Ranch, and the Modified Project include both on-site and off-site traffic improvements that are designed to address community traffic concerns for West Lilac Road, Dulin Road, and Old Highway 395. It is the County's understanding that the applicant has reached agreement with the Bonsall school district regarding the construction of certain improvements. County has no role in these negotiated improvements, and any projects agreed upon by other parties for additional improvements are above and beyond those required by the original CEQA, the 15813 analyses, findings, and the MND related to the bees. These comments do not raise any new issue or include any new substantive comment concerning the adequacy of the Mitigated Negative Declaration (MND). The MND is part of the overall project documentation that included a Time Extension, Revised Tentative Map, and modifications to a Major Use Permit and Site Plan being processed under a modified 15183. For that reason, the County provides no further response to this comment.

A.1-4 The BUSD provides conclusionary statements regarding the County working cooperatively and interest to meet the school district representatives on traffic improvements in the general areas of Sullivan Middle School. Bonsall Elementary and Bonsall High School. The County understands the applicant has met with school district representatives regarding these efforts.

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO
BONSALL COMMUNITY SPONSOR GROUP
REGULAR MEETING MINUTES
Tuesday, September 5, 2023 at 7:00PM
In Person at the Bonsall Community Center

A. CALL TO ORDER
Members Present: Larissa Anderson, Dawn Apsley, Jennifer Haider, Ray Botta, Jared Rowley. Members Absent: Steve Norris

Welcome to Jared Rowley. He completed his training to be seated on the Bonsall CSG as of September 5, 2023. There is still one open seat available on the Bonsall CSG.

B. PLEDGE OF ALLIGIANCE

C. APPROVAL OF MINUTES
Motion by Haider to accept the minutes dated August 1, 2023. Second by Botta.
VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 1 Vacant: 1

D. PUBLIC COMMUNICATION: For any item not on the agenda

A Bonsall resident spoke in opposition of Bonsall Community Park, voicing concern regarding increased traffic on the 2-lane roads. The only entrance/exit for the park and elementary school is at the Camino Del Rey/Calle de las Brisas traffic light, where "hundreds and hundreds" of people will be accessing the park from outside Bonsall. Our infrastructure cannot handle a highly active park. Eliminating the soccer fields, baseball fields, and the skate park would be preferred.

E. REPORT FROM BONSALL UNIFIED SCHOOL BOARD (BUSD)
Special guest, Superintendent Joseph Clevenger, provided an update:

1. Enrollment is up in all five Bonsall schools.
2. The traffic light schedule at Camino Del Rey and Calle de las Brisas may have inadvertently been in place throughout the summer when school was not in session, resulting with more frequent stops for the traffic on Camino Del Rey. The San Diego Traffic Team was contacted, and they have the updated elementary school schedule. The San Diego Traffic Team will work to ensure the traffic light will be on the proper cadence, including during the summer as well as time away from school.
3. The BUSD is exploring if a piece of land on the east side of the I-15 freeway is suitable for a school. It is located outside the Bonsall area, but updates will continue to be provided to the Bonsall CSG.
4. The BUSD is working with Ocean Breeze Ranch and Parks & Recreation regarding traffic flow is safe around the schools. They are trying to alleviate the traffic back up along W. Lilac Rd., and they are actively engaged in trying to offset the increased traffic.





BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



Questions were asked about sidewalks:

5. Superintendent Clevenger stated that there are almost 1,000 students at Bonsall Elementary School, and the BUSD is working with the County Supervisor, Traffic, and Parks & Recreation regarding pedestrian safety on both sides of Camino Del Rey, such as striped areas, DG trails, sidewalks, etc. Parks & Recreation has funding allocated for Bonsall Community Park, and the BUSD is currently looking for sidewalk funding on their side of Camino Del Rey/Old River Road.

F. ACTION ITEMS: (Voting Items)

1. Ocean Breeze Ranch
   PDS2023-TM-5615R
   APNs: 125-080-25, 125-080-26, 125-131-57, 127-191-21, 127-191-22

   A "Notice to Property Owners" was mailed in early August 2023. It is regarding a tentative map revision and time extension for a residential development and equestrian facility located at 5820 W. Lilac Rd. that consists of 401 proposed lots on 12 parcels. The property consists of 1393.3 acres and is located at 5820 West Lilac Road in Bonsall.

   Greg Shields, Civil Engineer at Project Design Consultants for Ocean Breeze Ranch, displayed a slide showing the "Ocean Breeze Ranch Project Site Plan Exhibit 12-03-2018" and provided an overview of the Ocean Breeze Ranch project (formerly Vessels Ranch). The project is located west of I-15, south of 76, and north of W. Lilac Rd. The approved entitlement includes approximately 400 units, and three planning areas. Planning Area 1 and Planning Area 2 consist of single-family homes, and Planning Area 3 consists of estate lots. It does not include the private equestrian facility.

   The proposed revision is a result of geotechnical investigations that were different than were understood at the time of the approved entitlement. Due to a high water table, there is a high level of compressible soil, and fill is needed to raise the area out of the flood plain. A dynamic compaction is needed, and they are short dirt. Due to soil characteristics on site, they want to rebalance and generate the soil to avoid importing soil. Therefore, they will be lowering some of the areas on the site. Since some of the project areas exceed the 1-foot minimum threshold requirements that the County requires, the tentative map revision needs to go through the County process. Most of Planning Area 1 will be lowered six feet, the estate lot pads will be lowered between three to nine feet, and some of the agricultural areas will be graded to generate soil.





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Shields displayed another slide, "TM 5615 Ocean Breeze Ranch Grading Updates Exhibit 03-29-2023", showing changes to Planning Areas 1, 2, and 3 in red. No lots are being moved, and only one street in Planning Area 1 will be moved slightly to decrease the residential footprint into the open space. No changes are planned to the elevation in Planning Area 2.

Anderson asked about the third pullout. Shields stated it was identified as a "school sale parcel" at the time of the original entitlement. located between Sullivan Middle/High School and the Hillside Estate Parcel. It will probably be used for agriculture. It does not have development rights. It is not necessarily being sold to the school. It was just named "School Sale Parcel".

Anderson then asked about a stipulation regarding a section of land adjacent to the east of the school to help with the mitigation of traffic. Shields replied that traffic mitigations have not changed, so they are not on this plan. There were conditions to improve traffic mitigations by placing a traffic signal at W. Lilac Rd. and 395, a southbound right-turn lane from W. Lilac Rd. onto Camino Del Rey, traffic calming on Dulin Road through Rancho Monserate subdivision,

Anderson asked about a roundabout by Bonsall Elementary School and a parcel of land east of Sullivan Middle/High Schools. Shields replied that there's a settlement agreement, not traffic mitigation, regarding the parcel of land by the school. It's not a condition of the project, and they are not proposing any changes regarding the settlement agreement.

Anderson asked about traffic calming on Dulin Road, confirming that Dulin Road is only available to the estate owners. Shields replied that there will be a gate and a turn-around. Dulin Road is a private drive and will be gated. It will only be available to the estate lot owners and be used.

Questions were asked about the lots. Shields mentioned that residential lots are about 3,500 to 5,500 sq. ft., and estate lots average between two to five acres. There will be an HOA fee. There will be two public parks and several private parks with trails.

A question was asked about the equestrian facility, and Shields stated there are requirements to bring it up to standard.

Botta asked about the 100-year flood plain, and Shields confirmed that all the residential units will be a minimum of two feet above the 100-year flood plain. There is an extensive storm drain system.

Apsley asked about the roundabout. Shields responded that the roundabout was not part of the traffic mitigation for the project but was a separate side agreement between the applicant and community representatives.







Apsley asked about quantity of estate lots on the project site plan. There are 14 in Planning Area 3, compared to 13 being mentioned. Sheilds stated the number of lots has not changed.

Apsley asked Shields to confirm that the presentation is regarding the grading and elevation changes. He confirmed.

Motion by Rowley to approve the time extension and proposed grading and elevation changes on the tentative map revision as presented on the two plans shown. Second by Botta.
VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 1 Vacant: 1

2. Veltman Encroachment Permit into Openspace Easement
PDS2023-AD-23-009, APN 126-080-74

A Discretionary Permit Application was filed by William Clarke with the County of San Diego on July 20, 2023, to remove approximately 3,692 square feet of an asphalt road in an open space easement. It is located at 5589 Via Calvillo in Bonsall, CA. Related Permit: PDS2021-BC-21-0105

William Clarke, Project Contact Person representing Elois Veltman, stated that there is a 10-acre lot with a garage, shed and asphalt road on an open space easement that was dedicated to the County. The garage will remain, the shed will be removed, and they would like to remove the portion of the asphalt road on the open space easement. A drawing of the project site, three pictures, and a parcel map #17800 were provided.

Motion by Apsley to approve removal of the asphalt road for the Veltman Encroachment Permit into Openspace Easement. Second by Rowley.
VOTE: Aye: 5 No: 0 Abstain: 0 Absent: 1 Vacant: 1

G. INFORMATION ONLY ITEMS – Updates provided by Apsley

1. Kents Brom Nursery Cell Tower/Monopole in Vista
The Bonsall CSG approved the rebranching of the existing monotree with the condition that it will be rebranched by the end of 2023. However, it may take the Zoning Administrator up to six months to approve, which means it may not be rebranched until mid-2024. The amortization period (expiration date) would begin when the Zoning Administrator approves the project during the public hearing.

2. Camino del Cielo Project/Fallbrook Land Conservancy
The old redwood posts and barbed wire on the south side of W. Lilac Rd. between Camino Del Rey and Camino del Cielo were removed by the Fallbrook Land Conservancy this summer, and the area along the road looks much better. They were able to salvage the old posts for reuse on their preserves.





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3. Starbucks at River Village
   The applicant intends to move forward with their lease with Starbucks. They are still coordinating with their engineers regarding execution of the design plan.

4. Bonsall Community Park (BCP)
   Parks and Recreation will be sending the Bonsall CSG monthly updates. They stated that bids have not gone out yet as some changes needed to be made due to inflation costs. The bidding process is being revised based on integrated phasing, and after the process is finalized, contractors will be able to submit bids on the various phases of the park. They hope to finalize the process and accept bids this fall, with work beginning in 2024. The BCP website was updated in August. Go to www.sdparks.org > PLANS > Development Projects, and scroll down to find "San Luis Rey River Park: Bonsall Community Park". Rio Prado Park information was also updated.

5. Moosa Creek Restoration, APNs 126-300-54-00 & 126-060-84-00
   The restoration process began in 2022 and included grading and revegetation. During Tropical Storm Hilary, concern was expressed over lack of water drainage under Camino Del Rey at W. Lilac Rd. Per the Department of Public Works, the area of concern was originally a waterway, and the intent of the project was to restore the former area (golf course) to its natural undisturbed state.

6. Multi-use Trail System in San Diego County
   Anderson stated she saw four consultants walking on W. Lilac Rd. surveying the area. Apsley confirmed with Parks and Recreation that consultants were sent out by the Program Coordinator to gather information on the existing trail system to help map and analyze all the trail systems in the county.

7. The next BCSG Meeting is scheduled for October 3, 2023, at 7:00 PM.

H. ADJOURNED at 8:22pm

Respectfully submitted,
Dawn Apsley
Secretary

Disclaimer Language

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We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

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From: Dominic Fieri <dfieri@ncfire.org>
Sent: Thursday, September 12, 2024 2:38 PM
To: Peter Fagrell <pete@heliosps.net>
Cc: Greg Shields <gshields@bowman.com>; Raul Rodriguez <rrodriguez@bowman.com>; Joe Martin <jmartin@trumarkco.com>
Subject: RE: Ocean Breeze Ranch - updated TM for review by NCFPD

Hello Peter,

Thanks for sending NCFPD the revised TM for Ocean Breeze Ranch. The revisions have been reviewed and do not have any fire concerns or comments.

Enjoy,
Dominic

Dominic Fieri, MPA, CFI | Fire Marshal
North County Fire Protection District | 330 S. Main Ave – Fallbrook, CA 92028
T: (760) 723-2040
dfieri@ncfire.org | **www.ncfireca.gov**

Proudly serving the communities of Fallbrook, Bonsall and Rainbow ~ Duty, Integrity and Respect

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From: Peter Fagrell <pete@heliosps.net>
Sent: Tuesday, September 3, 2024 9:49 AM
To: Dominic Fieri <dfieri@ncfire.org>
Cc: Greg Shields <gshields@bowman.com>; Raul Rodriguez <rrodriguez@bowman.com>; Joe Martin <jmartin@trumarkco.com>
Subject: Ocean Breeze Ranch - updated TM for review by NCFPD

Dominic -

You and I spoke back in May regarding the Ocean Breeze Ranch project. As I explained, the project has been wrestling with a number of items which have made it necessary to pursue an approval for a revised Tentative Map.

The County has asked that we obtain confirmation from NCFPD that the revised TM is acceptable to the District.

Please use the attached Dropbox link to download the current version of the revised TM and Grading Plan set.

https://www.dropbox.com/scl/fo/i9t2j0799jzvmfhgrp716/ACQ6-JBAF8aEF1nIjZbPSlw?rlkey=3puqkyk7xwtgtr3iicu2utifq&st=kt5z8ld2&dl=0

We are providing you with these two updated plans sets:

1. The TM illustrates the project's site plan, including street layout, house lots, parks and common areas. This also illustrates the Limited Building Zone, which is a restriction against further structures which would push the brush management zone farther into bio preserve areas.
2. The Grading Plans show the water and sewer backbone systems, including the primary water lines from West Lilac, through the residential neighborhoods in the west of the site, and to Rancho Monserate at the east project boundary.

All aspects of the project continue to conform to the approved 2019 Fire Protection Plan. In particular, these brush management zones are included:

- 100 foot brush management zone from residential zones.
- 30 foot brush management from the edges of roadways adjacent to native habitat.

There are extensive additional plan sets and reports available for your review, if there are specific aspects of the project which you would like to review.

We would ask for any comments you might have within two weeks, or Wednesday September 18.

In the meantime, if there are any items you would like to discuss, please don't hesitate to reach out by email or phone. Thanks.

HELIOS

Peter Fagrell
DRE Lic 00983271
Helios Property Solutions LLC
(760) 533-7261
pete@heliosps.net

Hi Eileen,

Thanks for confirming. Hope you have a great day!

Thanks,
Annica

From: Eileen Delaney <eileen.fallbrook@gmail.com>
Sent: Wednesday, August 2, 2023 9:51 PM
To: Ly, Annica <Annica.Ly@sdcounty.ca.gov>
Subject: Re: [External] Re: PDS2023-TM-5615R Tentative Map - Revision Action Required Please

Hi Annica,

The Fallbrook CPG would like to defer to the Bonsall CSG for recommendations/decisions made on the Ocean Breeze TM Revision.

Thank you.

Best regards,

Eileen Delaney, Chair
Fallbrook Planning Group
Fallbrook Design Review Board
Follow The PG on Facebook
Fallbrook Planning Group | Facebook

Visit our website for current meeting information
Fallbrook Planning Group – Serving Our Community

On Aug 2, 2023, at 2:25 PM, Ly, Annica <Annica.Ly@sdcounty.ca.gov> wrote:

Hi Eileen,

Thank you for speaking on the phone with me yesterday. Can you confirm that you would like the Fallbrook Planning Group to defer to the Bonsall CSG for decisions made on the Ocean Breeze TM Revision?

If so, we will be re-noticing and including only the Bonsall CSG and removing mention of the Fallbrook Planning Group.

Thanks,

Thank you. I-15 DRB will not be reviewing this project unless the parameters of the project change regarding open space.

Delores Chavez Harmes - Chair
Valley Center Community Planning Group
(760)749-6555 off (619)318-8882 cell

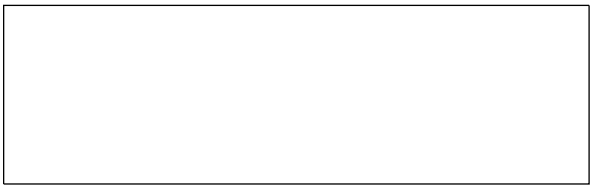
On Mon, Sep 11, 2023 at 4:05 PM Ly, Annica <Annica.Ly@sdcounty.ca.gov> wrote:

Hi Delores,

I hope you had a good weekend!

Based on the plans that were submitted, part of this project falls within the I-15 Design Corridor. However, the part that is within the Corridor is dedicated to open space and the applicant is not proposing development in the area that is within the Corridor. Please let me know if the I-15 DRB would like to review this project.

Thanks,



Annica Ly (she/her)

Land Use/Environmental Planner, Project Planning

County of San Diego | Planning & Development Services

5510 Overland Ave, Suite 310, San Diego, CA 92123

annica.ly@sdcounty.ca.gov | (619) 952-1193

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Pascal Lapoirie
Roger Merchat
Eric Ortega
Interim Superintendent
Heather Golly, Ed. D.

March 31, 2025

Eric Nelson, Trumark Homes [Via Email: enelson@trumarkco.com]
Peter Fagrell, Helios Property Solutions LLC [Via Email: pete@heliosps.net]
Gregory Mattson, County of San Diego [Via Email: gregory.mattson@sdcounty.ca.gov]

RE: Ocean Breeze Ranch

This letter follows up on the most recent collaborative communications between the Bonsall Unified School District and Helios/Trumark Homes regarding the Mitigated Negative Declaration for the proposed Ocean Breeze Modified Project. Additionally, it aims to provide additional context on the District's program, mission and vision as the District works with all parties to come to a mutual written agreement to mitigate the impacts of the Project on the District to the maximum extent possible.

The District appreciates the timely response from Helios/Trumark to its January 31, 2025, letter (Attachment 1), received on February 12, 2025 (Attachment 2). Since then, representatives from both the District and the Developer have met twice to share information and collaborate on potential mitigation measures.

Separately, the District has shared the Board Adopted Community Facilities District (CFD) Goals and Policies with the Developer and their representatives, who have expressed a willingness to work with the District to discuss and negotiate the potential terms and conditions of a mutual written agreement.

The District understands that the San Diego Planning Commission hearing date has been rescheduled from March 21, 2025 to April 18, 2025. Given this change, the District respectfully requests additional meetings and communications to discuss potentially mutually agreeable mitigation measures further.

Since November 2021, the District and representatives from the Ocean Breeze Development have engaged in ongoing discussions, with the District's request for the Developer to join the BUSD CFD program being a recurring topic. A summary of these meeting dates is provided in Attachment 3.

As part of the process, the Developer and their representatives requested that the District provide additional information about enrollment, capacity and utilization of its current facilities.

To provide information about the District and to provide greater context around the need to mitigate impacts on the District, we respectfully submit the following:

1. **Bonsall Unified School District Framework for the Future**

   The Framework for the Future establishes a North Star that defines the learner outcomes, learning experiences and enabling conditions to inform decision-making and prioritization.

BUSD Vision
All students in Bonsall Unified School District engage in rigorous and relevant learning experiences that inspire them to be productive community members and future-ready, lifelong learners.

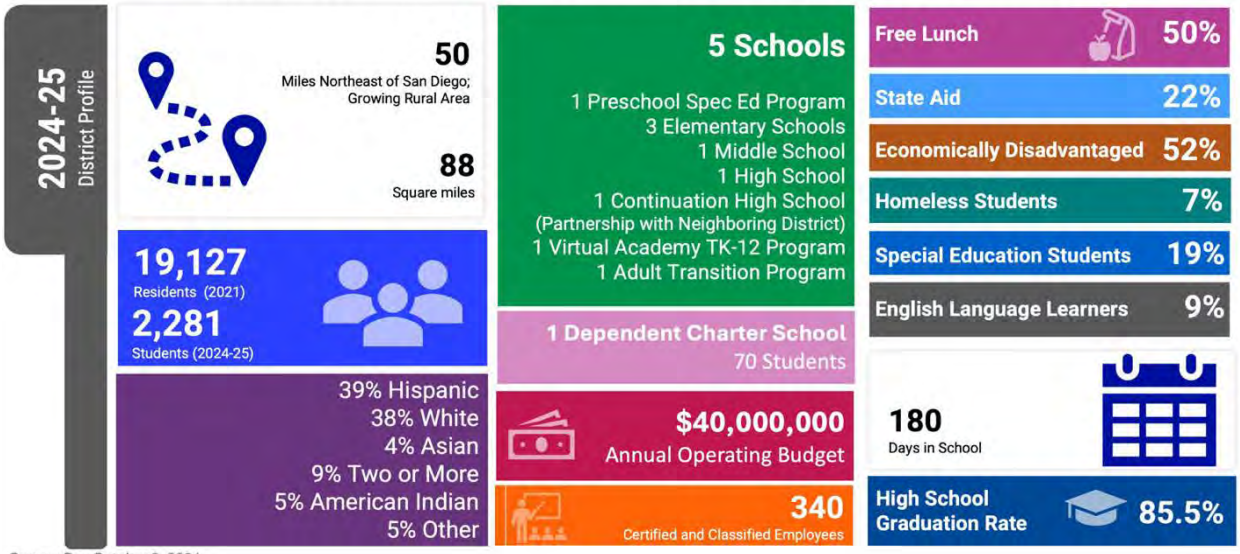
BUSD Mission
We empower all students to thrive in a positive, safe, and supportive environment through high quality education focused on the whole learner.

Learner Profile
The Bonsall Unified School District Learner Profile outlines six key attributes that students should develop: Problem Solver, Critical Thinker, Effective Communicator, Engaged Community Member, Empathetic Collaborator, and Resilient Learner - all supported by a foundation that is Equitable & Inclusive, Personalized, Competency-Based, and Authentic.



2. District Profile

Bonsall Unified School District | San Diego County
Dr. Heather Golly, Superintendent | heather.golly@bonsallusd.com



Census Day October 2, 2024

3. Enrollment, Capacity and Utilization

BUSD Schools and Enrollment – 2024-25

School	Grade Levels	Site Acreage	Perm C/R	Port C/R	Total C/R	C/R in Use***	Enrollment* February 2025	Enrollment Projected 2027-28
Bonsall ES	TK-5	21	42	5	47	47	967	Pending New Report
Bonsall West ES	PS,TK-6	12.44	25	5	30	26	418	"
Vivian Banks ES	K-5	Leased (@4.2 Acres)	10	0	10	9	71	"
Sullivan MS	6-8	17	6	19	24	23	526	"
Bonsall HS	9-12	Shared w/Sullivan MS	10	13	23	23	336	"
Gird Road		59					Undeveloped	
TOTAL			93	41	134	128	2318	2500

**Excludes Bonsall Non-Public School; and,*
Includes students attending BUSD from outside district boundary (approx. 300)
***Based on TK-K 22:1; 1st-3rd 24:1; 4th-6th 27:1; HS 27:1; Pull out spaces removed from loading calculation*
****C/R and Specialty Uses; Space availability can occur by increasing class size and/or consolidation of Special Education Programs w/caution*

4. Recent Successes and Program Highlights

- **Purple Star Award Recipient -** *100% of BUSD Schools are Honored for Excellence in Supporting Military Connected Students*
- *Award-winning Choir Performances*
- *Theater, Music, Movement, and the Arts*
- *Bonsall High School Early College Program in Collaboration with Palomar College*
- *The Academies at Bonsall High School*
- *Farming and Agriculture*
- *Rawhide Ranch Partnership & Intern Program*
- *Bonsall Forward Initiative for STEM Education*

5. BUSD Facility Needs

Given the success and progress of the parties' initial meetings, the District respectfully requests additional meetings to work to negotiate a potential written agreement memorializing the mutually agreed upon terms and conditions of the BUSD CFD Program to more effectively mitigate the cost impacts caused by the new development on the District's programs, students, and facilities. In calculating such impacts, the District typically uses a student generation rate (SGR) and a per square foot construction cost to build classrooms and other facilities to accommodate additional students as a key data point.

BUSD Facilities needed (BUSD DFJS 2020 SGR)

Grade Level	Units	SGR (BUSD)	#STU	Class Size	CRs Calc	CRs Needed	Cost/CR
GR K-3	394	0.11745	46.275	24	1.928	2	$1,920,000
GR 4-6	394	0.11745	46.275	27	1.714	2	$1,920,000
GR 7-8	394	0.0987	38.888	27	1.440	1.5	$1,584,000
GR 9-12	394	0.1009	39.755	27	1.472	1.5	$1,728,000
		0.4345	171.193			7	$7,152,000

The State of California student generation rates offer another data point, and are significantly higher than the BUSD rates resulting in the following projected impact costs:

BUSD Facilities needed (CDE SGR)

Grade Level	Units	SGR (CDE)	#STU	Class Size	CRs Calc	CRs Needed	Cost/CR
GR K-3	394	0.25	98.500	24	4.104	4	$3,840,000
GR 4-6	394	0.25	98.500	27	3.648	4	$3,840,000
GR 7-8	394	0.2	78.800	27	2.919	3	$3,168,000
GR 9-12	394	0.7	275.800	27	10.215	10	$11,520,000
		1.4	551.600			21	$22,368,000

Based on these data points and the overall impacts the Developer's Project will have on the District's students, programs, and facilities, the District is asking that the Developer work collaboratively with the District to effectively mitigate these impacts to the maximum extent possible through a mutual written

mitigation agreement to participate in the BUSD CFD. This arrangement can be beneficial to the District as well as the Developer.

6. **Other Mitigation**

   The District also recognizes the Developer's commitment to constructing the off-site traffic mitigation as these improvements are important to ensure the safe access of parents and students to the District schools. The two directly affecting the school district are (1) installation of a queuing lane at Sullivan Middle/Bonsall High schools. Potential design included as Attachment 4. The Developer is suggesting the development of a Memorandum of Understanding or like agreement defining the terms of the easement to be held in perpetuity. The District requests consideration of a lot-line adjustment. And (2) to provide a left turn lane at Old River Road at the Bonsall Elementary School west entrance. Potential design included as Attachment 5.

The District looks forward to continuing conversations with all parties to further collaborate on the development of a final mitigation agreement as soon as possible.

Sincerely,

Heather Golly

Dr. Heather Golly, Superintendent
[Via Email: heather.golly@bonsallusd.com]

CC: Ms. Laura Castro, Executive Director of Business and Administrative Services
[Via Email: laura.castro@bonsallusd.com]

Attachments

1. January 31, 2025 Letter BUSD to County/OBR
2. February 13, 2025 Letter OBR to BUSD
3. List of meeting dates and topics of discussion
4. SMS/BHS Queuing Lane Diagram
5. Old River Road Left Turn Lane Diagram
6. The History of Bonsall Unified School District
7. District Boundary Map
8. District Heat Map of 2024-25 Students
9. Bonsall West ES Student Proximity to School Map
10. Bonsall ES Student Proximity to School Map
11. Vivian Banks ES Student Proximity to School Map
12. Sullivan MS Student Proximity to School Map
13. Bonsall HS Student Proximity to School Map

Attachments:

Attachment 1 - Letter dated January 31, 2025

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Est. 1995

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Michael Gaddis, J.D.
Pascal Lapoirie
Roger Merchat
Eric Ortega
Superintendent
Heather Golly, Ed.D.

January 31, 2025

VIA EMAIL: Gregory.Mattson@sdcounty.ca.gov

Gregory Mattson, AICP
Contract Planner
County of San Diego - Planning & Development Services
5510 Overland Avenue, Suite 210
San Diego, CA 92123

RE: Focused Mitigated Negative Declaration for Ocean Breeze Ranch Modified Project
PROJECT CASE NUMBER: PDS2023-TM-5616TER, PDS2024-MUG-16-012W1, PDS2024-STP-16-032W1 and PDS2024-ER-16-02-006B

Dear Mr. Mattson:

On behalf of the Bonsall Unified School District ("District"), thank you for the opportunity to review and provide these comments on the County of San Diego's ("County") Focused Mitigated Negative Declaration ("FMND") for the Ocean Breeze Ranch Modified Project ("Project"). As the County and the Project applicant are aware the District is required by California law to provide school facilities and educational programs for any students from the Project who seek to enroll in the District's schools. As this duty relates to the FMND, the District is particularly concerned with the FMND's apparent conclusion that there is no new/different impact anticipated from the Project than that previously studied in the Project's earlier environmental analyses, which appear to date back to 2019 and even earlier for the County's General Plan Update. Unfortunately, the District's circumstances have changed significantly in this time frame.

1. District Funding Challenges

As a public school district subject to the State of California's per pupil funding structure, the District is currently facing two significant and unanticipated funding challenges. First, the State faced an unprecedented budget deficit for the fiscal year 2024-2025, which in turn caused the District to face potential budget shortages for its programs, pupils, and facilities. Second, and most importantly, the District has been unsuccessful in its attempts to pass a general obligation bond measure in 2016, 2018, and 2024 to fund its substantial facilities needs and upgrade all of its facilities to modern educational program standards. The District's most recent Long Range Facilities Master Plan, a copy of which is available on the District's website at: [https://simbli.eboardsolutions.com/SB_Meetings/ViewMeeting.aspx?S=36030532&MID=29374&Tab=Agenda&enIID=N8LNRO2Wp8sCGplusEG3mT3MQ%3D%3D], documents a current need of more than $126 Million in facilities upgrades/improvements. These two challenges have left the District with few resources to mitigate the impact of any new students on the District's facilities and educational programs.

2. Project Specific Impacts.

As the above funding challenges apply to the Project and the students it is anticipated to generate, the District currently lacks permanent classrooms and available capacity at the schools where students from the Project will likely attend. Currently, the District has approximately 35% of its classroom space within portable/relocatable buildings. The District estimates up to 200 new students may be generated by the Project upon its completion. Based on current attendance boundaries and average daily attendance, the Project's elementary school students would need to attend Bonsall Elementary or Bonsall West Elementary schools on a space available basis. Currently, Bonsall Elementary School is projected to be above capacity by the time the Project is complete. At the District's sole middle school and high school, Sullivan Middle School and Bonsall High School, the District is already over capacity in multiple grade levels and projects additional capacity challenges in the future. This likely means that the Project's students will be housed in portable classrooms.

3. Confirmation of Previously Agreed Upon Traffic Mitigation

In addition to all of the above, the District is also seeking confirmation from the County and the Project applicant regarding the proposed traffic impacts in the area. Specifically, the District would like to confirm that the off-site traffic mitigation improvements to roadways (e.g. West Lilac Road and Old River Road) will be completed by the Project applicant and/or the County. These improvements are important to ensure the safe access of parents and students to the Bonsall Elementary, Sullivan Middle, and Bonsall High school sites.

In conclusion, the District sincerely hopes that appropriate County representatives and the Project applicant would be willing to meet with the District's team as soon as possible to discuss the Project's impact on the District and potential options to mitigate the impacts described above. The District believes that by working cooperatively and collaboratively, the District, the County, and the Project applicant can ensure that the Project's impacts to the District's programs and facilities are adequately addressed.

Thank you again for the opportunity to submit these comments and we look forward to setting up a meeting with all parties as soon as possible.

Sincerely,

Heather Golly

Dr. Heather Golly, Superintendent
[email: heather.golly@bonsallusd.com]

CC: Ms. Laura Castro, Executive Director of Business and Administrative Services
[via email: laura.castro@bonsallusd.com]

Attachment 2 - Letter dated February 13, 2025

HELIOS PROPERTY SOLUTIONS

Dr. Heather Golly
Superintendent
Bonsall Unified School District
31505 Old River Road
Bonsall, CA 92003

February 12, 2025

RE: **Ocean Breeze Ranch**
BUSD letter dated 1/31/25

Dear Dr. Golly:

As you are aware, I am managing the OBR project for Trumark Homes, who intends to proceed as the developer of the Ocean Breeze Ranch project. The County of San Diego has shared the BUSD Comment letter dated 1/31/25, and this letter is written to address items mentioned in your letter.

First, we would like to address the letter's comments regarding the District's funding challenges, and concerns which BUSD has regarding future student capacity at BUSD school sites. We acknowledge BUSD's funding challenges, and we are prepared to do our part, in compliance with state law, by making impact fee payments in accordance with current fee levels. Our estimates of total fee payments by the project will be approximately $6,000,000. We anticipate that in our upcoming scheduled meeting with you we will discuss whether there are other viable avenues in which you believe the project might be able to assist the District.

Second, we remain committed to constructing the traffic improvements which have been discussed over the past couple of years. The project intends to complete turn lane improvements on Old River Road, in front of Bonsall Elementary. In addition, at the December 2019 Planning Commission hearing for the project, the PC asked us to pledge to provide an easement at Sullivan, at a cost not to exceed $250,000 to the project. The project will honor this request. We are currently planning to go beyond only providing an easement, by also offering to construct a queueing driveway which would allow parents to wait for students leaving school, while having their cars off West Lilac. Our cost projection for this paved facility is currently $247,000, and we remain committed to completing that facility. We will be reviewing the details with you when we meet.

In the meantime, if you have any additional questions for us, please do not hesitate to contact me. Thank you.

Sincerely,

Peter Fagrell

Cc: Eric Nelson, Trumark Homes

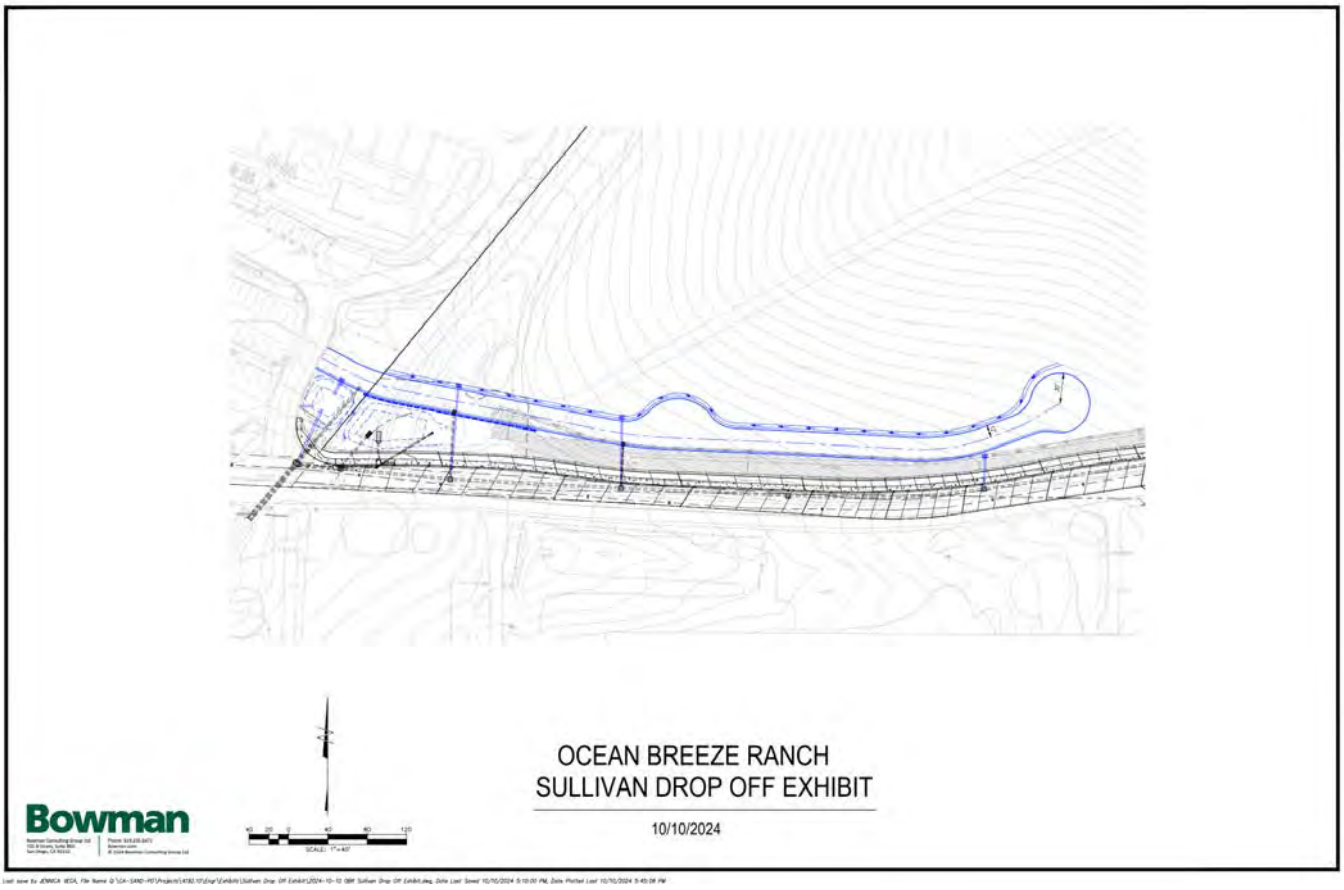
Helios Property Solutions, LLC pete@heliosps.net (760) 533-7261

Attachment 3 - Meeting Schedule

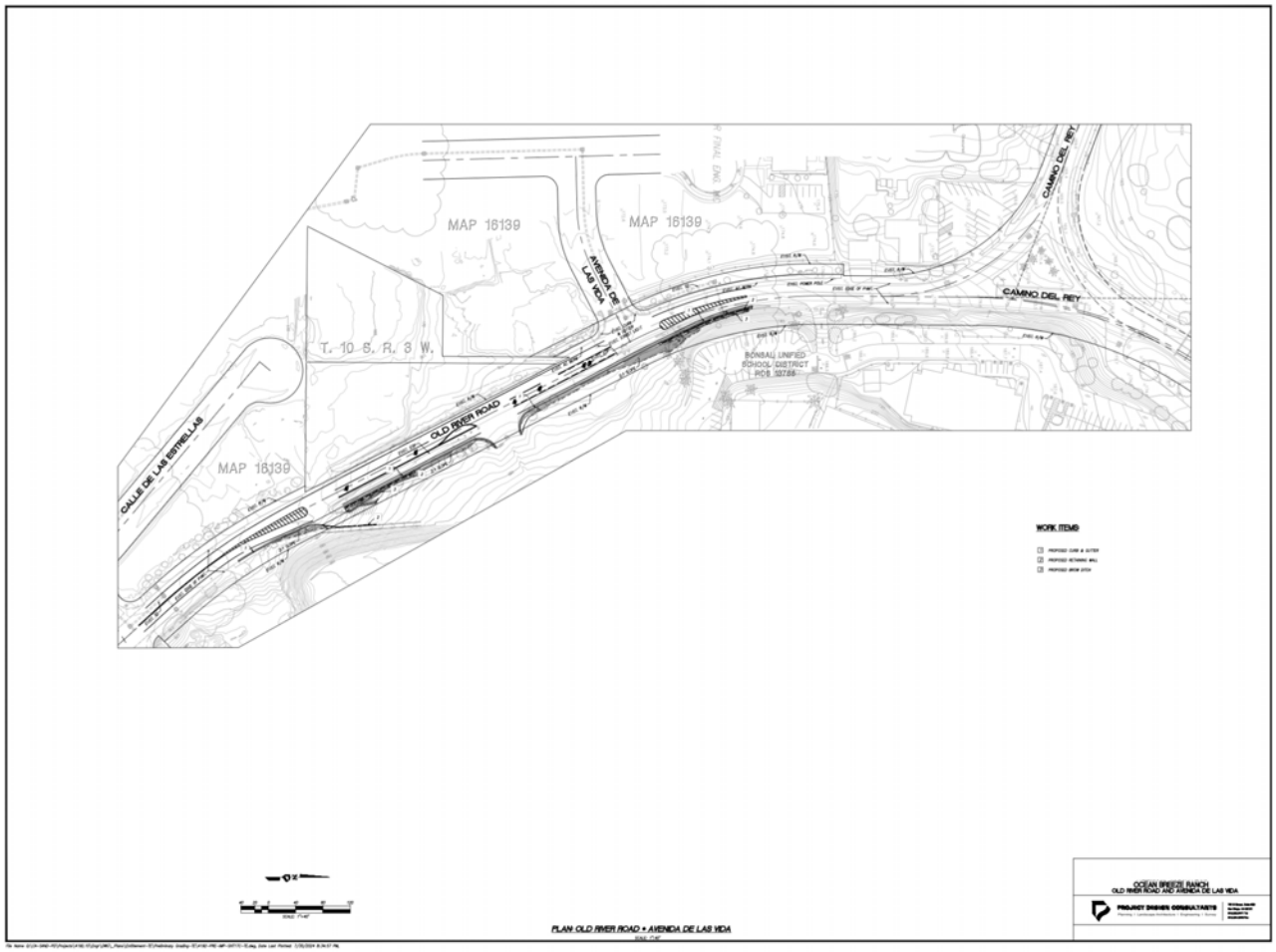
Prior to January 2025, the district and the developer met on the following dates to discuss the impacts of the development on the school district:

November 10, 2021	Representatives from County of San Diego, Trumark Homes, Project Design Team, BUSD
February 1, 2023	Representatives from Collier International and BUSD
May 24, 2023	Representatives from Collier International and BUSD
August 9, 2023	Representatives from Collier International and BUSD
September 13, 2023	Representatives from Collier International, Civil Engineer (part of the Bonsall Community Sponsor Group), and BUSD
February 12, 2024	Representatives from Collier International, Trumark, Development Planning and Financing Group, and BUSD
June 14, 2024	Representatives from Helio Property Solutions LLC and BUSD
September 24, 2024	Representatives from County of San Diego Public Works and BUSD
December 2, 2024	Representatives from Helio Property Solutions LLC and BUSD
Dec – Jan 2025	District reviewed the queuing diagram with Division of State Architect (DSA), California Department of Education, and Local Fire Authority whereby none of the agencies had issue with the proposed project and that DSA review was not required.
February 18, 2025	Representatives from Helio Property Solutions LLC, Trumark, and BUSD, and BUSD Financial Advisor

Attachment 4 - SMS/BHS Queuing Lane Diagram



Attachment 5 - Old River Road Left Turn Lane Diagram



Attachment 6 - The History of Bonsall Unified School District

The following information is taken from "The Little Old Bonsall Schoolhouse," written by Virginia Funk and copyrighted in 1984.

Bonsall, a quiet rural community in North San Diego County, was originally known as "Mt. Fairview" and later as "Osgood." A petition for a Post Office in 1889 recommended the names "Reed," "Favorite" or "Bonsall." Post Office Headquarters in Washington D.C. chose Bonsall, the name of a retired minister who developed a fruit tree nursery in the area in 1889.

The San Diego Union and Daily Bee wrote of Mr. Bonsall, "Mr. James Bonsall purchased his property from a settler in 1879 and immediately moved on to commence active operations with a cash capital of $3.00. His enterprise was successful." The "little old Bonsall schoolhouse," as she is known affectionately to area residents, has been serving the community since she opened her doors on August 26, 1895, at her original location, the present driveway entrance to the school grounds.

Grandparents and great-grandparents of present-day students received their primary education in the one room structure. Until 1920, one teacher taught all grades. In the early years, four schools existed which later made up the Bonsall District: Mount Fairview, which opened in 1882 and was located near the present site of the "Little Old Bonsall School House," Monserrate, The River School, and the Oaks. Teachers were hired for three months at a time.

The school year usually ran for 7 1/2 months, beginning in mid-summer and closing for several months in mid-year. Research indicates that children had time off to help plant the crops. It was decided to have a bond election in order to build a new school. The election was held on June 20, 1891, and failed. Supplies had to be purchased to fix up the old school building, which had to be continually refurbished and used for the next few years.

On August 25, 1891, the district elected to extend the instruction from eighth grade through grade twelve so Bonsall students could get a high school diploma. In the fall of 1893, meetings were held for the purpose of building and relocating Mt. Fairview School. It was decided to hold another bond election to raise money to build the new school.

The amount of money requested was $900.00 plus interest at seven percent. The bonds passed. All 21 voters had approved. Mrs. Elise Averill was the first teacher hired to instruct the children in the new schoolhouse. She received $60.00 per month.

Nettie Dusing was appointed "Janitress" at a salary of $4.00 per month. These salaries had not changed since 1882 and remained the same until 1905, when they were increased from $5.00 to $10.00 per month, depending on circumstances.

It would take 37 years, until 1919, for teachers to earn $90.00 per month, and the Janitress, $10.00 per month. According to the Census Marshall's report, dated April 1895, 41 children were attending area schools.

Many years passed before there would be an increase in the number of attendees. These 41 students came from sturdy stock whose values were simple and absolute and who did not know what tension or stress were all about. They walked to school or came by buggy and knew class was about to begin when the teacher stood by the door and rang the school bell.

Lunches were brought in tin lard pails and eaten outdoors. In the school's small confines, good behavior was a necessity. Children learned in an atmosphere of firm but fair discipline. They "got a licking" if they were disobedient and were made to wear a dunce cap, which, in 1891 cost $0.45.

Bonsall Union School District was so named on July 25, 1919, when the Board of Directors met to choose the name and location of the building, which all five directors agreed should be on the site of the Mt. Fairview School. Miss Mitilda O'Neal was elected principal, at a salary of $100.00 per month, and Miss Roberta Ellis as teacher for $90.00 per month.

Plans for the new school building were approved and the contract awarded for $16,671, with a 6% fee going to the architect. In 1920, a school bond election for $18,500 carried and a new school building of Spanish style, consisting of an auditorium, stage, small kitchen, two classrooms, and a tiny principal's office was built. While the new school was being readied for occupancy, the little old schoolhouse was moved to its location behind the new building for use as a primary school.

As the Bonsall area grew, additional classroom space was needed. Bonsall Union School was built in sections over a period of 29 years, beginning in 1954 when two classrooms, an office, and a teachers' lounge were constructed.

The Spanish style building did not meet Field Act requirements and was torn down in the summer of 1967. As student registration increased so did the size of the school. In 1984, 30 classrooms and two trailers were on campus.

The Bonsall Lions Club leased the little old schoolhouse from the school district since 1968, when they moved it to its present site, not far from where it originally stood. Although some classes were held there, it served more as a gathering place for various organizations.

Facts About BUSD

Additional Facts About BUSD

On February 26, 2013, the San Diego County Board of Supervisors created a unified district within the boundaries of the Bonsall Union School District, now officially named Bonsall Unified School District.

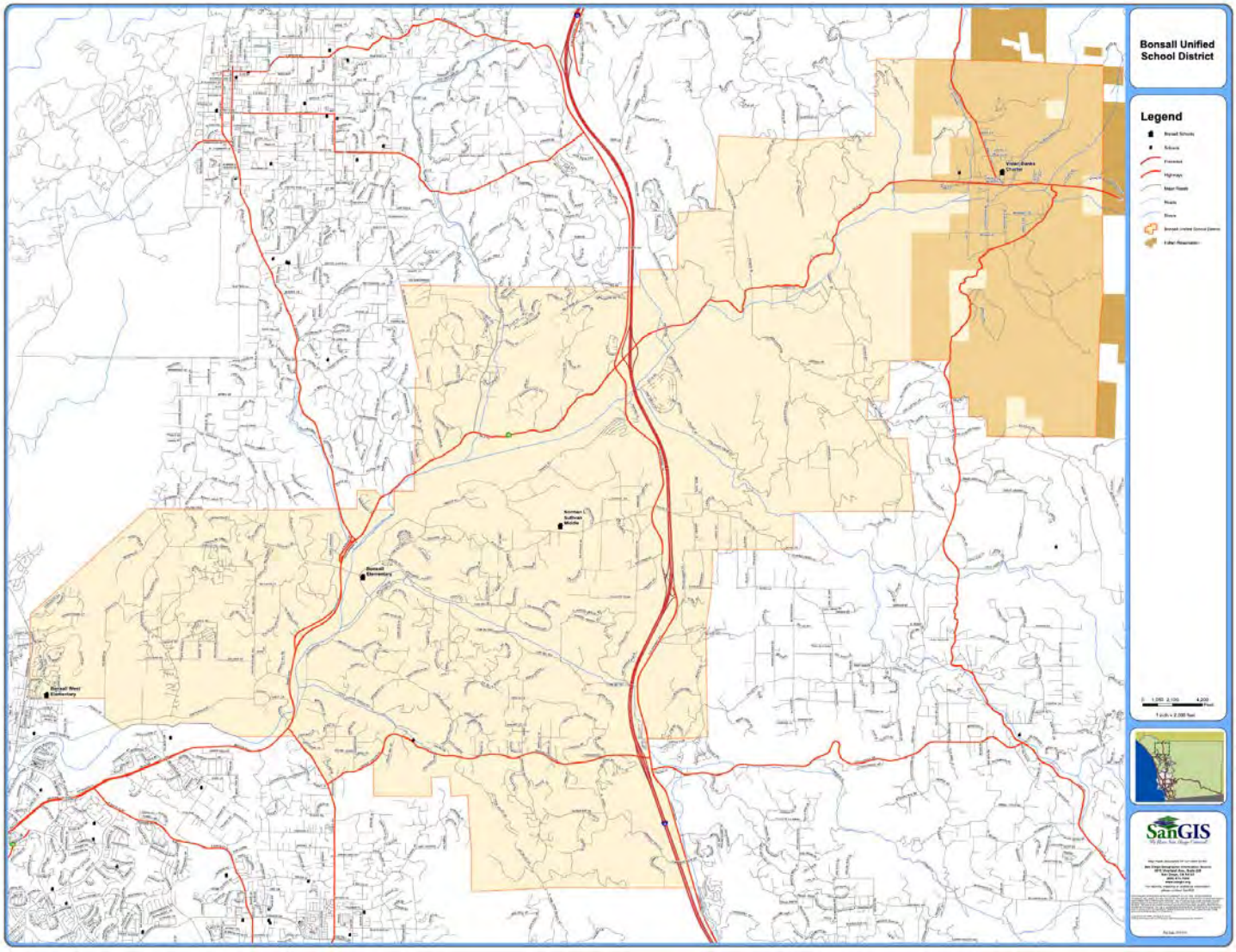
The Bonsall Union School District ceased to exist on June 30, 2014.

Locally elected five-member Board of Trustees and the Superintendent is employed by the Board.

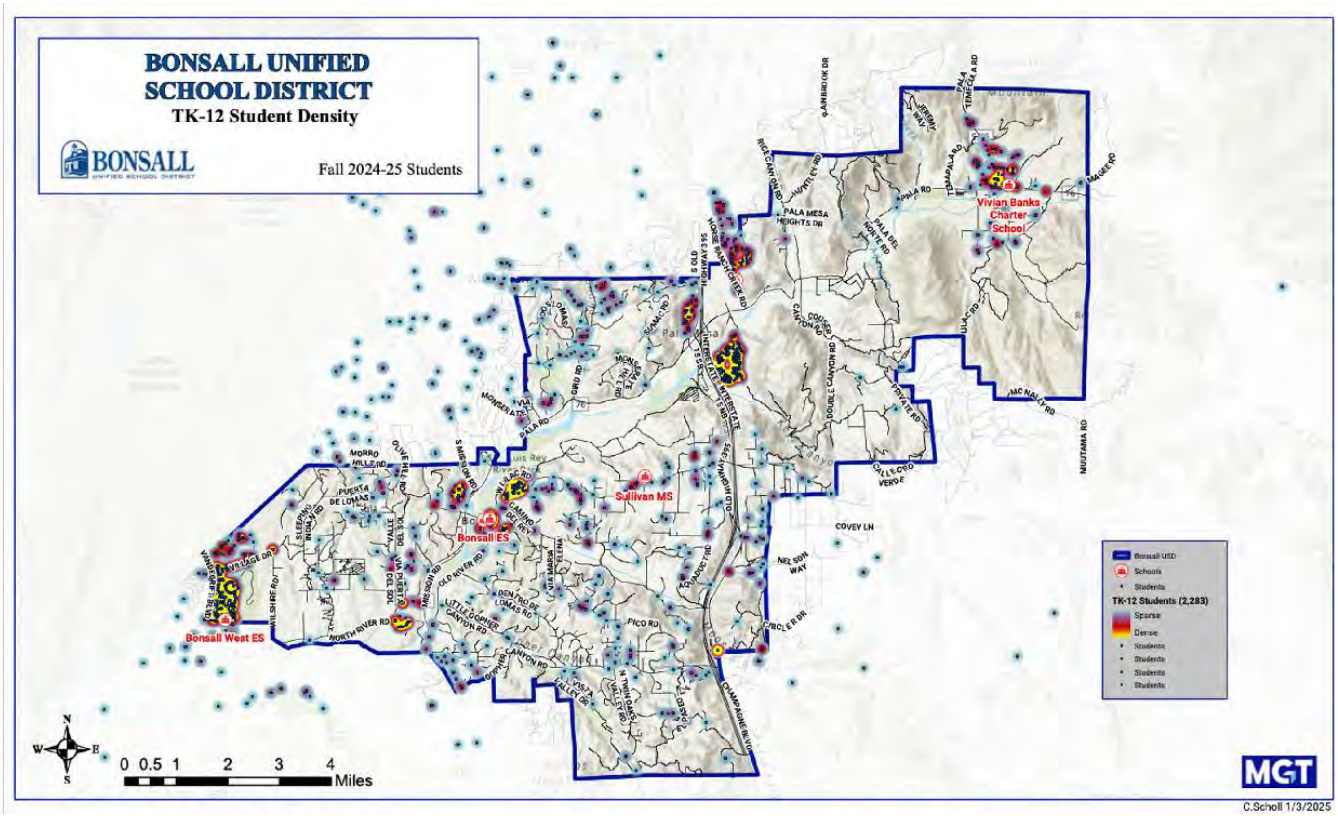
More than 15% of students are connected to the military (based on federal survey cards completed annually).

Attachment 7 - District Boundary Map

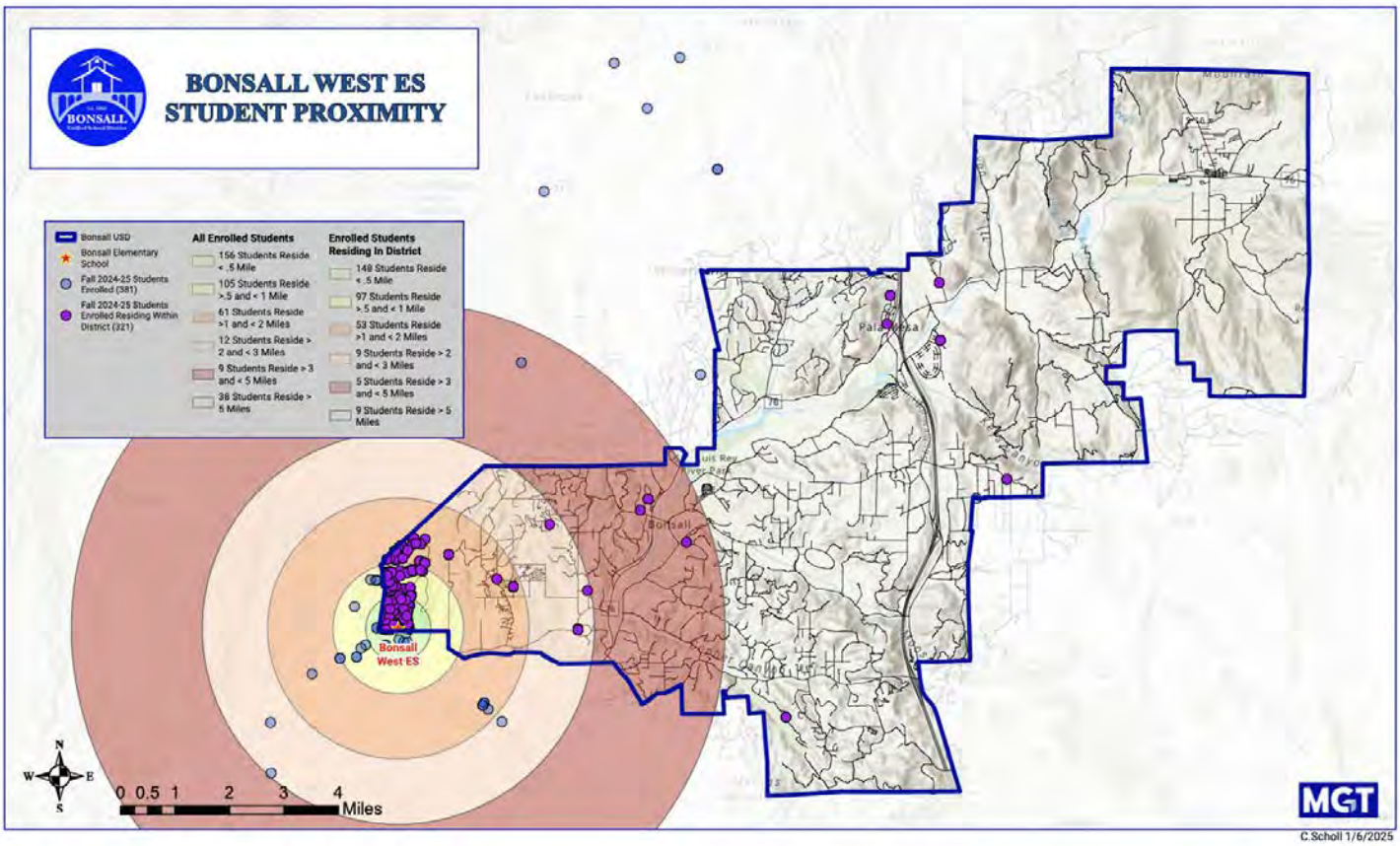
Rural District serving the unincorporated communities of: Bonsall, Fallbrook, Oceanside, Vista, Pala Indian Reservation



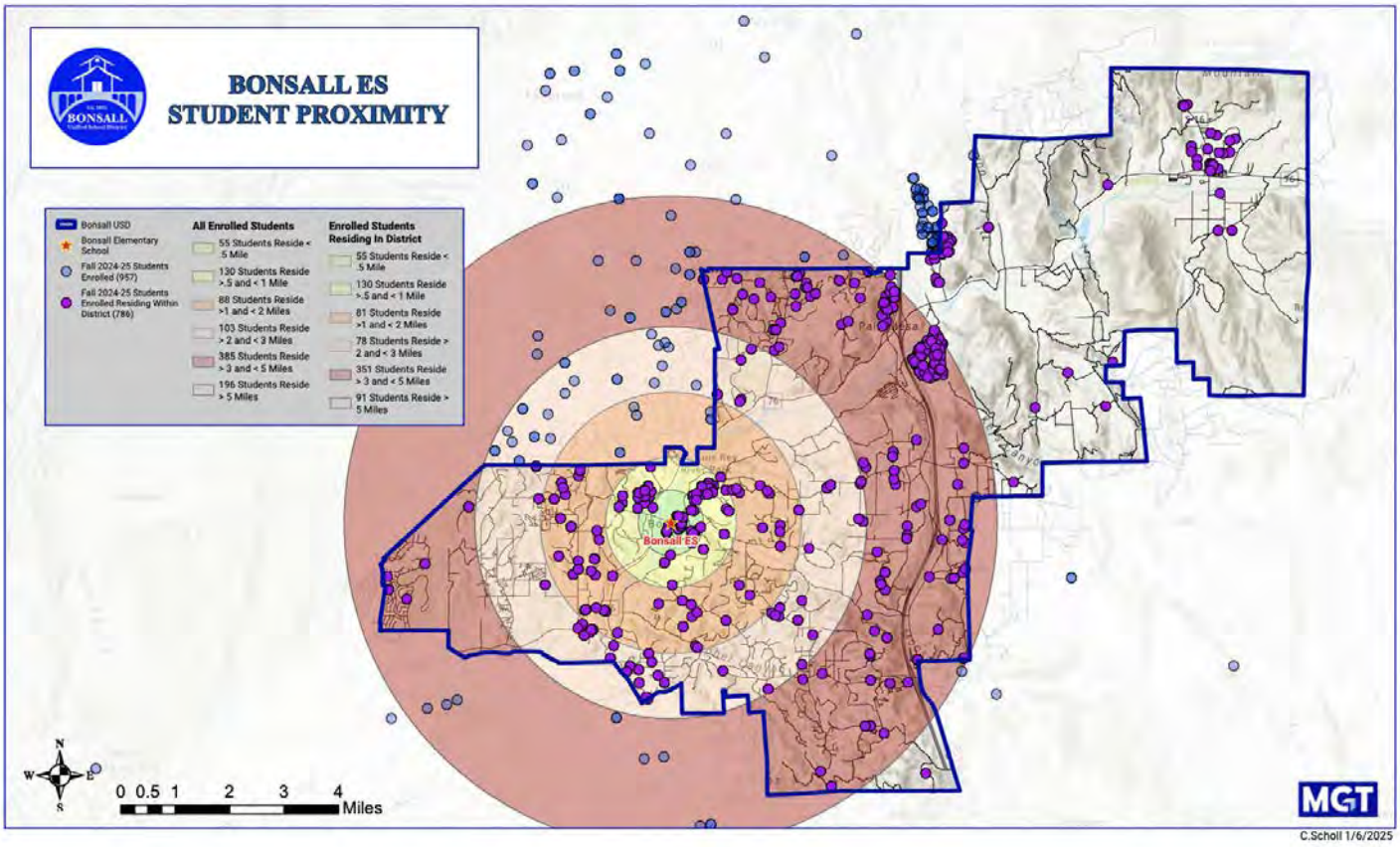
Attachment 8 - District Heat Map of 2024-25 Students



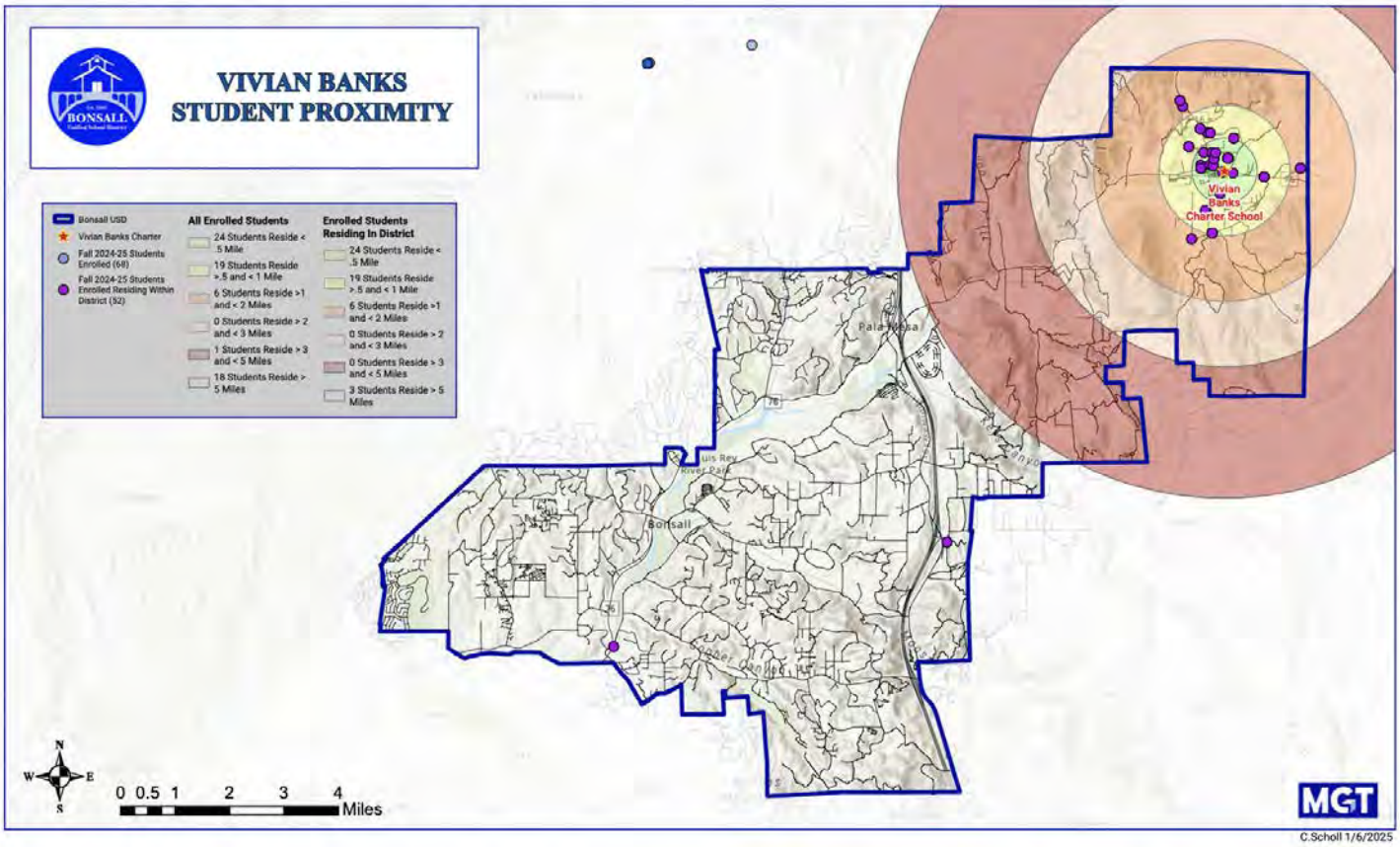
Attachment 9 - Bonsall West ES Proximity to School Map



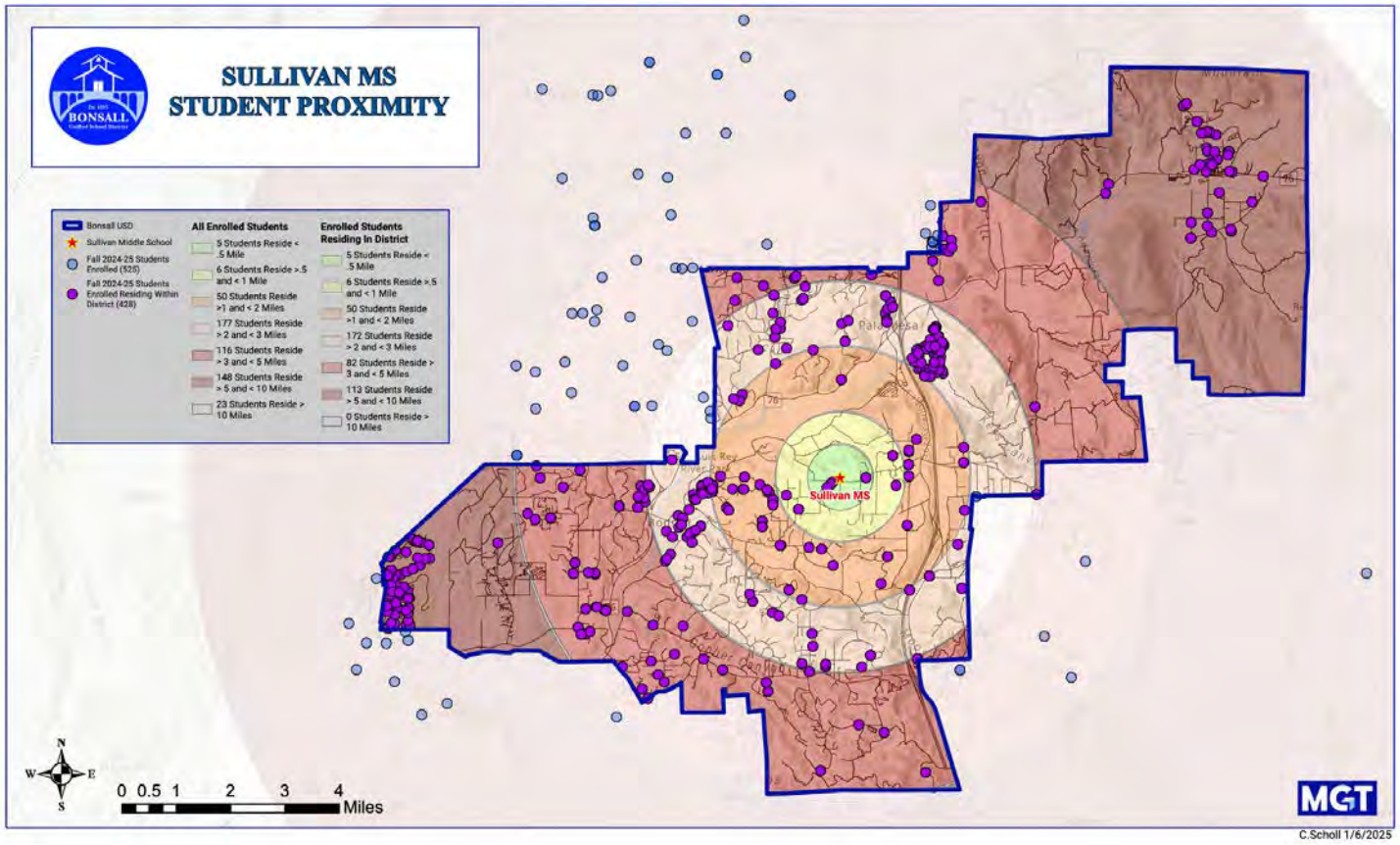
Attachment 10 - Bonsall ES Student Proximity to School Map



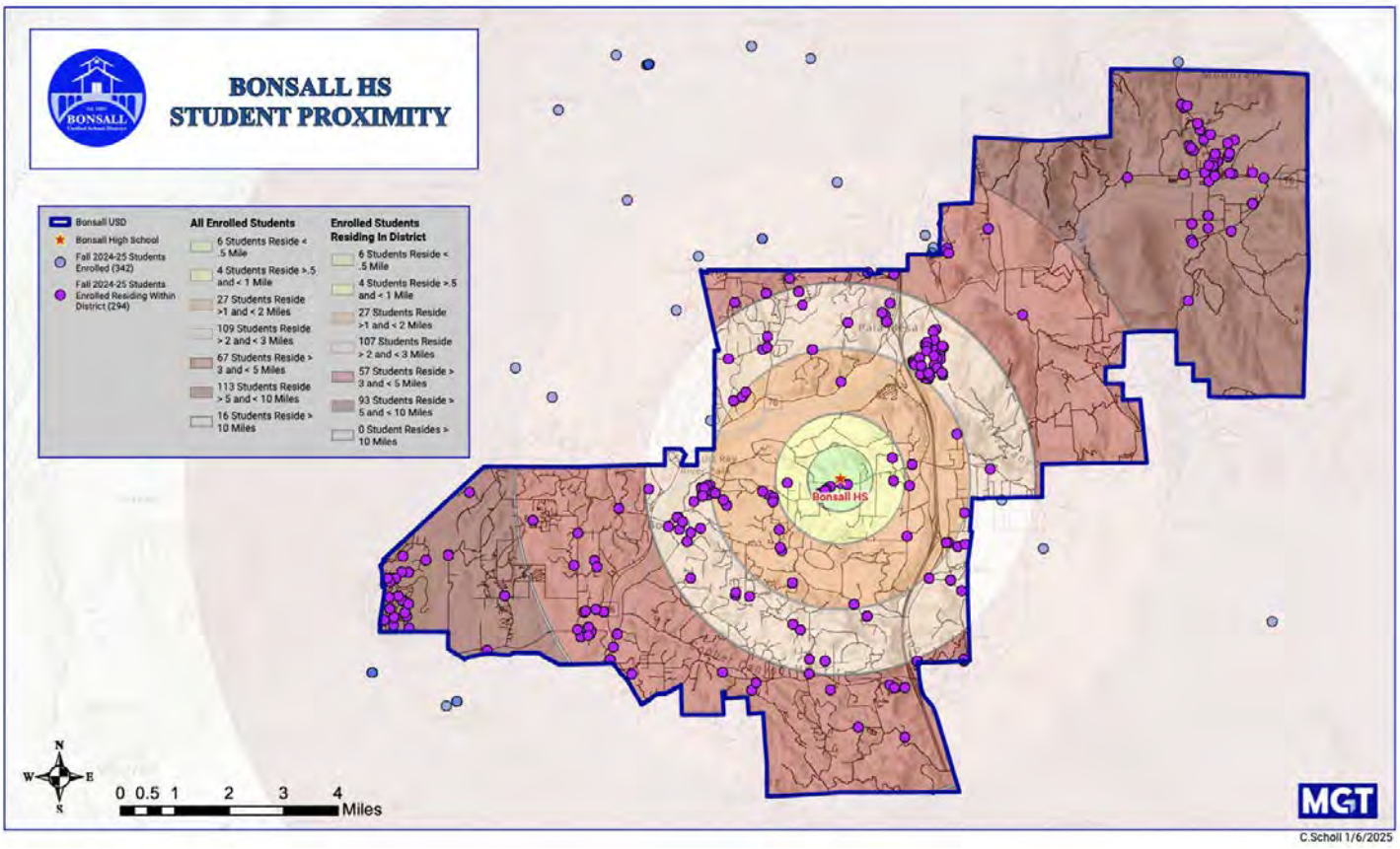
Attachment 11 - Vivian Banks Student Proximity to School Map



Attachment 12 - Sullivan MS Student Proximity to School Map



Attachment 13 - Bonsall HS Student Proximity to School Map



ATTACHMENT G –
OWNERSHIP DISCLOSURE

County of San Diego, Planning & Development Services

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

ZONING DIVISION

Record ID(s) PDS2023-TM-5615 TER, PDS2024-STP-16-032W1, PDS2024-MUP-16-032W1

Assessor's Parcel Number(s) 127-191-21, 127-191-22, 125-131-56 & 57, 125-130-25, 125-080-26

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.

OCEAN BREEZE RANCH LLC	100%

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.

OBR TRUST	100%

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.

DANIEL BAREN	TRUSTEE

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

Elizabeth Emrick

Print Name

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