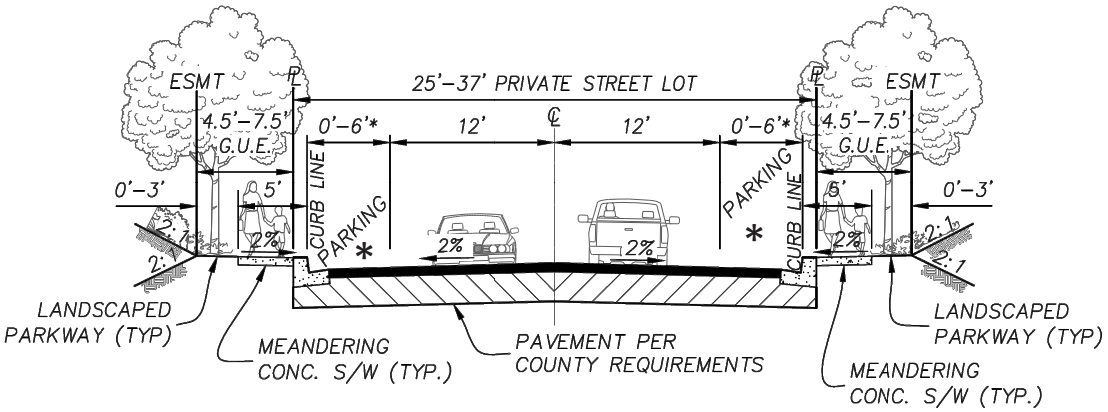
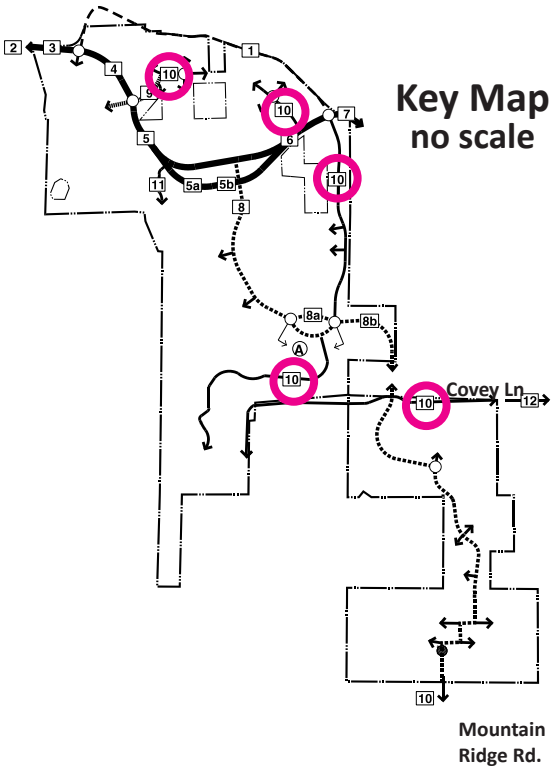
10

Typical Residential Road

No Scale
(Private)



* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

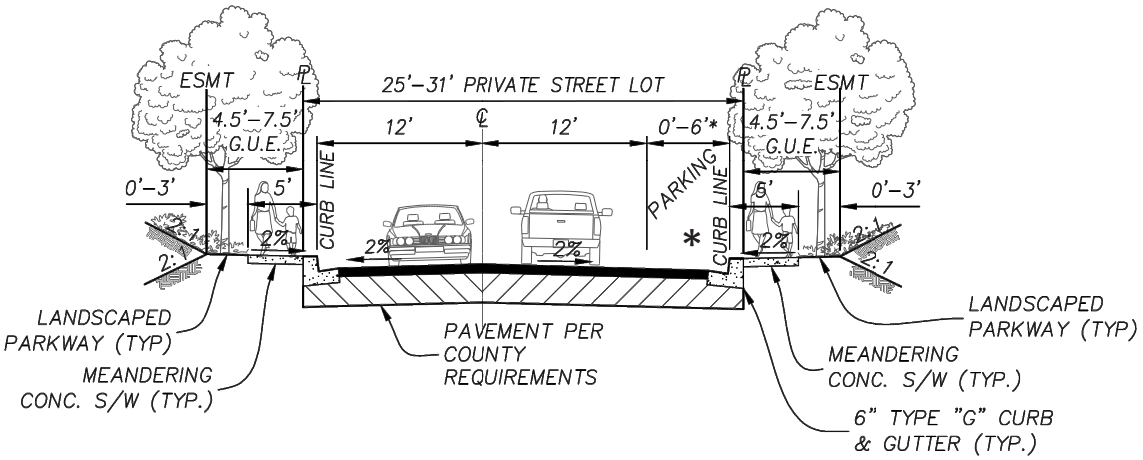


Typical Street Section

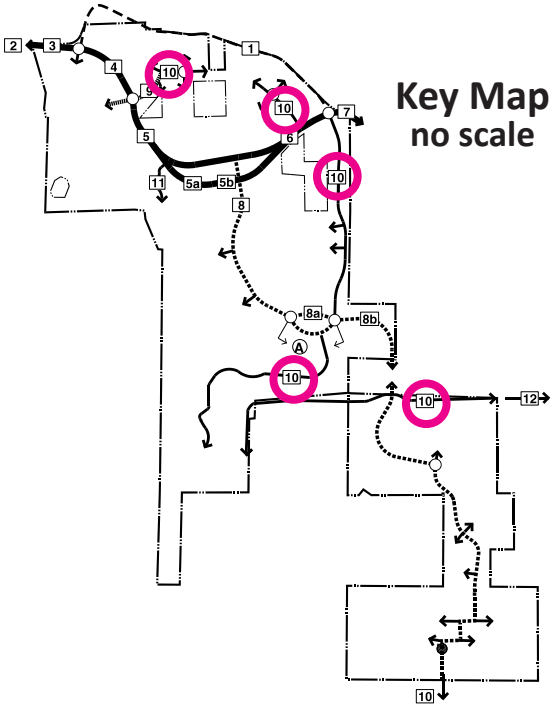
10

Typical Residential Road

No Scale
(Private)



* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD



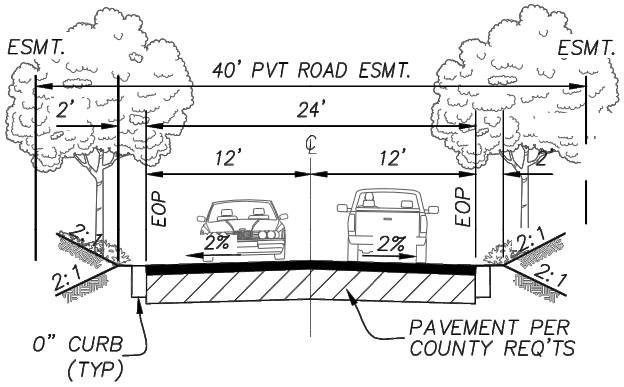
Typical Street Section

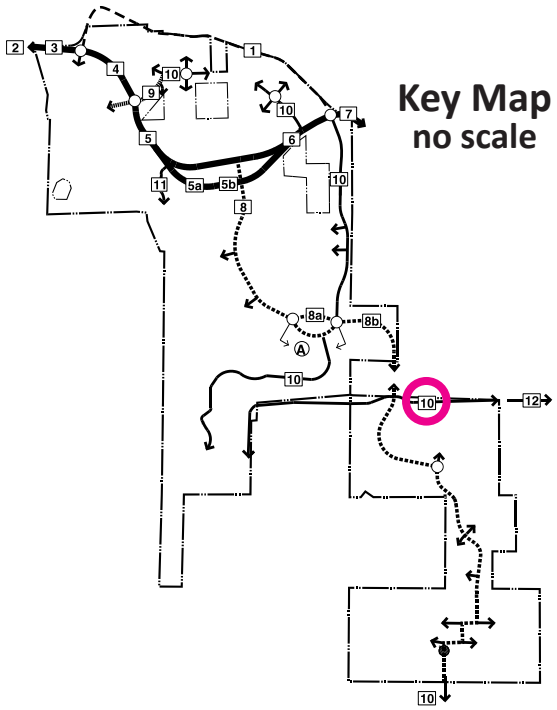
LILAC HILLS RANCH SPECIFIC PLAN

10

Covey Lane (On-Site)

No Scale
(Private)



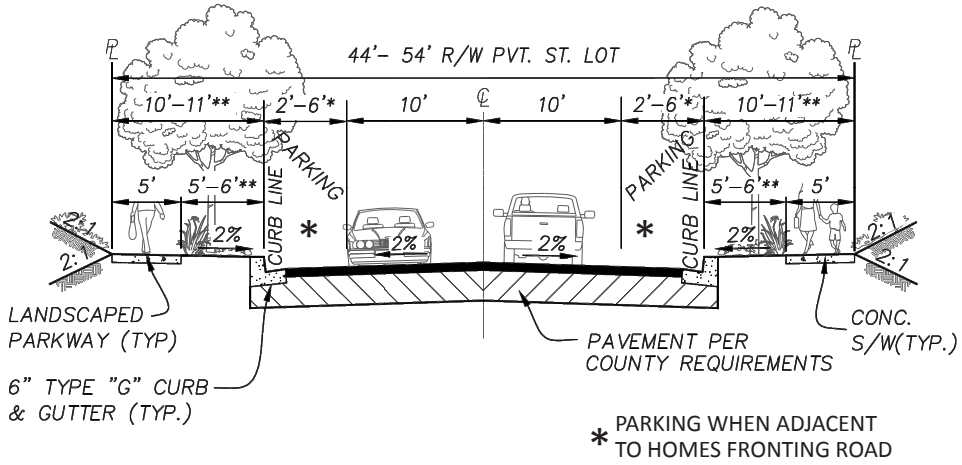


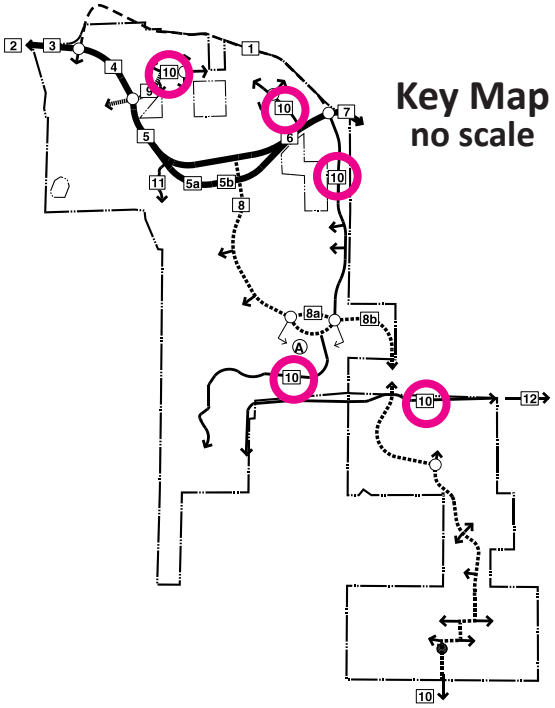
Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

Typical Private Residential Street
Cul-De-Sac or Loop

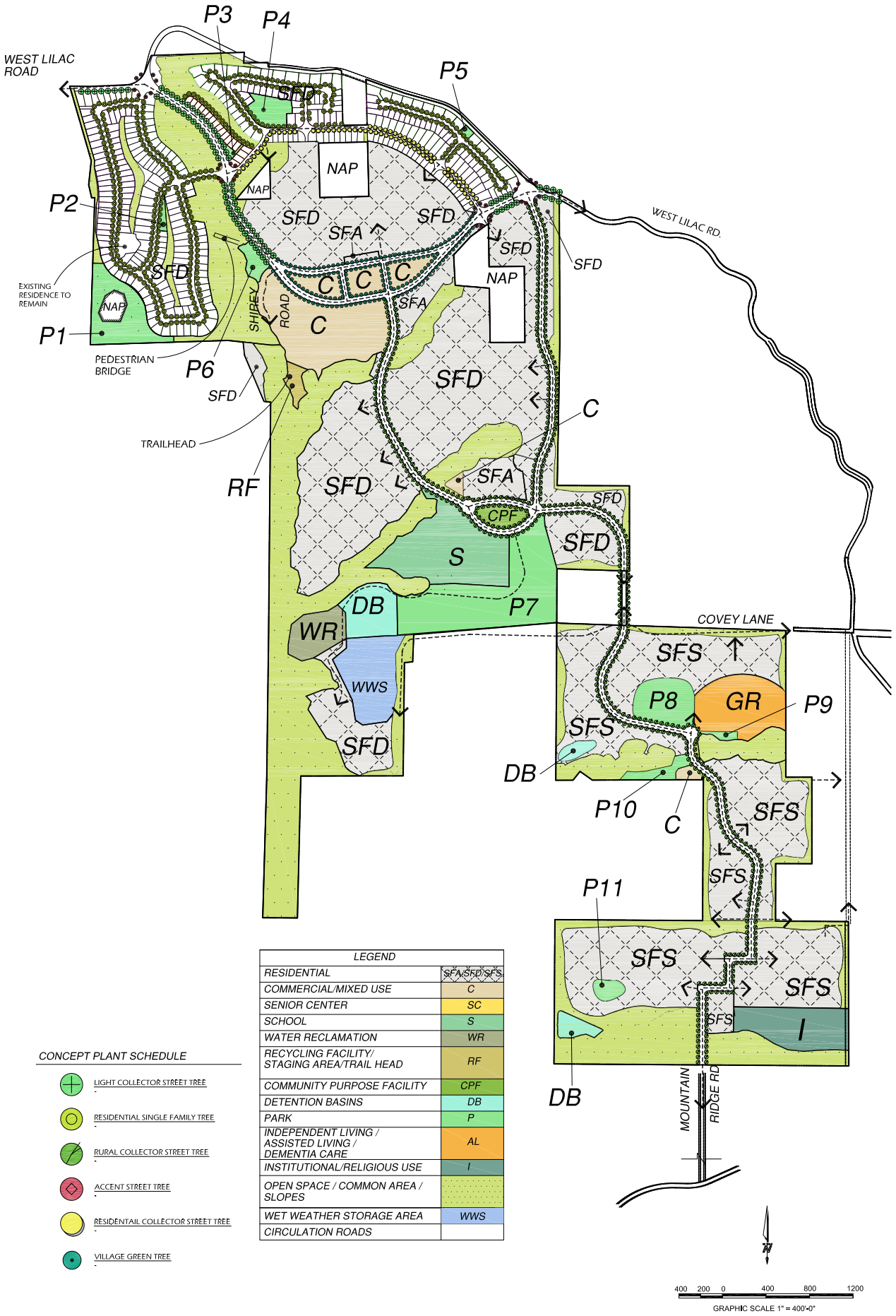
No Scale
(Private)





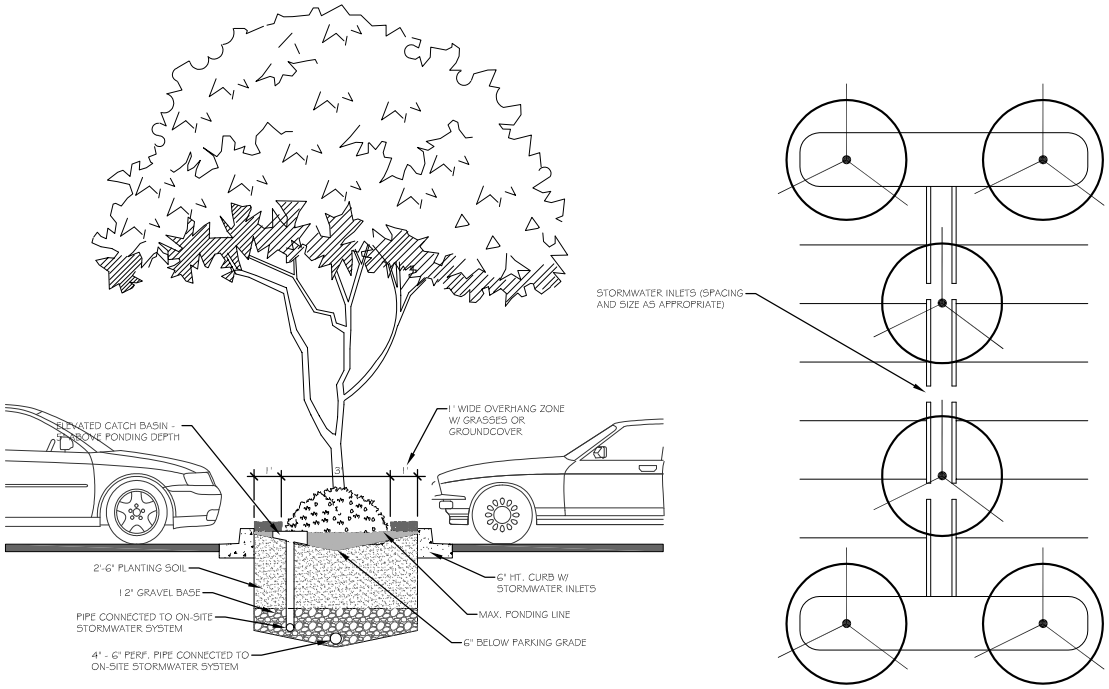
Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN



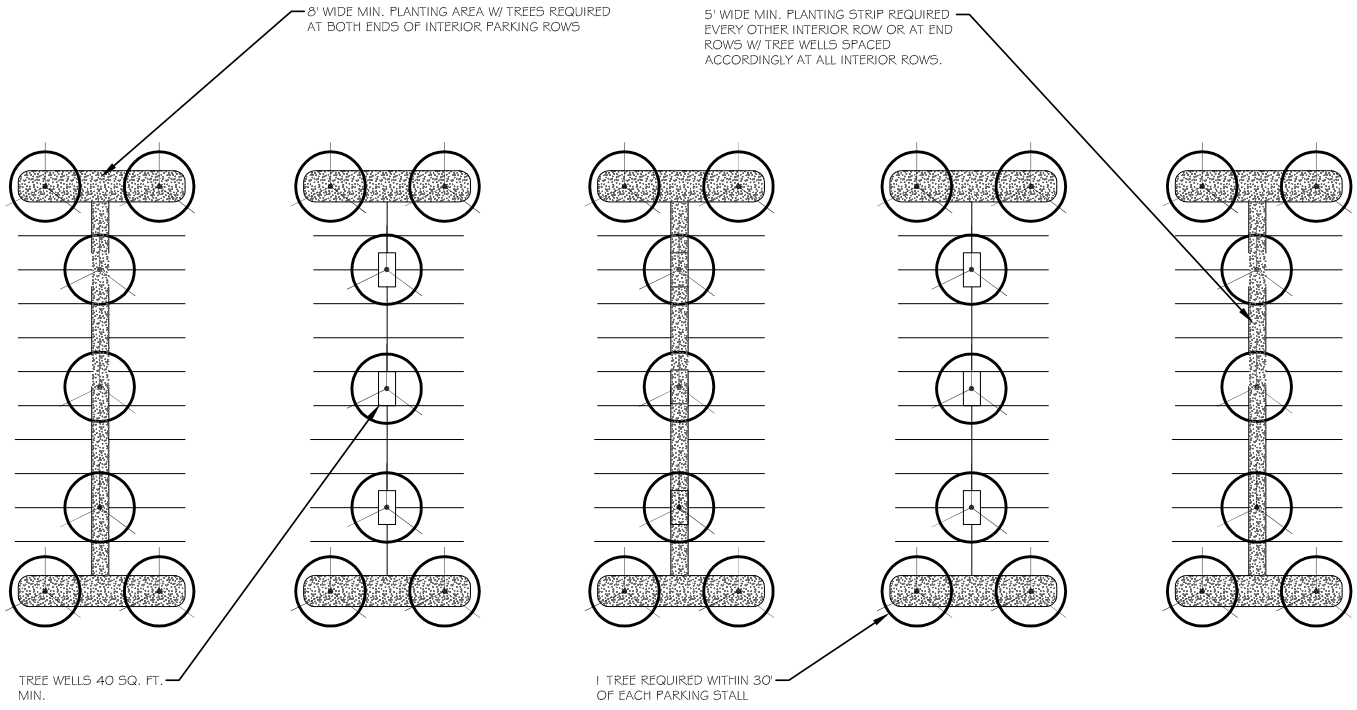
Master Landscape Concept Plan

LILAC HILLS RANCH SPECIFIC PLAN



Parking Area Bioretention

no scale

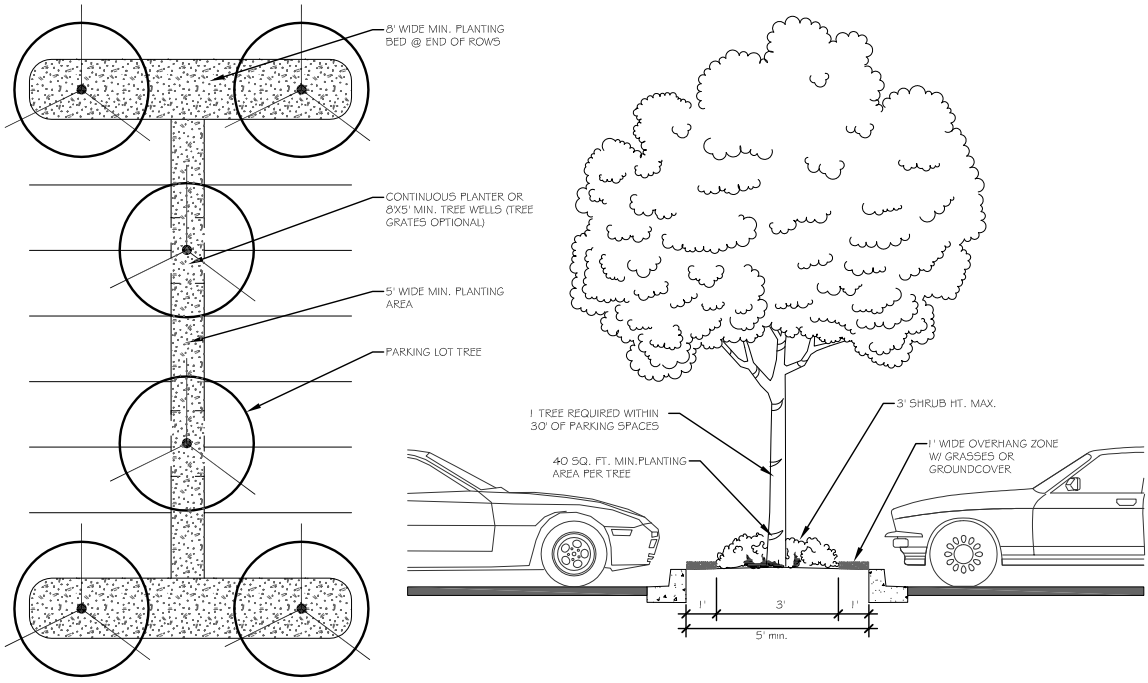


Large Commercial Parking Area
Landscaping (100,000 s.f. and greater)

no scale

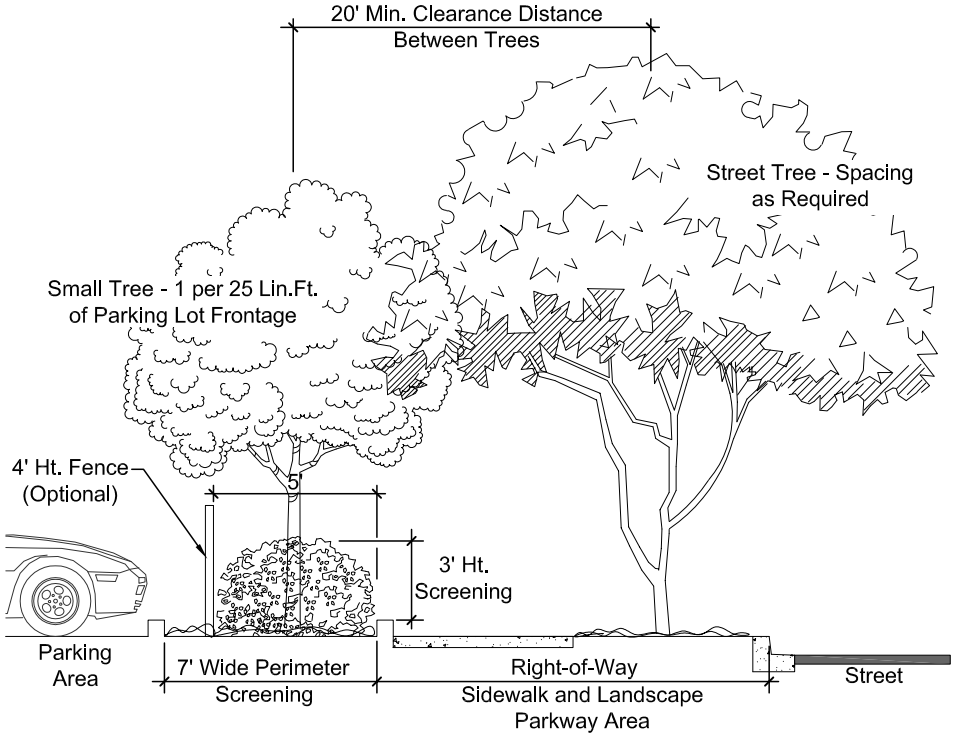
Parking Area Landscaping

LILAC HILLS RANCH SPECIFIC PLAN



Parking Area Landscaping

no scale



Parking Area Perimeter Screening

no scale

Parking Area Landscaping

LILAC HILLS RANCH SPECIFIC PLAN

6. Sustainable Community Policies

a) Promote the best management practices for water conservation as approved by the Valley Center Municipal Water District, to minimize the use of imported water. Low flow water fixtures, dual flush toilets, grey water systems and other efficient plumbing systems will be encouraged.

b) The best management practices for waste management strategies shall be applied. An on-site Recycling Facility (RF) site will be provided and implemented based upon the feasibility. The RF will allow the collection and recycling of trash with the potential of green waste to be reused throughout proposed common areas and by homeowners as well as the purchase of recyclables back from residents. This will reduce materials that would otherwise be deposited into area landfills. It will provide mulch for gardens and landscaping that will help conserve water and improve water quality by limiting the need for fertilizers.

c) Develop an extensive trail system available for use by the general public connecting all of the neighborhoods and ensuring a walkable Community to help minimize vehicular use and encourage interaction with the natural environment.

d) Compact development reduces the energy needed for transportation and building use. The project will implement the use of existing Green Building standards adopted by the County. Builders will be required to offer Homeowners the option to use energy efficiency lighting fixtures that consume fewer natural resources, and Energy Star and water efficient appliances.

e) Encourage the use of feasible best management practices to maintain the current level of water runoff (discharge) leaving the site close to pre-development levels. This may include the use of inlet filters, rain barrels for single family homes, and appropriately sized detention basins such that there is no effect on downstream drainage facilities, both natural and made, and green streets to include bio filtration and permeable pavers.

7. Open Space/Conservation Goal

Conserve significant biological, cultural, paleontological, flood plain, and visual resources as shown in this Specific Plan.

8. Open Space/Conservation Policies

a) Conserve environmentally sensitive areas within the Lilac Hills Ranch planning area requiring protection and/or management as shown in this Specific Plan. The Community Home Owners Association will be responsible for the necessary maintenance of open space areas.

Conserve the identified environmentally sensitive areas in on-site open space lots and with easements to ensure their permanent conservation. Construction and grading shall not be allowed to occur in dedicated open space areas. Fuel

WATER EFFICIENT LANDSCAPE DESIGN MANUAL

CREDIT
403.6 (10)

COUNTY OF SAN DIEGO

DEPARTMENT OF PLANNING AND LAND USE

DPLU (02/10)

CREDIT
403.6 (10)

14. Coverage

a. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's specifications.

b. Head to head coverage is recommended. However, sprinkler spacing shall be set to achieve distribution uniformity using the manufacturer's specifications.

15. Equipment Protection

a. Any irrigation equipment located within 24 inches of pedestrian and vehicular use areas shall be located entirely below grade, including the use of pop-up type heads, or otherwise adequately protected from potential damage.

b. Pop-ups heads shall be installed with swing joints or other flexible assembly. Swing joints shall be installed in lines at all abrupt changes of grade.

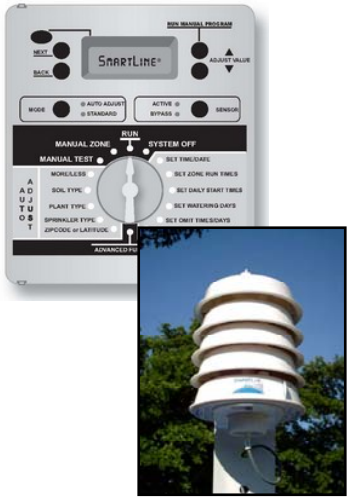
c. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to high traffic areas.

16. Broken or Malfunctioning Equipment

High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended.

17. Control Systems

a. Automatic control systems are required, and must be able to accommodate all aspects of the design, including multiple schedules, repeat cycles, and moisture sensing and rain sensing override devices. Control mechanisms for moisture-sensing systems shall be accommodated within the controller enclosure. All control circuits shall be designed to operate one valve at a time unless otherwise approved by the Director of Planning and Land Use.



Smart Controllers

DEEP ROOT SYSTEMS

- **Deep root systems use less water.**
- **Deep root systems require less frequent irrigation.**
- **Encourage deep rooting:**
  - **Water in 2 to 3 short cycles rather than one long cycle with at least 30 minutes delay between each short cycle.**
  - **Slowly increase the number of days between waterings until you irrigate only 1 or 2 days per week. If necessary, increase the number of short cycles.**
  - **In winter, irrigate only after the top 2 or 3 inches of soil dries out.**

b. Controller units shall be enclosed in secure, weather and vandal resistant, locking housings manufactured expressly for that purpose or located within a structure.

c. All irrigation systems shall be adjusted seasonally and as weather and plant conditions warrant. Scheduling tools may be found at: www.cimis.water.ca.gov.

d. All control systems shall include rain sensing override devices acceptable to the Director of Planning and Land Use and installed per manufacture's recommendations.

e. Irrigation systems must use self-adjusting, weather based automatic irrigation controllers.

18. Valves

a. Shutoff Valves: Globe or ball valves shall be provided at points of connection and loop or zone isolation points to divide the irrigation system into controllable units, and to avoid draining long runs of piping for system repairs. For manifold remote control valves, the globe or ball valve shall be equal to or larger than the size of the largest control valve in the manifold.

b. Remote Control Valves: Control valves shall be manifolded when the main line is greater than two inches in diameter and installed in individual valve boxes. Valves shall be of slow closing design, and automatically close in the event of power failure. Valves shall be sized to provide adequate pressure differential for proper operation.

c. Quick Coupling Valves/Hose Bibs: Quick coupler valves or hose bibs shall be spaced at 100 foot intervals, maximum, and as needed to logically service areas. Quick coupling valves located with valve manifolds shall be separate and up stream of the manifold shutoff valve.

d. Check valves or anti-drain valves are required for all irrigation systems.

All of the reclaimed water from the Water Reclamation Facility that is treated to Title 22 Standards will irrigate the on-site parks, street parkways, private residential lots, private and public open space, agricultural land in both common areas and Biological Open Spaces, manufactured slopes and the school site, or as allowed by the VCMWD and other regulatory agencies.

The Lilac Hills Ranch landscape plan includes streetscapes which feature meandering paths and informal planting of trees, vineyards, and groves as detailed in Chapter III, Development Standards and Regulations. Community entries and key focal points enhance the rural theme through similar appropriate plant materials and theme signage.

Lilac Hills Ranch theme trees, signs, and site furnishings are used in Community recreation areas to create a cohesive Community identity. The local parks, private recreation site and school site environs share common landscape and site furnishings.

Manufactured slope planting is carefully selected to compliment the adjacent land use. Manufactured slopes within the development areas incorporate informal groves of trees and ornamental plant species with soil retention attributes. Manufactured slopes adjacent to natural open spaces use plant materials compatible with native plant communities. Manufactured slopes adjacent to natural open space preserve areas also incorporate fuel management zones.

9. Water Conservation Plan

Community landscaping shall conform to the requirements of the County's Water Conservation and Landscape Design Manual, and will be designed in conjunction with the Lilac Hills Ranch Water Reclamation Plan. Measures within this Plan will ensure that water use within the Community's landscape is well managed. The Community may contain an integrated recycled water system which may provide for a dual distribution system for all landscaped areas (i.e., one piping system for potable water and one piping system for recycled water). The VCMWD policy on reclaimed water use (Article 190.7 Conservation and Local Supply Use Requirements) section (c) guides the district in where recycled water may be used for a beneficial use. Groundwater may be used subject to review and approval by the VCMWD.

A Water Efficient Landscape Worksheet shall be submitted along with landscape and irrigation improvement plans for the Community. This plan may be revised from time to time to reflect upgrades and improvements in irrigation and landscaping technology.

The Community landscape shall be designed for efficient use and conservation of potable water resources. Plantings shall be grouped in hydrozones. Bark mulches, bubblers, and drip irrigation shall be used where appropriate, and modern equipment such as low precipitation heads, automatic controllers, and rain sensing equipment

shall be used. The HOA shall ensure regular inspections of the Community's landscape and irrigation shall occur so that field adjustments can be made to watering schedules to minimize plant stress. These inspections will assure that irrigation equipment is properly functioning and evenly distributing water. Repairs of malfunctioning equipment and crooked heads shall be made immediately. These practices, along with regular water audits will assure continued water application efficiency and a healthy landscape.

If mandatory potable water restrictions are imposed by the State, the County Water Authority, and/or the Valley Center Municipal Water District, the Community's landscape shall be evaluated and revised, with the assistance of the Water Efficient Landscape Worksheet to reduce or eliminate potable water consumption and most efficiently use the reclaimed water and groundwater. The following measures can be incorporated into the Community should further water reductions be mandated;

a) Turf areas can be replaced with synthetic turf;

b) Groundcover can be replaced with mulch and/or river rock;

c) Bubblers and/or drip heads can be used to replace low volume spray heads;

d) Water schedules can be reduced;

e) Planting areas using shrubs requiring moderate water levels can be replaced with low water consuming plant material; and

f) Mechanical means such as rain barrels can be deployed on each lot to capture runoff from roof areas and store for later irrigation use.

10. Sign Plan

Signs and graphics within Lilac Hills Ranch will be of a consistent style and format. Design criteria affecting the sign program include architectural compatibility and the consolidation of information. Signage shall be designed to display the necessary information or direction as opposed to advertising a product or service and conform to the standards included in Section III-K Community Sign Standards.

G. Sustainable Community Design

County General Plan: The County of San Diego's adopted General Plan emphasizes sustainable community design principles within the Goals and Policies. The principal statements in the General Plan regarding sustainable development are the description of the Community Development Model in Chapter 2 - Vision and Guiding Principles, and in Chapter 3 – Land Use Element.

The Community Development Model in Chapter 2 states:

Guiding Principle 2

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Interim transit services would be provided upon build-out of the community and would terminate when a transit linkage is proposed by the local transit district.

4. Non-Vehicular Circulation System

County policy encourages the incorporation of Regional Trail System linkages within or alongside major roads. The regional trail system is incorporated into the West Lilac Road parkway, and southern east-west linkage as depicted in the street cross sections. Community trails are incorporated into the Community open space and include links to the local parks, Private Recreation Site, and school site. This system is described above and in considerable detail in Section III.

5. Transportation Demand Management

The project includes a requirement for an ongoing Transportation Demand Management (TDM) program, to be submitted upon Final Map, in order to reduce vehicle trips in favor of alternative modes of transportation. The TDM program will facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as providing the resources, means and incentives for ridesharing and carpooling opportunities.

E. Fire Protection Plan (FPP)

Structural and wildland fire protection is provided by the Deer Springs Fire Protection District (DSFPD) in association with the California Department of Forestry and CALFIRE. A Fire Protection Plan has been prepared to assess the fire risk and to meet the requirements of the DSFPD regarding fire safety in the Wildland/Urban Interface area in which it is located. The goal of the FPP is to minimize any potential loss of life, residential and commercial structures due to a wildland fire. See Chapter III-Fire Protection Standards for plan details.

F. Infrastructure / Public Facilities and Services Plan

1. Water and Wastewater Plans

The water supply for the Community will be comprised of both potable and non-potable water. The potable water will be provided by the VCMWD and the non-potable water will be provided by a combination of sources, including: (a) ground water, (b) rain water harvesting, and (c) reclaimed water (wastewater) from the VCMWD. This wastewater will be treated to produce disinfected tertiary recycled water meeting the requirements of Title 22 of the California Code of Regulations.

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a. Potable Water Supply

Current Water Service for the Lilac Hills Ranch Community is located within the boundaries of the Valley Center Municipal Water District. Potable water service to the Community will be provided by the Valley Center Municipal Water District and

is depicted on **Figure 54 – On-Site Water System**. The estimated daily water demand for the Lilac Hills Ranch Community 967 acre-feet per year.

The Implementing Tentative Map will require the extension of VCMWD existing water lines located on the project boundaries to appropriate locations within the Community. Standard conditions of approval will ensure that adequate potable water service will be extended to all of the lots within the map boundaries.

The Master Tentative Map will require the extension of VCMWD existing water lines located on the project boundaries to appropriate locations within the Community, if necessary. The project is served primarily from the VCMWD's Country Club Zone. As part of the initial development phase, the project includes construction of improvements needed to provide sufficient redundant reservoir capacity within the zone to serve the project. To provide the redundancy, improvements would be made within the existing Country Club Reservoir site, subject to the discretion of VCMWD. To provide the redundancy, three options could be implemented within the existing site of either the 10 million gallon (MG) Country Club Reservoir or the 0.1 MG Old Country Club Reservoir. These options include: (1) construction of a dividing wall within the existing Country Club Reservoir to effectively create two, 5 MG reservoirs; (2) replacement of the Country Club Reservoir with two, 5 MG reservoirs; and (3) replacement of the Old Country Club Reservoir with a 3 MG reservoir. Implementation of any of these alternatives would provide adequate redundancy and will be pursued at the discretion of VCMWD. Additional discussions related to redundancy are included in EIR subchapter 3.1.7.

Standard conditions of approval will ensure that adequate potable service will be extended to all of the lots created by the Master Tentative Map.

Each succeeding Implementing Tentative Map proposed on the lots created by the recordation of the Master Tentative Map will in turn be required by County standard conditions to extend water lines into the respective subdivisions to serve all proposed lots.

All water infrastructure (e.g., water lines, reservoirs, etc.) would be designed in accordance with VCMWD requirements and installation would comply with the specifications and requirements of the VCMWD, County Department of Health, and State regulations.

b. Non-Potable/Exterior Water Supply

The water supply assessment for the Lilac Hills Ranch Community split the water needs for the project into three categories: 1) Interior demand for potable water, 2) Exterior demand for potable water, and 3) Non-potable water exterior demand.

The Lilac Hills Ranch Community is looking at four sources of water to meet the exterior demands for the project water. These sources include ground water, rain water harvesting, grey water, and reclaimed water. Each of these sources and their possible uses will be described below. The water supply assessment and verification report (WSAV) for the Lilac Hills Ranch community, approved by the VCMWD on 10-9-2012, estimated the total water need for the project to be 967 AFY. 289 AFY of this use was interior/potable demand, 169 AFY was exterior potable demand, and 510 AFY was exterior non-potable demand.

i. **Ground Water:** There are 10-existing on-site ground water wells. Nine (9) of these private wells are operating within the Lilac Hills Ranch Community area at the present time. Six (6) of these wells have been in production for more than 5 years. Based on analysis by the projects hydro geologist a minimum available ground water supply of 191 AFY will be available. This water could be used to meet both exterior potable and non-potable demand.

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ii. **Rain Water Harvesting:** Cisterns and roof collection systems are allowed on single family dwellings to allow for the storing and irrigation use of rain water on single family homes. This supply could be used to offset potable exterior demands. It is estimated that up to 35 AFY of rain water could be harvested by single family homes in this project.

iii. **Grey Water:** A grey water system is an allowed use that could offset the potable exterior demand for residential units. Approximately 91 AFY of grey water could be utilized to offset the potable exterior demand.

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iv. **Reclaimed Water**: Reclamation Services for the Lilac Hills Ranch Community will be provided by the VCMWD. Approximately 286 AFY of recycled water is estimated to be generated by the project. This amount would be reduced by 91 AFY if a grey water system was installed. Up to an additional 400 AFY of recycled water could be made available to the project from the Moosa Treatment Plant. The Moosa Treatment Plant currently does not have tertiary facilities and does not produce recycled water. All water from this plant is disposed of through a percolation pond. Thus a total of up to 686 AF of reclaimed water could be made available for non-potable water supply for the project if needed. The reclaimed water could only be used for non-potable exterior uses as defined in the water supply assessment.

The proposed Water Reclamation Facility for the Lilac Hills Ranch Community is expected to treat a daily average of 353,474 gallons per day (396 AFY) of wastewater based on an ultimate build-out of 1,746 homes plus some commercial and retail development (as well as the 16 existing home sites and six not-a-part parcels). This wastewater will be treated to produce disinfected tertiary recycled water meeting the requirements of Title 22 of the California Code of

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Regulations. With this level of treatment the recycled water can by State law be used for landscape irrigation and non-contact water features such as fountains and ponds. Currently the VCMWD staff has indicated that the District will not support the use of recycled water on front or rear yards of private residential homes, nor will it support the introduction of recycled water into the potable water distribution system for fire protection. The Community goal is to beneficially reuse as much of the treated water as possible to minimize the use of imported water for the Lilac Hills Ranch Community and surrounding areas.

c. On-site Water Reclamation Facility (WRF)

The Lilac Hills Ranch Community is planning to phase the implementation of the water reclamation facility. The VCMWD is considering a number of alternative methodologies for the initial treatment of effluent in the first phase of development and has not yet selected the preferred treatment option. On a temporary basis the initial phase of either the interim or permanent WRF may require some wastewater to be trucked to an off-site treatment facility maintained by VCMWD in order to allow for sufficient flows to accumulate to start the treatment equipment. Once the wastewater flows generated by the development reach approximately 20,000 gpd (the equivalent wastewater generated by 100 homes) the interim or permanent facility can begin normal operation.

Lilac Hills Ranch Community includes a Major Use Permit for a Water Reclamation Facility to treat effluent generated by the development (**Figures 57** through **59**). Beneficial reuse of treated wastewater is proposed in the Lilac Hills Ranch Community, but will be determined by VCMWD. Wastewater generated by the Community will be treated to a tertiary level and may be recycled as determined by VCMWD. The estimated recycled water production is 357 AFY. There are approximately 173 acres of irrigated area associated with the Lilac Hills Ranch Community and the non-residential irrigation demand is estimated to be 300 AFY. Thus, there would be a greater supply of recycled water than could be reused throughout the Community. However, the use of recycled water will be determined by the VCMWD. A wet weather storage area is included as part of the WRF Major Use Permit.

In the event that the VCMWD decides that the Water Reclamation (WR) site is not required for the intended purpose, it may be developed with single family detached residential units in accordance with the provisions of the RU land use Regulations and the requirements of the Specific Plan. Should the 2.4-acre site be developed for said residential uses, the density (and resultant lots) would only be transferred from other areas within the project which are zoned with the RU use regulation. The total number of units for the Project cannot exceed 1,746.

2. Recycling Facility (RF)

NGBS Credit

403.7 Wildlife habitat. *Measures are planned that will support wildlife habitat.*

(1) Documentation in the site development plans for the location and type of wildlife habitat support measures.

APPLICANT RESPONSE

See attached, Specific Plan Section V.B ("Sustainable Site Design")

See attached, Conceptual Wetland Revegetation Plan

CREDIT 403.7 (1)

Smart Location. The project incorporates principles of smart location as required by the County General Plan, which requires new villages to be located within existing water and sewer districts and near existing infrastructure and facilities. In addition, State and Local planning policies (for example, SB-375 and AB-32) encourage locating Projects near major transportation corridors, in part to reduce commuting distances and carbon footprints by lowering vehicle miles travelled ("VMT's"). The project site is located less than a half-mile from the I-15, and as shown in Table 4.12 of the Traffic Impact Study (EIR, Appendix E), would reduce trip lengths within the Valley Center community by 0.08 miles, assuming the construction of Road 3, and 0.09 miles without the construction of Road 3. The proposed project is projected to have an average vehicular trip length of 7.6 miles, which is over a half-mile lower than the rest of the Valley Center community, both with and without the construction of Road 3. Finally, the project is outside the pre-approved mitigation area of the draft North County MSCP and is not located within an Agricultural Preserve or Williamson Contract lands.

Sustainable Site Design. The project was designed to be consistent with the Community Development Model. Lower intensity, residential land uses graduate out from a dense, clustered, mixed-use, high intensity, village core. The project is pedestrian-oriented and shifts reliance from automobile as every resident is a short walk from goods and services. Live/work units and offices offer alternatives to highway commuting. Recycling of wastewater, containers, and compost conserve water, energy and raw materials. Community gardens and orchards, and specialty retail, including farmer's markets, promote agricultural sustainability by supporting local farms. The project would preserve sensitive biological resources over one-sixth of the project site. The open space areas would support wildlife habitat, protect creeks and wetlands, associated upland habitats and management of open space preserve areas, and oak woodlands. 99.7 percent of all proposed grading will not impact RPO Steep Slope land. The project also proposes to restore natural drainages and wetland habitat on-site. Portions of the existing agricultural on-site would remain within open space and the project would mitigate its direct impacts to agriculture by purchasing a conservation easement for agriculture land on or off-site. The project's Specific Plan incorporates residential and commercial uses in the village core, diversifying housing types from 1,000 square foot live/work lofts, to townhomes, to larger attached and detached homes, of varying configurations, creating thoroughly integrated, walkable commercial centers and neighborhoods, making a development footprint that is compact and provides community-based amenities, thus reducing regional automotive trips.

Innovative Land Use. As stated above, the project design and proposed compact land uses would create a walkable community. All residents could walk or bike on dedicated, community paths, to stores, parks and recreational fields, the civic center, professional offices, a senior center, a recycling center, a gym and pool, community gardens and orchards, and nature trails. The location of homes near the Town Center reduces driving distances thus reducing gas and electricity consumption. The project's Specific Plan

waters would result from general project grading. In general, the habitats supported by these jurisdictional waters and wetlands function to provide wildlife habitat for local animal species, erosion control, and provide water quality benefits (i.e., uptake of pollutants). Habitat value for the jurisdictional waters and wetlands are overall moderate, but range from low values for areas affected by adjacent agricultural activities to high values for the larger, mature riparian woodlands.

CHAPTER 2.0 GOALS OF THE COMPENSATORY MITIGATION PROJECT

2.1 Responsibilities

The owner/project proponent will be responsible for funding long-term maintenance, monitoring, and remedial actions as determined by the County. The owner/project proponent shall provide detailed construction drawings, accurate timelines, and written project specifications in conformance with the approved final revegetation plan. The owner/project proponent shall be responsible for coordination between the grading contractor and project biologist to ensure the implementation of the final revegetation plan will occur on the proper schedule.

The owner/project proponent shall manage project activities in the best interest of the project goals. The owner/project proponent will be solely responsible for administration of project contracts. Decisions to stop work are the responsibility of the owner/project proponent and the designated project manager. The owner/project proponent shall have sole authority in decisions to suspend payment or terminate such contracts. This includes all phases of project installation, long-term maintenance, and biological monitoring. The owner/project proponent may, with sole discretion at any time, replace any of these parties if necessary.

The County of San Diego (County) will be responsible to ensure that the revegetation plan is implemented according to the agreed requirements and schedule. The County, in coordination with other resource agencies, will have final approval authority in determining the success of the revegetation effort in relation to meeting the success criteria for the compensatory mitigation.

2.1.1 Project Designer

The preparation of the construction drawings and landscape plans used to implement the wetland revegetation plan shall be the responsibility of a qualified engineer and landscape architect. The project engineer and landscape architect shall consult with the project biologist during the preparation of the construction/landscape plans to ensure that the site preparation grading, plant palettes, plant installation instructions, and maintenance/monitoring requirements outlined in the final wetland revegetation plan are incorporated into the plans.

2.1.2 Installation Contractor

The installation contractor shall be responsible for the implementation of the project construction (e.g., site preparation) and landscape plans (e.g., plant installation). The installation contractor shall have a minimum of five years of experience in the revegetation, restoration, and enhancement of native wetland plant species and habitat.

2.1.3 Revegetation Monitor

The revegetation monitor will be responsible for monitoring and consulting on the implementation of the revegetation plan. The revegetation monitor shall be a biologist with a minimum of five years of experience in the revegetation, restoration, and enhancement of wetland plants and habitats. The revegetation monitor responsibilities shall include:

- Coordinate with the project engineer and landscape architect during the preparation of the construction plans to be used to implement the final wetland revegetation plan.
- Attend pre-grading and pre-construction meetings to consult with the owner/project proponent and grading contractor, and to educate the contractors on project goals and habitat sensitivity.
- Monitor the site preparation, installation of native plant materials, and monitoring of qualified subcontractors in execution of aspects of this plan.
- Consult with the contractor on any activities that may be disruptive to the mitigation.
- Overseeing and performing the required biological monitoring and reporting in accordance with the procedures established in this plan.

2.1.4 Revegetation Maintenance Contractor

The revegetation maintenance contractor shall have a minimum of five years' experience in upland and stream/wetland habitat restoration. The maintenance contractor will be responsible for implementing the tasks outlined in this plan under the supervision of the project biologist.

- Maintain site as outlined in this plan in coordination with the project biologist.
- Perform remedial measures as prescribed by the project biologist and approved by the owner/project proponent (e.g., control non-native plants, plant supplemental native plants, repair irrigation system, remove trash, etc.).

2.2 Type(s) and Area(s) of Habitat to be Established, Revegetated, Restored, Enhanced, and/or Preserved

2.2.1 Revegetation Design Concept

One element of the revegetation design concept for this wetland revegetation plan is the creation of wetlands on-site in an area that will add to existing wetlands. The purpose of this wetland creation is to replace functions and habitat values lost by impacts to jurisdictional wetlands. The term creation implies a newly constructed wetland area that aims to replace habitat functions and values of the impacted wetland. The quality of the created habitat will exceed that of the existing impacted wetland habitat. A total of 6.0 acres of wetland/riparian habitat will be created on-site in the southern portion of the project area. A breakdown of habitat types and mitigation required is given in Table 3.

TABLE 3
SUMMARY OF WETLAND IMPACTS AND MITIGATION

Vegetation Community	Agency Jurisdiction	Impact (acres)	Mitigation Ratio	Total Mitigation Requirement (acres)
Southern Coast Live Oak Riparian Woodland (61310)	ACOE, CDFG, County of San Diego[1]	1.9	3:1	5.7
Coastal/Valley Freshwater Marsh (52410)	ACOE, CDFG, County of San Diego[1]	0.2	3:1	0.6
Southern Willow Riparian Woodland (62500)	ACOE, CDFG, County of San Diego[1]	0.5	3:1	1.5
Mule Fat Scrub (63310)	ACOE, CDFG, County of San Diego[1]	0.1	3:1	0.3
Southern Willow Scrub (63320)	ACOE, CDFG, County of San Diego[1]	0.6	3:1	1.8
Disturbed Wetland (11200)	ACOE, CDFG, County of San Diego[1]	0.1	3:1	0.3
Non-wetland Waters/Streambed	ACOE, CDFG	3.1	1:1	3.1
TOTAL		**6.5**		**13.3**

[1]Where RPO wetlands occur.

The second element of the revegetation design concept for this wetland revegetation plan is the restoration/enhancement of existing disturbed wetlands being preserved in biological open space in the project area. The purpose of the restoration/enhancement is to increase the functions and values of the existing disturbed riparian habitat on-site. Enhancement activities will include the removal of non-native species, planting of native species, restoration of hydrological connections, and removal of trash. This mitigation would provide an increase in habitat values beyond extant conditions. A total of 12 acres of preserved wetland/riparian habitat will be restored/enhanced within the biological open space.

2.2.2 Agency Coordination

Agency coordination (i.e., USACE, CDFG, RWQCB) will occur as project design is completed and the final impacts are approved by the County of San Diego. Permit conditions and requirements of other resource agencies will be provided once consultation with these agencies has occurred. An environmental impact report is being prepared for this project, which will include a copy of this conceptual wetland revegetation plan, when approved.

2.3 Functions and Values

The establishment of wetland habitat in the southern portion of the project site will increase the habitat functions and values of the adjacent riparian habitat that is being preserved at the location. The added acreage of wetland habitat will increase the value of the riparian corridor for wildlife species by providing additional habitat structure for nesting, feeding, and shelter. Increased erosion protection, decreased sedimentation, better nutrient and pollutant uptake, and a more stable hydrologic regime are habitat functions that will benefit from the additional established wetlands.

The restoration and enhancement of the wetlands and riparian habitat along the drainage courses being preserved as part of the project will also benefit the existing functions and values of these habitat areas. Removal of invasive plant species such as

pampas grass and giant cane, in conjunction with the removal of trash and the restoration of hydrologic connections through the elimination of existing road crossings no longer needed will increase the value of the habitat for wildlife. Restoring the disturbed areas with native riparian plant species will improve erosion control, decrease sedimentation, improve nutrient cycling and pollutant absorption, and improve the hydrologic functions of the drainage systems.

2.4 Time Lapse

Implementation of compensatory mitigation for impacts to wetlands will occur in the same calendar year as the impacts occur. It is expected to take five years after implementation of the revegetation effort to achieve compensatory mitigation success.

2.5 Cost

The cost estimate for wetland revegetation program will be determined once project approvals have been received from the County of San Diego.

CHAPTER 3.0 DESCRIPTION OF THE PROPOSED COMPENSATORY MITIGATION SITE

3.1 Site Selection

Suitability of the proposed revegetation areas for wetland creation and restoration/enhancement was based on factors including physical factors (i.e., soils, landscape position, hydrology, topography), biological factors (i.e., existing vegetation, adjacent wetland habitat), logistical factors (i.e., accessibility, site protection), and historical factors (i.e., suitability of the site for restoration). All creation and restoration/enhancement areas will be conserved in biological open space as part of the proposed Lilac Hills Ranch project.

3.1.1 Physical Factors

The soils in the wetland creation areas are likely suitable for the establishment of riparian vegetation as they are adjacent to areas of existing riparian vegetation on the same soil type. It is important that in areas where the ground elevations will be lowered that the upper 12 inches of topsoil be removed, stockpiled separately, and then spread over the graded creation site to ensure good topsoil for establishment of the native vegetation to be installed. However, should it be determined during site preparation that suitable topsoil is not present on-site, the project biologist will determine the soil amendments and/or additives (i.e., fertilizer, mycorrhiza, organic matter) to be added prior to installation of the native plant materials.

It is assumed that soils in the wetland restoration/enhancement areas are suitable for the establishment of riparian vegetation as these areas already support native riparian plants. The use of soil amendments or additives, such as fertilizer or mycorrhiza, is not anticipated for these areas.

The wetland creation areas will be located adjacent to existing southern willow riparian habitat in the southern portion of the Lilac Hills Ranch project area (see Figures 4a and 4b). Creation of wetland will occur in areas adjacent to the existing riparian habitat in

areas that are currently characterized as disturbed, developed, or under extensive agriculture. Contouring during site preparation will lower the topography of the creation areas to spread out existing surface flows and to bring the elevation of the site closer to the groundwater table to ensure adequate surface and subsurface hydrologic connections to support the new wetland vegetation after supplemental irrigation is removed. The elimination of adjacent agricultural activities and the maintenance of natural freshwater inputs will reduce/eliminate any salinity issues.

The location of the wetland restoration/enhancement areas will occur in existing drainages that contain disturbed southern coast live oak riparian woodland dominated by pampas grass and other invasive plant species. It is assumed that the existing drainages contain suitable hydrology to support the restored/enhanced southern coast live oak riparian woodland vegetation due to the existing natural surface and subsurface hydrology.

3.1.2 Biological Factors

The wetland creation areas are proposed to be constructed adjacent to an existing drainage course that supports similar riparian habitat. After the initial installation of the native plant materials, the site will be maintained for a period of five years to control invasion of the site by non-native plant species and to increase the resiliency of the riparian habitat to resist future invasions by these non-native species. Use of the existing riparian habitat by wildlife will benefit from the addition of more riparian habitat. Restoration and enhancement of preserved riparian habitat in the biological open space areas of the project contain suitable native riparian habitat.

3.1.3 Logistical Factors

The wetland creation areas are located in an area in the southern portion of the project site where accessibility will not be an issue during the implementation, maintenance, and monitoring period. Restoration and enhancement areas that occur throughout the site will have easy access for the removal of non-native plants species, reintroduction of native plant species, and maintenance and monitoring. Site protection during the establishment, restoration, and enhancement of the riparian habitats will be achieved through the use of signage and fencing that will restrict access to the mitigation areas. Long term site protection will be enforced by the entity approved to manage the biological open space areas within the project.

3.1.4 Historical Factors

The proposed wetland creation areas will be located in areas adjacent to existing riparian habitat where past and current agricultural activities have removed native habitat over time. A low elevation landscape position with minor topographic modifications will create a local environment that has the hydrology and soils characteristics conducive to the establishment of wetland/riparian habitat.

3.2 Location and Size of Compensatory Mitigation Site

The proposed on-site compensatory mitigation will involve the creation of a minimum of 6.0 acres of wetland and the restoration/enhancement of approximately 12 acres of disturbed wetland habitat. Southern willow riparian habitat is the target vegetation for the

wetland creation revegetation sites that will be located in the southern portion of the project site (see Figure 4b). The sites where restoration/enhancement of existing disturbed wetlands will occur are located along drainage courses throughout the project site that are being preserved (see Figures 4a and 4b) and will involve the removal and control of non-native plant species and the reintroduction of native wetland plant species.

3.3 Functions and Values

The baseline condition of the proposed wetland creation areas is land that has been disturbed by agricultural activities. Current habitat functions and values of the areas where wetland will be established are low due to the lack of native plant species. Non-native plant species, primarily row crops, and a lesser amount of weed species (less than 10 percent cover) dominate the area. Native plant and animal species diversity is relatively low in the agricultural fields.

Restoration and enhancement areas occur on existing drainages that support riparian habitats such as southern coast live oak riparian woodland. Habitat functions and values are those described above in Section 2.3. Native plant cover is generally high, except in portions of the drainages where invasive species have colonized localized areas.

3.4 Jurisdictional Delineation

A jurisdictional delineation was conducted within the Lilac Hills Ranch project site (RECON 2012). The area where wetland creation will occur is an upland area. Drainages and riparian habitat being preserved in open space are either wetland, riparian, or consist of upland vegetated non-wetland waters.

3.5 Present and Proposed Uses

Presently, the proposed revegetation creation site and adjacent land is zoned for agricultural use and is actively being planted with a rotation of row crops. The drainages containing the proposed restoration/enhancement areas are also in an area zoned for agricultural use; however, the drainages are adjacent to active agricultural operations (i.e., orchards, nursery crops, etc.) and are only indirectly affected by this land use (e.g., trash, irrigation runoff, invasive species, road crossings).

All wetland revegetation creation, restoration, and enhancement areas that are part of this revegetation plan will be within the biological open space dedicated as part of the project approval. The biological open space containing the revegetation areas and other habitat types being preserved will be protected under a covenant of easement. Signage will be used to delineate the preserved biological open space areas to limit damage from human encroachment on the preserved habitats (Figure 5).

3.6 References Site(s)

A nearby reference site for the southern willow riparian wetland creation area will be selected by the project biologist prior to the start of construction. The reference community will be chosen based on proximity to the project site and similarity, based on slope, aspect, and soils. Characteristics of the reference site will be used to track the

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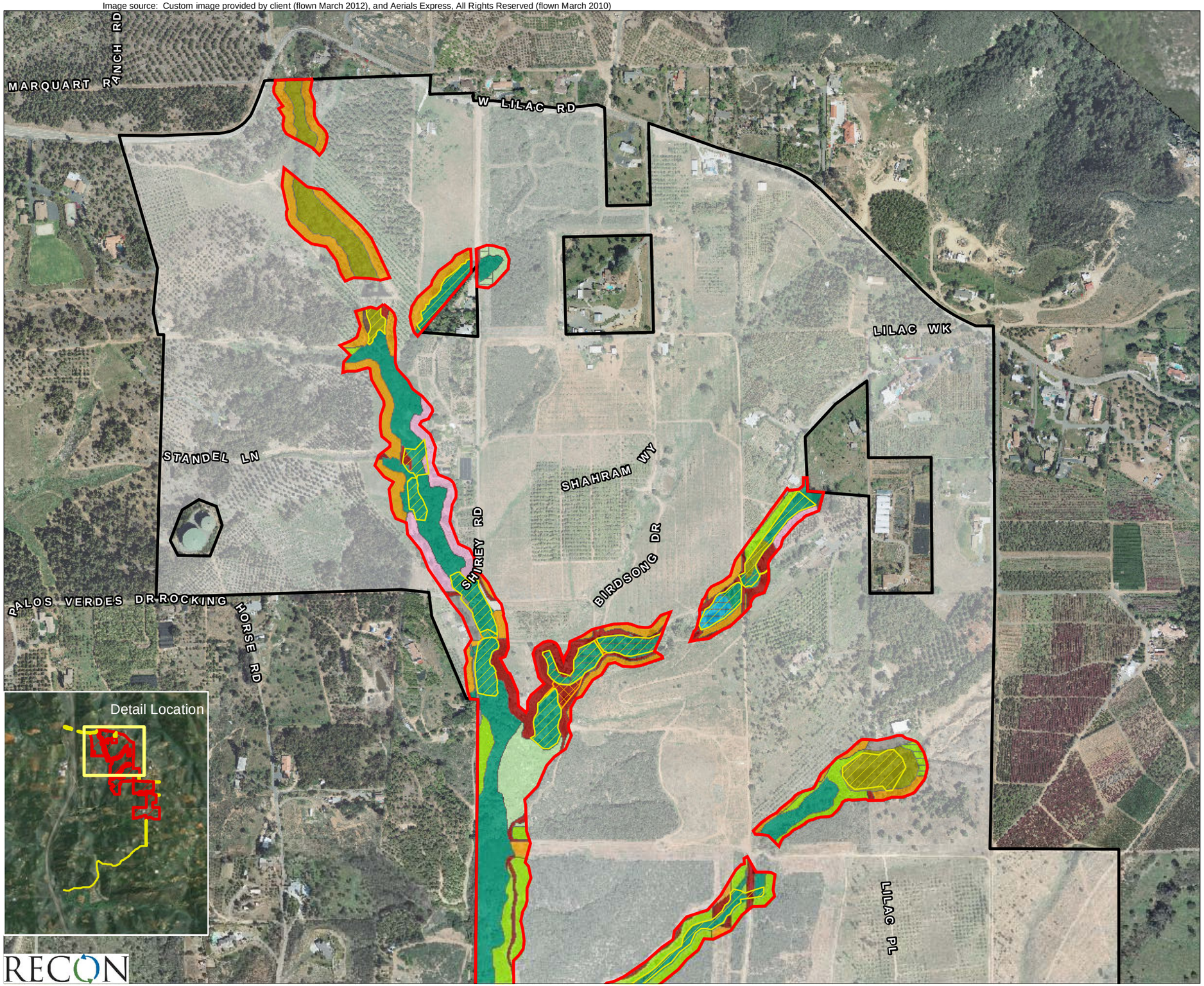

- Project Boundary
- Biological Open Space Boundary
- Wetland Creation
- Wetland Enhancement

Vegetation Communities and Landcover Type

- Coastal Sage Scrub (32520)
- Disturbed Coastal Sage Scrub (32520)
- Disturbed Coastal/Valley Freshwater Marsh (52410)
- Eucalyptus Woodland (79100)
- Southern Coast Live Oak Riparian Woodland (61310)
- Disturbed Southern Coast Live Oak Riparian Woodland (61310)
- Southern Mixed Chaparral (37120)
- Disturbed Southern Mixed Chaparral (37120)
- Southern Willow Riparian Woodland (62500)
- Intensive Agriculture - Nursery
- Orchard (18100)
- Vinyard (18100)
- Disturbed Habitat (11300)
- Developed (12000)

0 Feet 500

RECON

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FIGURE 4a

Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

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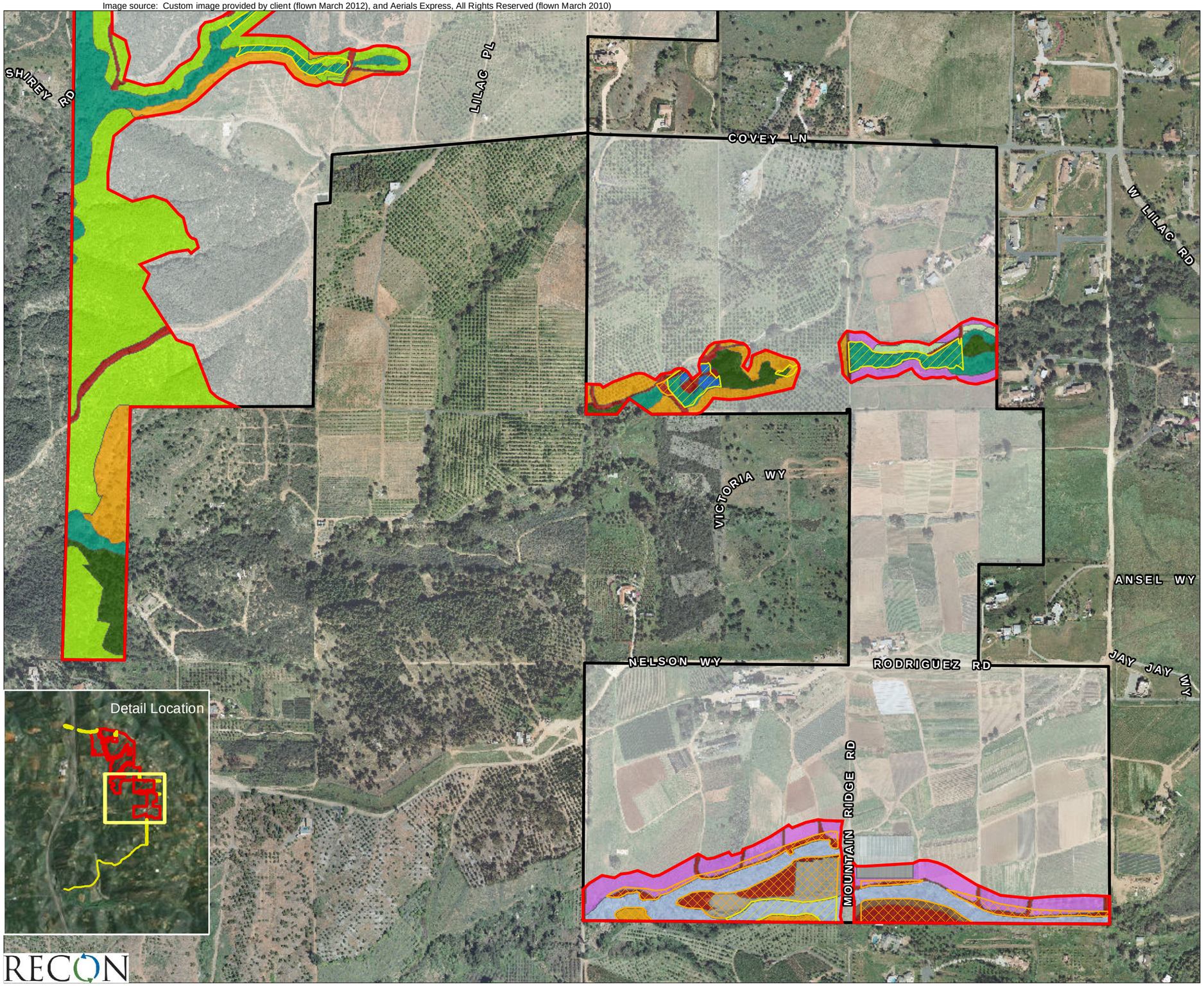

- Project Boundary
- Biological Open Space Boundary
- Wetland Creation
- Wetland Enhancement

Vegetation Communities and Landcover Type

- Coastal Sage Scrub (32520)
- Disturbed Coastal Sage Scrub (32520)
- Coast Live Oak Woodland (71160)
- Coastal/Valley Freshwater Marsh (52410)
- Disturbed Wetland (11200)
- Eucalyptus Woodland (79100)
- Southern Coast Live Oak Riparian Woodland (61310)
- Disturbed Southern Coast Live Oak Riparian Woodland (61310)
- Southern Mixed Chaparral (37120)
- Disturbed Southern Mixed Chaparral (37120)
- Southern Willow Scrub (63320)
- Extensive Agriculture - Row Crops (18320)
- Orchard (18100)
- Disturbed Habitat (11300)
- Developed (12000)

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FIGURE 4b

Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

NGBS Credit:

403.8. Operation and Maintenance Plan. *An operation and maintenance plan (manual) is prepared and outlines ongoing service of common open space, utilities (storm water, waste water), and environmental management activities.*

APPLICANT RESPONSE:

See attached, Specific Plan, Section III.M.2f-h ("Community HOA")

a. Land uses shall be as shown on the Lilac Hills Ranch Specific Plan Land Use Map (Figure 14) and as detailed in this Specific Plan text. These include residential, commercial, mixed-use, civic, and institutional. Streets, utilities, infrastructure, and trails are also permitted.

b. Development of a total of 1,746 dwelling units consisting of single family detached, single family attached and mixed-use dwelling units within the Specific Plan area.

2. **Community HOA**

a. A Lilac Hills Ranch Homeowner's Association (HOA) will be established and charged with the unqualified right to assess individual lot owners for reasonable maintenance and management costs, which will be established and continuously maintained. The HOA will be responsible for private roads, signage, common area landscaping agricultural operations on HOA property and irrigation, Community entries and gates, private parks, HOA facilities, open space maintenance, and other responsibilities, as deemed necessary.

b. Community elements such as entries and parkway landscaping shall be maintained by a Homeowner's Association (HOA). Such maintenance is to be of high quality in accordance with established horticultural practices. Landscaping shall be maintained to allow trees and shrubs to achieve maturity and shall not be topped within the development.

c. Automatic irrigation systems shall be routinely inspected and maintained in operating condition at all times by the HOA. Landscape maintenance specifications shall address: a) watering; b) fertilization, c) trimming, mowing and pruning; d) herbicide/pesticide programming; e) weeding/debris cleanup; and f) normal building maintenance.

d. All streets within the Community are private within private road easements. Landscaping within parkways will be maintained by private homeowners or the HOA. Individual neighborhoods in Lilac Hills Ranch may adopt Conditions, Covenants, and Restrictions (CCR's). Landscape maintenance standards may be established for each Community for front yards, side yards adjacent to streets and rear yard areas adjacent to open spaces. Each homeowner will be responsible for maintaining his and/or her property in accordance with any established CCR's. The County of San Diego is not held responsible for enforcing private CCR's.

e. The HOA shall annually designate a specific member to be the main point of contact with the Deer Springs Fire Protection District for purposes of keeping the HOA informed of potential fire related issues, including discussions with the district regarding the performance and operation of gates within the Community

f. Prior to Final Map an HOA Operations and Maintenance Manual will be prepared and adopted by the HOA. The manual will provide guidelines and standards for the common open space management activities.

g. As a condition of the conveyance of the biological open space properties to third party open space managers (TPOSM). The TPOSM will provide to the HOA an appropriate document which details the standards and scheduling for the open space operations and maintenance practices. Included with the documentation will be contact information so that the HOA and TPOSM can effectively coordinate any ongoing issues and concerns.

h. The onsite stormwater system will be owned and managed by the HOA. Prior to Final Map a Stormwater Management and Operations Manual, approved by the RWQCB, will be prepared and adopted by the HOA. The manual will provide guidelines and standards for the operations and management activities for the storm drain system. Included with the documentation will be contact information so that the HOA and the County Department of Public Works can effectively coordinate issues and concerns regarding the operation of the system.

3. **Circulation Systems**

a. Permeable road pavers, meeting applicable private road and Consolidated Fire Code requirements may be allowed as a road surface on the private road system within the Lilac Hills Ranch Community.

b. The pathway within the road right of way for West Lilac Road along the Communities northern boundary will be maintained by a Landscape Maintenance District.

c. Bicycle parking spaces shall be provided in accordance with the Zoning Ordinance on all Site Plans for uses that require bicycle parking. In addition the Site Plans for the civic uses allowed outside of the town and neighborhood centers (School, Private Recreation, Senior Center, etc.) shall also include bike parking in accordance with the Zoning Section. The Private Community Ride Share facility **(Figure 130)** at the western entrance to the Community shall also provide secured bicycle parking.

4. Building Use Standards

a. Site Plans shall be conditioned to require all buildings to include the infrastructure necessary to accommodate the future use of solar panels and/or systems, including wiring for roof mounted solar systems and an electrical vehicle charging connection in the garage.

b. Site Plans for Mixed-use projects shall be conditioned to require that recycling bins are included in their trash enclosures. Residents will be notified that recycling is required when they move in.

NGBS Credit

404.2 Trees and vegetation. *Designated trees and vegetation are preserved by one or more of the following:*

(1) Fencing or equivalent is installed to protect trees and other vegetation

APPLICANT RESPONSE

See attached, Specific Plan, Section III.D.7 “Fence Guidelines” and Figures 18 and 19

Myoporum parvifolium Prostrate Myoporum 2' H x 15' W

Vitis spp. – Grapevines

7. Fence Guidelines

A comprehensive system of walls and fences is planned for Lilac Hills Ranch. The walls and fences included in the specific plan meet the general design requirements found in Section 5-Architectural Character (E. Walls, Fences, and Accessory Structures) in the Valley Center Design Guidelines and include the materials encouraged by the Guidelines. These walls and fences are designed using traditional materials, such as stone and wood-rail fences that complement the natural landscape while reflecting the Community enhancements and California foothill themed landscape. Walls and fences will be minimized to enhance the pedestrian experience in the Community however they will be used throughout the Community to provide screening, sound attenuation, security and Community identity. They will be constructed of masonry with rustic pilasters (see **Figure 137 –Fence & Wall Concepts**). **Figure 137** includes the detailed Fence and Wall Plan for the Implementing TM (Phase 1). All Site Plans shall include a similarly detailed, comprehensive Fence and Wall Plan for the development.

Biological Habitat Areas; All development which share property lines with the Biological Habitat Areas (**Figure 18**) are required to include fencing along the shared property line. At appropriate locations signs will be placed on the fencing stating that the area on the other side is a protected habitat area (see **Figure 19 –Open Space and Parks**).

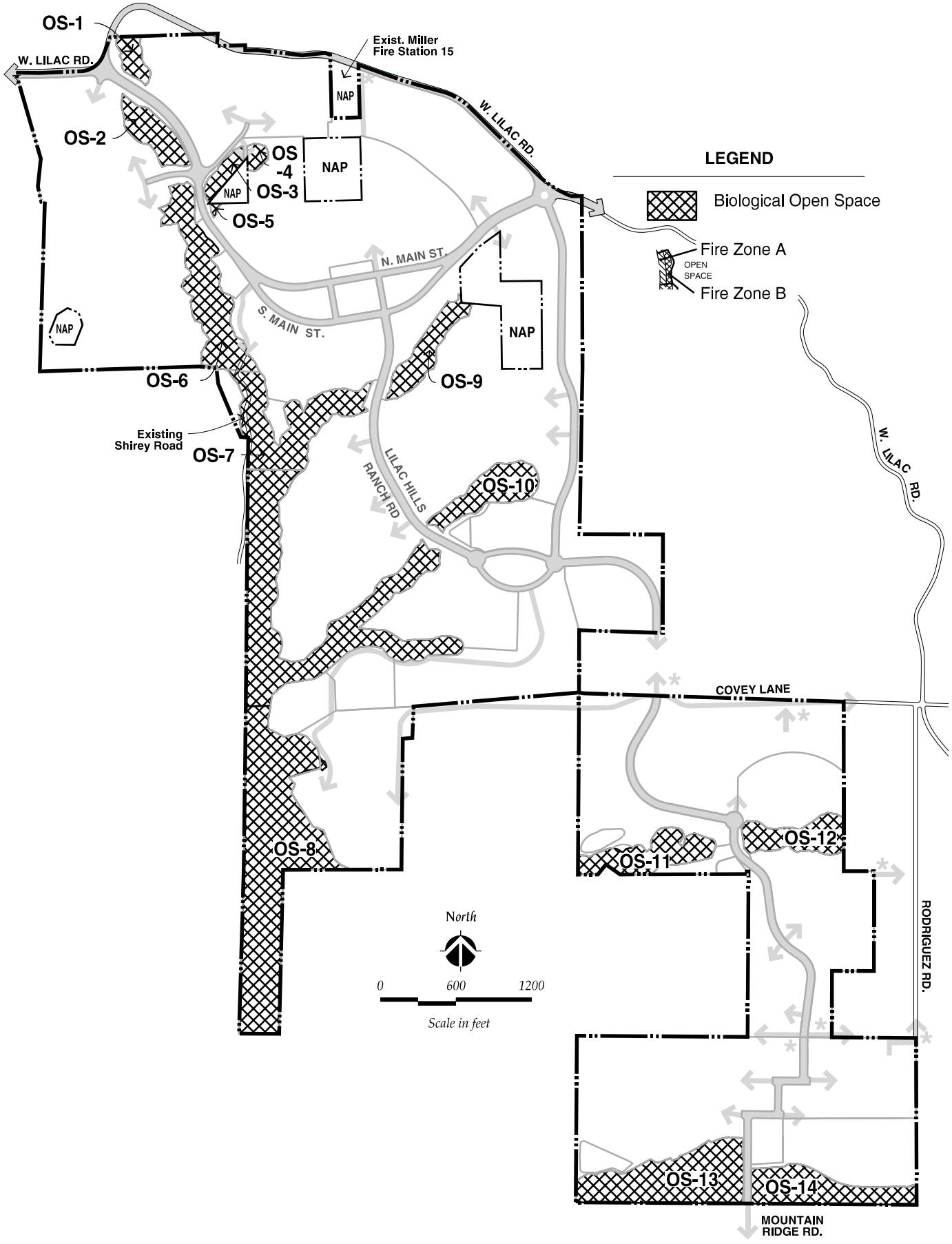
All fencing located within five feet of a building will be constructed of non-combustible materials.

8. Lighting Guidelines

Exterior lighting of the landscape and built structures will play a significant role in the character and mood of a community. In keeping with the vision of Lilac Hills Ranch, the lighting will be designed to be subdued and understated.

Lilac Hills Ranch lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors must be more human in scale, closer spaced, and lower than is typically found on an urban street. Light standards shall be manufactured of high-quality materials that are visually pleasing. The base, pole, and light fixture must be attractive and suitable to the design theme of each village and its specific function.

Community lighting will be designed to provide adequate illumination for safety, security, and architectural accents without over lighting. Light fixtures will direct light to use areas and avoid light intrusion into adjacent land use areas. Light shields will be



Biological Open Space

LILAC HILLS RANCH SPECIFIC PLAN

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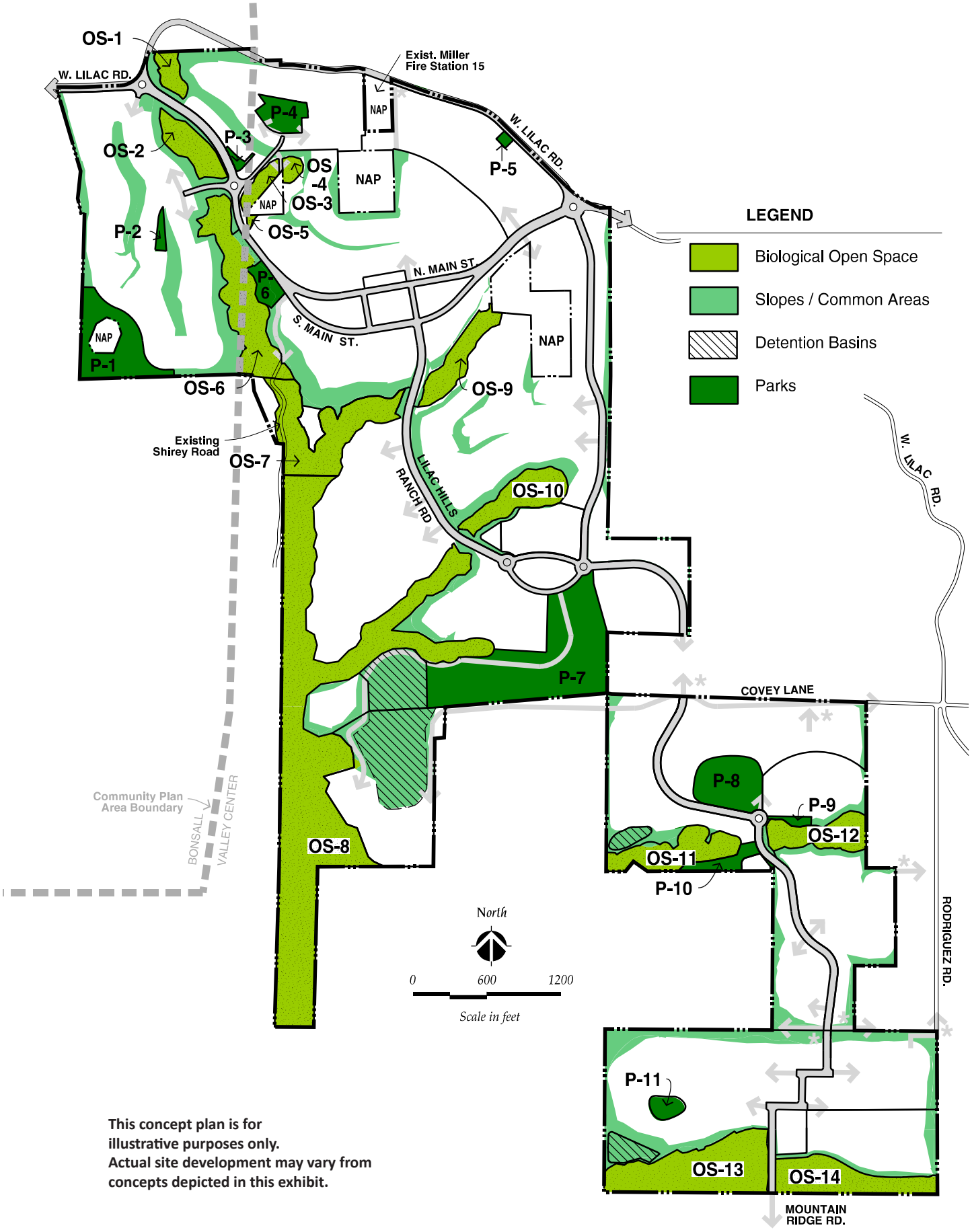
FIGURE 18



This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

Open Space and Parks

LILAC HILLS RANCH SPECIFIC PLAN

NGBS CREDIT

404.3 Soil disturbance and erosion. *On-site soil disturbance and erosion are minimized by one or more of the following:*

(1) Limits of clearing and grading are staked out prior to construction.
(2) "No disturbance" zones are created using fencing or flagging to protect vegetation and sensitive areas from construction vehicles, material storage, and washout.

APPLICANT RESPONSE

In the County of San Diego, for any project that requires grading associated with a discretionary permit, as a condition of approval, all environmentally sensitive areas must be identified and protected with a physical barrier prior to construction. On this project, the environmentally sensitive areas define the limits of clearing/grading. Therefore, the limits of clearing will be staked prior to construction so the physical barrier around the environmentally sensitive areas can be installed.

See attached, Specific Plan Section III.e.i.-iii. "Biological Performance Standards"

(3) Sediment and erosion controls are installed and maintained.
(4) Topsoil is stockpiled and covered with tarps, straw, mulch, chipped wood, vegetative cover, or other means capable of protecting it from erosion for later use to establish landscape plantings.
(5) Soil compaction from construction equipment is reduced by distributing the weight of the equipment over a larger area by laying lightweight geogrids, mulch, chipped wood, plywood, OSB (oriented strand board), metal plates, or other materials capable of weight distribution in the pathway of the equipment.

APPLICANT RESPONSE

Per the attached County of San Diego's Stormwater Standards Manual, Section F.3, all ground disturbance associated with a grading permit must install and maintain sediment and erosion controls.

(6) Disturbed areas are stabilized within the EPA recommended 14-day period.

APPLICANT RESPONSE

Per the attached County of San Diego's Stormwater Standards Manual, projects are required to be in compliance with the attached "State of California General Permit for Construction Activities."

(7) Soil is improved with organic amendments and mulch.

APPLICANT RESPONSE

See Section G.5.2.3.3, attached, of the County of San Diego's Stormwater Standards Manual.

CREDIT 404.3 (1) & (2)

2. Biological Performance Standards

a. All landscape plans shall include only native and low-fuel plant species. [per EIR Section 2.5]

b. All grading or clearing permits shall limit vegetation clearing as follows; (a) the period of the year outside of the nesting season, roughly defined as mid-February to mid-September. Vegetation clearing activities could occur within potential nesting habitat during the breeding season with written concurrence from the Director of Planning and Development Services (PDS), the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife (CDFW) that nesting birds would be avoided; or (b) If vegetation removal is proposed to take place during the nesting season, a biologist shall be present during vegetation clearing operations to search for and flag active nests so that they can be avoided.

c. Prior to the approval of any grading or clearing permits during the nesting/breeding season for raptors (roughly from mid-February through mid-July), a "directed" survey shall be conducted to locate active raptor nests, if any. If active raptor nests are present, no grading or removal of habitat will take place within 500 feet of any active nesting sites. The project proponent may seek approval from the Director of PDS if nesting activities cease prior to July 15.

d. Subdivision Improvement plans shall require culverts under road sections to be sized from 18 to 54 inches in diameter as appropriate to allow for adequate local wildlife movement. [per EIR Section 2.5]

e. All Grading Plans shall require that a qualified biologist be present during grading operations in order to:

404.3 (1)

i. Design and supervise the placement of orange construction fencing or equivalent along the boundary of the development area as shown on the approved grading and improvement plans.

ii. Monitor vegetation clearing and earthwork to ensure construction activities remain within the project footprint.

404.3 (3)

iii. Precisely identify and mark open space and other sensitive areas using geographic information system (GIS) coordinates with at least 6 inches of accuracy to assure that grading does not result in any un-permitted impacts beyond the designated buffer areas, nor result in any intrusion into any open space areas. [per EIR Section 2.5]

3. Hazards Related Performance Standards

a. Prior to issuance of grading permit, the impacted soils in the locations referenced within EIR subchapter 2.7 shall be excavated and disposed of at an approved location. Confirmation samples shall be collected to verify removals. The

PART F.3—STANDARDS APPLICABLE TO DISCRETIONARY PERMIT ACTIVITIES

Many County soil disturbance permits and approvals (including "major" and "minor" grading permits) are discretionary and allow for site-specific design features to accomplish pollution protection. For these types of permits, this manual establishes performance standards and provides a menu of available options to allow the project designers to incorporate the BMP features that are most practical and effective for their site.

The application for any of the following discretionary permits or approvals shall be accompanied by plans demonstrating how pollution protection requirements will be met. The permit or approval shall not be approved unless the decision maker determines that the application complies with the requirements of applicable ordinances and this manual:

a. Administrative Permit for Clearing
b. Agricultural Exemption
c. Lot Line Adjustment
d. Final Map Modification
e. Grading Plan (including Modification or Renewal)
f. Improvement Plan (including Modification)
g. Landscape Plan
h. Major Use Permit (including Modification, Minor Deviation, or Extension)
i. Minor Use Permit (including Modification, Minor Deviation, or Extension)
j. Parcel Map Modification
k. Reclamation Plan
l. Site Plan (including Amendment)
m. Solid Waste Facility Permit
n. Tentative Map (including Resolution Amendment or Time Extension)
o. Tentative Parcel Map
p. Variance
q. Watercourse Permit

404.3 (3)

F.3.1 Erosion Control

404.3 (4)

The Property Owner must implement the following minimum Physical Stabilization BMPs or Vegetation Stabilization BMPs, or both, to prevent erosion from exposed slopes. All slopes and disturbed flat areas must be stabilized and protected, including areas disturbed by clearing operations. The County will not accept: tracking, mulch, wood chips, hydroseeding without watering, jute matting or jute netting as a means to protect exposed slopes from erosion, but such measures may be used to protect disturbed soil areas that are flat and level (less than 5% slope).

F.3.1.1: Physical Stabilization through use of geotextiles, mats, fiber rolls (SS-7 or EC-7), Bonded Fiber Matrix or Stabilized Fiber Matrix, or other material approved by the County for stabilizing slopes, or Vegetation Stabilization using hydroseed (SS-4 or EC4) or acceptable landscaping may be used only May 1 to September 15. Vegetation proposed to stabilize slopes must be installed by August 15, watered, and established prior to November 11. The property owner shall implement a contingency physical BMP by November 11 if vegetation establishment does not occur by that date. If landscaping is proposed, erosion control measures must also be used while landscaping is being established. Established vegetation shall have a subsurface mat of intertwined mature

roots with a uniform vegetative coverage of 70 percent of the natural vegetative coverage or more on all disturbed areas.

F.3.1.2: All manufactured slopes and cleared slopes of 3:1 (horizontal to vertical) and steeper are to be protected with a BMP approved by the County of San Diego, as described in subsection F.3.1.1 above. During the rainy season cleared slopes flatter than 3 to 1 must still be protected from erosion using either an approved BMP or by using hydromulch with a Guar, straw mulch, Gypsum or similar binder. Flat areas of less than 5% (like building pads, parking areas, leach fields) shall have 100% protection using geotextiles, mats (SS-7), or other material approved by the County for stabilizing slopes, or using tracking and soil stabilizers/binders (SS-5), temporary seeding (SS-4), mulch/wood chips (SS-3, SS-6, SS-8), or jute matting (SS-7). The County may reduce this requirement for flat areas and the below requirement, provided full sediment control is provided through use of the standard lot perimeter protection design described in section F.3.1.2.1 below, or through constructed and maintained desiltation basins (SC-2) at all project discharge points. Stabilized Fiber Matrix may be used on slopes that are not steeper than 2 to 1 (horizontal to vertical). During the non-rainy season flat areas of less than 5% may be protected by rolled plastic as part of a weather-triggered action plan until the structure's roof has been completed.

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F.3.1.2.1: Standard Lot Perimeter Protection Design

Flat areas that have a slope no greater than 3% may be configured as described below to provide a desilting function, thus eliminating the need for other protection. The following requirements control the use of this option:

- Maximum holding time is 72 hours.
- Maximum size for using Lot Perimeter Protection is 1 acre of disturbed area.
- Basin shall be sized for the entire pad. Each pad shall be treated separately.
- A berm with a minimum height of 1 foot, shall be placed and compacted along the outlet side. A berm, with a minimum height of 6 inches, shall be installed and compacted around the remaining perimeter of the pad.
- A rock filter shall be placed at the outlet location to slowly release the captured flows. For basins sized between 1 to 0.75 acre the rock filter shall be 6 feet in length. For basins that are sized less than 0.75 acre but greater than 0.10 acre the rock filter shall be 4 feet in length. For basins that are less than or equal to 0.10 acre the rock filter shall be 2 feet in length.
- The rock filter shall have a minimum width of 1 foot.
- The minimum height of the rock filter shall be 1 foot.
- The rock size shall be between 1 to 3 inches in diameter.
- Fiber roll with the equivalent length of the rock filter shall be properly placed 1 foot downstream of the rock filter
- Access to the pad shall be restricted to prevent tracking off of the pad or appropriate tracking control installed.

F.3.1.3: Areas of graded pads that must remain unobstructed to allow ongoing construction may be protected by rolled plastic as part of a weather-triggered action plan until the structure's roof has been completed. The remainder of the pad area must continue to be protected using erosion control measures identified above or use of a desilting basin.

404.3 (5) F.3.1.4: Unpaved roads and traveled ways within contractor's onsite yards are exempt from the 100% protection requirement but shall be protected with gravel bag chevrons or an alternative equally effective BMP.

404.3 (3) **F.3.2 Sediment Control**

F.3.2.1: Dischargers must provide protection of the grading site perimeter, all environmentally sensitive areas and all watercourses and at all operational internal inlets to the storm drain system at all times; through the use of filtration devices, silt fencing (SC-1), straw, coconut fiber or wood fiber-rolls, gravel bag barriers (SC-8 or SE-6, SE-8), and gravel inlet filters; and capture of sediment and dust through the use of storm-drain inlet protection (SC-10 or SE-10) and construction road stabilization (TC-2).

F.3.3 Offsite Sediment Control

F.3.3.1: Dischargers must eliminate off-site sediment tracking through use of stabilized construction entrances/exits (TC-1) and street sweeping and vacuuming (SC-7).

F.3.4 Velocity Reduction

F.3.4.1: Dischargers must provide velocity reduction for all runoff leaving the site, and onsite runoff that could cause erosion, through appropriate outlet protection (SS-10). Velocity reduction BMPs shall be designed and constructed for the precipitation intensity from the 10-year, 6-hour rain event. Runoff shall be calculated using Q=C x I x A where Q is the discharge rate measured in cubic feet per second; C is the runoff coefficient; I is the precipitation intensity for the 10-year, 6-hour rain event; and A is the area draining into the sediment basin in acres.

F.3.5 Materials Management

F.3.5.1: Waste handling and materials storage areas shall be designated and waste-handling methods identified. Methods for handling; Solid waste (WM-5), Sanitary waste (WM-9), Concrete waste (WM-8), Hazardous waste (WM-6) shall be shown. Material storage methods proposed (WM-1), including storage of emergency BMP materials, shall be implemented.

F.3.6 Structural BMP Sizing

If a project chooses to rely on desiltation basins for treatment purposes, the following shall apply:

F.3.6.1: At a minimum all desiltation basins shall be designed by a registered civil engineer and be sized to either:

- Have at least a capacity equivalent to 3,600 cubic feet of storage per acre drained,

or

- Be designed using the standard equation: As=1.2Q/Vs. As is the minimum surface area for trapping soil particles of a certain size; Vs is the settling velocity of the design particle size chosen; Q=C x I x A where Q is the discharge rate measured in cubic feet per second; C is the runoff coefficient; I is the precipitation intensity for

the 10-year, 6-hour rain event and A is the area draining into the sediment basin in acres. The design particle size shall be the smallest soil grain size determined by wet sieve analysis, or the fine silt sized (0.01mm) particle, and the Vs used shall be 100 percent of the calculated settling velocity.

An Authorized Enforcement Official may provide additional guidance for desiltation basins, including standardized design and inspection details for minor projects by preparing, circulating for public comment, and publishing a guidance document.

F.3.6.2: The length of any basin, as measured from inlet to outlet, shall be more than twice the width whenever practical; the depth must not be less than three feet nor greater than five feet for safety reasons and maximum efficiency. The basin(s) shall be located on the site where it can be maintained on a year-round basis, and have a means for dewatering by no later than 5 calendar days following a storm event. Basins should be fenced if safety (worker or public) is a concern, and shall be maintained at least once before the start of the rainy season (October 1) and as needed to retain a minimum of two feet of capacity at all times.

F.3.7 Plan Notes

F.3.7.1: Discretionary grading plans shall contain advisory notes concerning erosion and sediment protection to the satisfaction of the Director of the County Department issuing the permit. The Director shall prepare, circulate for public comment, disseminate and maintain guidance documents to provide additional information, specific wording, and guidance concerning these required plan notes. The notes shall be shown on erosion control plans or the erosion control portion of grading plans, and the Plans shall include details and drawings of the erosion control methods.

PART F.4—STANDARDS APPLICABLE TO MINISTERIAL PERMIT ACTIVITIES AND TO GRADING THAT DOES NOT REQUIRE A PERMIT

Land development and redevelopment projects that do not require a permit or that can be issued ministerial permits, and which satisfy the requirements of this Part F.4, are not subject to the requirements in Parts F.1 through F.3 of this Manual.

Ministerial projects must meet the other applicable requirements in the Ordinance including the design requirements set out in Part G.9 of this Manual

The application for any of the following ministerial permits or approvals shall be accompanied by plans demonstrating how the specifically applicable requirements, if any, set out below will be met, and the permit or approval shall not be approved unless the decision maker determines that the application complies with those requirements.

a. Building Permit (not minor grading)
b. Construction Right of Way Permit
c. Encroachment Permit
d. Excavation Permit
e. On-Site Waste Water System Permit
f. Underground Tank Permit
g. Well Permit

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COUNTY OF SAN DIEGO

STORMWATER STANDARDS MANUAL

Appendix A to the Watershed Protection, Stormwater Management and Discharge Control Ordinance

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An Excerpt From The San Diego County Code Of Regulatory Ordinances

(Amended by Ordinance No. 9589 (N.S.), adopted 8/5/03)
(Amended by Ordinance No. 9518 (N.S.), adopted 1/10/03)
(Ordinance No. 9426 (N.S.), adopted 2/1/02)

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G.2.1.2: Permit applications shall include details and drawings of the BMPs proposed to be implemented, and any other storm water-related forms designated by the issuing Department.

G.2.1.3: Permit applicant shall certify that the BMPs proposed to support the permit application will be installed, monitored, maintained or revised as appropriate to ensure continued effectiveness.

G.2.2 Construction-Phase Requirements

During construction, all development projects must comply with the state General Stormwater Permit for Construction Activities, if applicable; with the conditions imposed in permits required for construction; and with County ordinances and sections for construction activities.

see attached section from State General Permit for Storm Water Discharges

G.2.3 Additional Requirements in Permits; Role of Guidance

G.2.3.1: Urban land development activities that require a discretionary County permit are subject to the applicable requirements in the Ordinance and this manual, and to any additional requirements imposed in County permits or Orders. Those additional requirements may implement the Ordinance or other County ordinances, or may be imposed to reduce or mitigate the environmental impacts of the permitted activity.

G.2.3.2: Permits may modify the minimum BMPs specified in Parts G.4 and G.5 below by approving specific BMPs as alternatives. Any such alternative BMP must be at least as effective as the BMP the alternative replaces.

G.2.3.3: County permits or orders approving or requiring the use of alternative BMPs may take into account any guidance issued pursuant to section 67.804(h) of the Ordinance, in the manner authorized by that section.

G.2.4 Non-Storm Water Discharges

Dischargers shall identify and implement BMPs to address all potential non-stormwater discharges from the permitted activity.

G.2.5 Industrial Facility General Permit Coverage

Prior to commencing industrial operations, any new industrial facility subject to the State General Industrial Storm Water Permit must provide evidence to the County that the Notice of Intent required to be filed under that general permit has been filed.

PART G.3—ENVIRONMENTAL PERFORMANCE STANDARDS

G.3.1 Flow Control and Erosion Prevention

G.3.1.1: Post-construction peak runoff flow rates and velocities from the project site shall be maintained at levels that will not cause a significant increase in downstream erosion.

G.3.1.2: Measures to control flow rates and velocities shall not disrupt flows and flow patterns that are necessary to support downstream wetlands or riparian habitats. Diversion of runoff to regional facilities shall not be allowed to deprive immediate downstream habitats of the minimum flows and /or over-bank flow events they need.

Linda S. Adams
Secretary for
Environmental Protection

State Water Resources Control Board

Arnold Schwarzenegger
Governor

Division of Water Quality
1001 I Street • Sacramento, California 95814 • (916) 341-5455
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NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
GENERAL PERMIT FOR
STORM WATER DISCHARGES
ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES

ORDER NO. 2009-0009-DWQ
NPDES NO**. CAS000002**

This Order was adopted by the State Water Resources Control Board on:	**September 2, 2009**
This Order shall become effective on:	**July 1, 2010**
This Order shall expire on:	**September 2, 2014**

IT IS HEREBY ORDERED, that this Order supersedes Order No. 99-08-DWQ [as amended by Order No. 2010-0014-DWQ] except for enforcement purposes. The Discharger shall comply with the requirements in this Order to meet the provisions contained in Division 7 of the California Water Code (commencing with section 13000) and regulations adopted thereunder, and the provisions of the federal Clean Water Act and regulations and guidelines adopted thereunder.

I, Jeanine Townsend, Clerk to the Board, do hereby certify that this Order with all attachments is a full, true, and correct copy of an Order adopted by the State Water Resources Control Board, on September 2, 2009.

AYE: Vice Chair Frances Spivy-Weber
Board Member Arthur G. Baggett, Jr.
Board Member Tam M. Doduc

NAY: Chairman Charles R. Hoppin

ABSENT: None

ABSTAIN: None

Jeanine Townsend
Clerk to the Board

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LIST OF APPENDICES

3. Risk Level 2 dischargers shall clean streets in such a manner as to prevent unauthorized non-storm water discharges from reaching surface water or MS4 drainage systems.

D. Erosion Control

1. Risk Level 2 dischargers shall implement effective wind erosion control.

2. Risk Level 2 dischargers shall provide effective soil cover for inactive[1] areas and all finished slopes, open space, utility backfill, and completed lots.

3. Risk Level 2 dischargers shall limit the use of plastic materials when more sustainable, environmentally friendly alternatives exist. Where plastic materials are deemed necessary, the discharger shall consider the use of plastic materials resistant to solar degradation.

E. Sediment Controls

1. Risk Level 2 dischargers shall establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from the site.

2. On sites where sediment basins are to be used, Risk Level 2 dischargers shall, at minimum, design sediment basins according to the method provided in CASQA's Construction BMP Guidance Handbook.

3. **Additional Risk Level 2 Requirement:** Risk Level 2 dischargers shall implement appropriate erosion control BMPs (runoff control and soil stabilization) in conjunction with sediment control BMPs for areas under active[2] construction.

4. **Additional Risk Level 2 Requirement:** Risk Level 2 dischargers shall apply linear sediment controls along the toe of the slope, face of the slope, and at the grade breaks of exposed slopes to comply with sheet flow lengths[3] in accordance with Table 1.

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[1] Inactive areas of construction are areas of construction activity that have been disturbed and are not scheduled to be re-disturbed for at least 14 days.

[2] Active areas of construction are areas undergoing land surface disturbance. This includes construction activity during the preliminary stage, mass grading stage, streets and utilities stage and the vertical construction stage.

[3] Sheet flow length is the length that shallow, low velocity flow travels across a site.

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ii. The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from the local historical rainfall record, multiplied by a factor of two; or

iii. The maximum flow rate of runoff, as determined from the local historical rainfall record, that achieves approximately the same reduction in pollutant loads and flows as achieved by mitigation of the 85th percentile hourly rainfall intensity multiplied by a factor of two.

G5.2.3.2: Step 9: Locate BMPs Near Pollutant Sources. Structural treatment control storm water BMPs, if proposed, should be implemented close to pollutant sources to minimize costs and maximize pollutant removal prior to runoff entering receiving waters. Such BMPs may be located on- or off-site, used singly or in combination, or shared by multiple new developments, pursuant to the following requirements:

(a) Any structural treatment control BMPs shall be located so as to infiltrate, filter, and/or treat the required runoff volume or flow prior to its discharge to any receiving water body supporting beneficial uses.

(b) Multiple post-construction structural treatment control BMPs for a single development project shall collectively be designed to comply with the design standards.

(c) Any structural treatment BMPs are to be located to infiltrate, filter, or treat the required runoff volume or flow prior to its discharge to any receiving water body supporting beneficial uses. In most cases, on-site BMPs will be the best alternative for protecting all downstream water bodies. However, in some situations, better results may be achieved when structural treatment BMPs are shared by multiple new development projects. The County may elect to allow the use of a shared structural treatment BMP provided construction of the shared structural treatment BMP is completed (or an equivalent temporary alternative is put in place) prior to the post-construction use of any new development project from which the structural treatment BMP will receive runoff. Ongoing long-term maintenance of any shared structural post-construction BMP must be identified before a shared BMP will be considered "effective". Shared storm water BMPs shall be operational prior to the use of any dependent development or phase of development. The shared BMPs shall only be required to treat the dependent developments or phases of development that are in use.

(d) Interim storm water BMPs that provide equivalent or greater treatment than is required may be implemented by a dependent development until each shared BMP is operational. If interim BMPs are selected, the BMPs shall remain in use until permanent BMPs are operational.

G.5.2.3.3: Step 10: Restrictions on Use of Infiltration BMPs. Three factors significantly influence the potential for urban runoff to contaminate ground water. They are (i) pollutant mobility, (ii) pollutant abundance in urban runoff, (iii) and soluble fraction of pollutant. The risk of contamination of groundwater may be reduced by pretreatment of urban runoff. A discussion of limitations and guidance for infiltration practices is contained in, *Potential Groundwater Contamination from Intentional and Non-Intentional Stormwater Infiltration, Report No. EPA/600/R-94/051, USEPA (1994).*

To protect groundwater quality, the County the use of Infiltration BMPs (such as infiltration trenches and infiltration basins) to accept Urban Runoff from land development projects subject to the Ordinance is restricted as set out below. These restrictions do not apply to areas developed prior to February 20, 2002.

(a) Runoff shall undergo pretreatment such as sedimentation or filtration prior to discharge to an Infiltration BMP.

(b) Prohibited non-stormwater discharges shall be diverted from Infiltration BMPs, unless treated prior to discharge.

(c) Pollution prevention and source control BMPs shall be implemented at a level appropriate to protect groundwater quality at sites where Infiltration BMPs are to be used.

(d) The vertical distance from the base of any Infiltration BMP to the seasonal high groundwater mark shall be at least 10 feet. Where groundwater does not support beneficial uses, this vertical distance criteria may be reduced, provided groundwater quality is maintained.

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(e) Infiltration BMPs may not be used unless the soil through which infiltration is to occur is shown to have physical and chemical characteristics (such as appropriate cation exchange capacity, organic content, clay content, and infiltration rate) that are adequate for proper infiltration durations and treatment of urban runoff for the protection of groundwater beneficial uses.

(f) Infiltration BMPs shall not be used for areas of industrial or light industrial activity; areas subject to high vehicular traffic (25,000 or greater average daily traffic on main roadway or 15,000 or more average daily trips on any intersecting roadway); automotive repair shops; car washes; fleet storage areas (bus, truck, etc.); nurseries; and other high threat to water quality land uses and activities as designated by the County in their Local SUSMP.

(g) Infiltration structural BMPs shall be located a minimum of 100 feet horizontally from any water supply wells.

G.5.3 Examples

Application of the process and requirements described above could, for example, lead to design requirements and permit conditions such as the following:

- A commercial development might have loading/unloading dock areas where material spills could be quickly transported to the storm water conveyance system. The project should be required to cover loading dock areas or design drainage to minimize run-on and runoff of storm water. Direct connections to storm drains from depressed loading docks (truck wells) should be prohibited.

- A vehicle repair facility could handle oil and grease, solvents, car battery acid, coolant and gasoline from the repair/maintenance bays that can negatively impact storm water. Design plans should show repair bays indoors or designed to prohibit storm water contact; the drainage system should be designed to capture all wash water, leaks and

NGBS Credit

404.4 Wildlife habitat. *Measures are implemented to support wildlife habitat.*

(1) *Wildlife habitat is maintained.*

APPLICANT RESPONSE

See attached, Conceptual Biological Resources Management Plan, Table 1 and Section 4.0

(2) *Measures are instituted to establish or promote wildlife habitat.*

Applicant Response

See attached, Biological Resources Technical Report, Section 8.0 and Table 10

(3) *Open space is preserved as part of a wildlife corridor.*

Applicant Response

See attached, Biological Resources Technical Report, Section 6.0, and Figures 14a and 14b

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404.4 (1)

CONCEPTUAL BIOLOGICAL RESOURCES MANAGEMENT PLAN FOR ON-SITE BIOLOGICAL OPEN SPACE LILAC HILLS RANCH SAN DIEGO COUNTY, CALIFORNIA

SPECIFIC PLAN
GENERAL PLAN AMENDMENT
REZONE
EIR
TENTATIVE MAP (MASTER)
TENTATIVE MAP (PHASE 1 IMPLEMENTING TM)
MAJOR USE PERMIT

PROJECT APPLICANT:
ACCRETIVE INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
ATTN: JON RILLING
PH: 858-546-0700

PREPARED FOR:
COUNTY OF SAN DIEGO
5510 OVERLAND AVENUE, THIRD FLOOR
SAN DIEGO, CALIFORNIA 92123
KIVA PROJECT: 09-0112513
SP 3810-12-001
GPA 3800-12-001
REZ 3600-12-003
TM 5571 ~~RPL3~~ RPL4 and 5572 ~~RPL3~~RPL4
MUP 3300-12-005

PREPARER:

GERRY SCHEID
COUNTY-APPROVED BIOLOGIST

RECON ENVIRONMENTAL INC.
1927 FIFTH AVENUE
SAN DIEGO, CA 92101
619-308-9333

May 14, 2014
~~May 23, 2013~~

TABLE 1
BIOLOGICAL RESOURCES MANAGEMENT TASKS

Check if applies	Tasks	Frequency (times per year)	Hours Required per Year
Biological Tasks			
X	Baseline inventory of resources (if original inventory is over 5 years old)	One time	40 hrs.
X	Update biological mapping	Once every 5 years	24 hrs.
	Update aerial photography	Once every xx years	
X	Removal of invasive species	Monthly/First Year Quarterly/Next 10 years Annually/After 10 years	First year: 300 hrs.; Next 10 years: 300 hrs.; After 10 years: 150 hrs.
	Predator control	Monthly/Quarterly/ Annually	
X	Habitat Restoration/Installation	Installation	200 hrs.
X	Habitat Restoration/Monitoring and Management	Monthly/Quarterly	40 hrs. / 160 hrs.
	Poaching control	Monthly/Quarterly	
	Species Surveys	Once every xx years	
	Species management	*(add frequency)*	
	Noise management, if required	*(add frequency)*	
X	Biological Resource Monitoring	*Quarterly*	160 hrs.
Operations, Maintenance, and Administration Tasks			
X	Establish and maintain database and analysis of data	Annually	20 hrs.
X	Write and submit annual report to County	Annually	40 hrs.
X	Submit review fees for County review of annual report	Annually	
X	Review and if necessary, update management plan	Every 5 years	40 hrs.
X	Construct permanent signs	One time	200 hrs.
X	Replace signs	10 signs per year	40 hrs.
X	Construct permanent fencing/gates	One time	200 hrs.
X	Maintain permanent fencing/gates	Three times per year	60 hrs.
X	Remove trash and debris	Twice per year	40 hrs.
	Coordinate with DEH and Sheriff	*(add frequency)*	
	Maintain access road	*(add frequency)*	
	Install storm water BMPs		
	Maintain storm water BMPs	*(add frequency)*	
	Restore built structure	One time	
	Maintain built structure	*(add frequency)*	
	Maintain regular office hours	*(add frequency)*	
	Inspect and service heavy equipment and vehicles	*(add frequency)*	
	Inspect and repair buildings, residences, and structures	*(add frequency)*	
	Inspect and maintain fuel tanks	*(add frequency)*	
	Coordinate with utility providers and easement holders	*(add frequency)*	

TABLE 1
BIOLOGICAL RESOURCES MANAGEMENT TASKS

Check if applies	Tasks	Frequency (times per year)	Hours Required per Year
	Manage hydrology (as required)	*(add frequency)*	
	Coordinate with law enforcement and emergency services (e.g., fire)	*(add frequency)*	
	Coordinate with adjacent land managers	*(add frequency)*	
	Remove graffiti and repair vandalism	*(add frequency)*	
Public Use Tasks			
X	Construct trail(s)	One time	200 hrs.
X	Monitor, maintain/repair trails (unless a trails easement has been granted to the County)	Annually	200 hrs.
X	Control public access	Monthly	200 hrs.
	Provide Ranger patrol	*(add frequency)*	
	Provide visitor/interpretive services	*(add frequency)*	
	Manage fishing and/or hunting program (if one is allowed)	*(add frequency)*	
	Provide Neighbor Education – Community Partnership	*(add frequency)*	
X	Prepare and reproduce trail maps and interpretive materials	Twice per year	40 hrs.
	If HOA is funding management, provide annual presentation to HOA	Annually	
	Coordinate volunteer services	*(add frequency)*	
	Provide emergency services access/response planning	*(add frequency)*	
Fire Management Tasks			
X	Coordinate with applicable fire agencies and access (gate keys, etc.) for these agencies	Annually	20 hrs.
	Plan fire evacuation for public use areas	One time	
	Protect areas with high biological importance	*(add frequency)*	
	Hand-clear vegetation	*(add frequency)*	
	Mow vegetation	*(add frequency)*	
Post-Fire Tasks			
X	Control post-fire erosion	After each fire event	100 hrs.
X	Remove post-fire sediment	After each fire event	100 hrs.
X	Reseed after fire	After each fire event	80 hrs.
X	Replant after fire	After each fire event	200 hrs.

1.2.4 Reporting Requirements

An RMP Annual Report will be submitted to the County (and resource agencies, as applicable), along with the submittal fee to cover County staff review time. The Annual Report shall discuss the previous year's management and monitoring activities, as well as management/monitoring activities anticipated in the upcoming year.

hawks) were also commonly observed in the orchard trees. Pacific tree frogs (*Pseudacris regilla*) were most common along the intermittent drainage courses and freshwater marsh areas. Reptile species (i.e., lizards, snakes) and small and large mammals were most common in the coastal sage scrub, mixed chaparral, riparian woodland, and riparian scrub areas.

Fourteen sensitive wildlife species were observed on the property. The sensitive wildlife species observed include Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), Coastal western whiptail (*Cnemidophorus multiscultatus tigris*), Red diamond rattlesnake (*Crotalus ruber*), Cooper's hawk (*Accipiter cooperii*), White-tailed kite (*Elanus leucurus*), turkey vulture (*Cathartes aura*), loggerhead shrike (*Lanius ludovicianus*), western bluebird (*Sialia mexicana occidentalis*), yellow warbler (*Dendroica petechia*), yellow-breasted chat (*Icteria virens auricollis*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), San Diego desert woodrat (*Neotoma lepida intermedia*), southern mule deer (*Odocoileus hemionus fuliginata*), and coast horned lizard (*Phrynosoma coronatum blainvillii*). Habitat for each of these species is being preserved in open space.

4.0 Biological Resource Management

404.4 (1)

4.1 Management Goals

The management goals for the on-site biological open space include the following:

- Preserve and manage the open space lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the natural communities occurring within the RMP land.
- Manage the land for the benefit of sensitive plant and wildlife species and existing natural communities, without substantive efforts to alter or restrict the natural course of habitat development and dynamics.
- Reduce, control, and where feasible, eradicate non-native, invasive flora and/or fauna known to be detrimental to native species and/or the local ecosystem.
- Maintain the character and function of certain agricultural areas within the wetland buffer and open space area.

4.2 Biological Management Tasks

See Table 1.

4.3 Adaptive Management

The Resource Manager is responsible for interpreting the results of site monitoring to determine the ongoing success of the RMP. If it is necessary to modify the plan between regularly scheduled updates, plan changes shall be submitted to the County and agencies for approval as required.

4.4 Operations, Maintenance, and Administration Tasks

See Table 1.

4.5 Public Use Tasks

See Table 1.

4.6 Fire Management Tasks

See Table 1.

5.0 Cultural Resource Management

The cultural resources on-site were analyzed by Affinis in the 2014~~3~~ technical report Cultural Resources Inventory and Assessment: Lilac Hills Ranch, Escondido, San Diego County, California. Under the proposed project, 104.1~~3.6~~ acres of the project site (17 percent) will be designated as archaeological and biological open space. Two~~One~~ archaeological site~~s~~ will be preserved within dedicated open space~~as a significant resource~~ on-site. Site CA-SDI-18362 ~~as it~~ contains important data related to regional prehistory and/or history and is deemed significant according to the California Environmental Quality Act (CEQA) and RPO. ~~One additional archaeological s~~Site CA-SDI-20436 is a significant resource under CEQA and is of cultural importance to the Native American community~~ and is outside the grading footprint of the project, although it is not within dedicated open space~~.

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8.0 Summary of Project Impacts and Mitigation

A summary of the proposed direct impacts to habitat/vegetation communities and required mitigation acreages is provided in Table 8. A summary of the proposed mitigation measures for the project is provided in Table 9. Mitigation for impacts to upland natural communities (e.g., coast live oak woodland, coastal sage scrub, southern mixed chaparral) would be achieved through the purchase and conservation of off-site habitat within future PAMA lands. A conceptual Resource Management Plan for the proposed off-site upland mitigation areas has been prepared that contains the criteria for site selection and management guidelines (Attachment 18).

Mitigation for impacts to riparian/wetland habitats would be achieved through a combination of on-site/off-site wetland establishment (creation) and the restoration/enhancement of on-site wetland areas through the removal of non-native invasive plant species within biological open space (Figures 14a,b). Potential on-site wetland mitigation may provide up to 6 acres of creation and 12 acres of restoration/enhancement mitigation. Biological open space areas on-site will be dedicated with each phase of development (Table 10 and Figure 15). Open space dedication is phased to include adjacent open space areas in the phase of development that borders the phase under construction to reduce the chance for inadvertent impacts to occur to the resources in these open space areas. Open space fencing and signage would be implemented upon dedication of the open space area.

Mitigation for upland and wetland habitats would also compensate for the loss of habitats that support special status wildlife species by providing conserved habitat within future PAMA lands that may also support these wildlife species. The on-site biological open space areas and associated buffers would help reduce potential edge effects and provide for the maintenance of local secondary wildlife movement corridors. Enhancement of the habitats in the biological open space areas achieved by the removal of non-native invasive plant species and the establishment of native plant species will also benefit wildlife on-site and local wildlife movement. Implementation of resource management plans for conserved lands on-site and off-site associated with the project mitigation would provide for the preservation and long-term maintenance of these lands.

Mitigation for potential impacts to nesting raptors and other general birds would be achieved through either avoidance of impacts to vegetation during the nesting season, and/or pre-construction surveys and avoidance of identified nests during construction.

Indirect impacts associated with edge effects from development would be mitigated through project design features that reduce the effects of noise, lighting, invasive species, drainage, and access to biological open space areas. Noise impacts would be

TABLE 9
SUMMARY OF MITIGATION MEASURES

Proposed Mitigation	Level of Significance after Mitigation	Guideline Number(s)
Biological Open Space/Conservation Easement of Fee Title Transfer of Open Space	Below significant	4.2; 4.3; 4.4
Off-site Purchase or Preservation of Habitat	Below significant	4.1B
Preparation and Implementation of Revegetation Plans	Below significant	4.2B; 4.3; 4.5C
Revegetation and/or Enhancement of Open Space	Below significant	4.2B; 4.3; 4.5C
Resource Management Plan	Below significant	4.2B; 4.3; 4.5C
Breeding Season Avoidance	Below significant	4.1H; 4.2D; 4.4D
Permanent Fencing/walls	Below significant	4.1H; 4.2D; 4.5C
Temporary Fencing	Below significant	4.1H; 4.2D; 4.4D
Evidence of Federal or State Permits	Below significant	4.3
Restrictions on Lighting, Runoff, Access, and/or Noise	Below significant	4.1H; 4.2D; 4.4D
Biological Monitoring	Below significant	4.1H; 4.2D; 4.4D
Wetland Buffer	Below significant	4.2E; 4.3; 4.4D
Limited Building Zone Easement	Below significant	4.1H; 4.2D; 4.4D

TABLE 10
LILAC HILLS RANCH ON-SITE BIOLOGICAL OPEN SPACE
DEDICATION BY DEVELOPMENT PHASE

Development Phase	Biological Open Space Area Dedication*	Acres
1	OS1	1.4
1	OS2	3.2
1	OS3	1.3
1	OS4	0.7~~6~~
1	OS5	0.1
1	OS6	8.9~~5~~
2	OS7	9.0~~1~~
2	OS9	3.6
3	OS8	~~4~~4.2~~3.9~~
3	OS10	4.8~~6~~
4	OS11	5.3~~1~~
4	OS12	4.3~~1~~
5	OS13	10.8~~7~~
5	OS14	0.3~~6.5~~
5	OS15	6.2
TOTAL		104.1~~2.7~~

*See Figure 15 for locations of biological open space areas.

6.0 Wildlife Movement and Nursery Sites

The project site does not support nursery sites for wildlife. Direct and indirect impacts to the local wildlife movement corridors on-site are discussed in this section of the report.

6.1 Guidelines for Determination of Significance

The determination of the significance of impacts to wildlife movement and nursery sites is made with regard to the following:

> The project would interfere substantially with the movement of a 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 (County of San Diego 2010).

6.2 Analysis of Project Effects

Direct and indirect impacts from the project would reduce the relatively large patches of native upland vegetation in the project area and increase fragmentation of the riparian woodlands that form blocks native vegetation between regional habitat linkages to the north, south, and west. These impacts would reduce suitable habitat on-site that supports local populations of plant and wildlife species and they would reduce any potential natural upland habitat "stepping stone" connections for wildlife that can migrate between the larger regional connections. Minor impacts to portions of the draft PAMA area along the I-15 corridor from proposed off-site road improvements would not disrupt these wildlife movement areas. However, the project, through mitigation, would add lands to the future PAMAs when the draft North County MSCP is adopted. The local wildlife corridors identified on-site are not recognized as important regional linkages in the draft North County MSCP. However, the preservation of the local wildlife corridors on-site along the major drainage courses would continue to provide secondary corridor connections between the identified regional linkages to the north (Keys Canyon), south (Moosa Creek), and west (I-15 Escondido–Temecula). These direct and indirect impacts to local wildlife movement would not be considered significant.

6.2.1 Impacts to Wildlife Access to Foraging Habitat, Breeding Habitat, and Water Sources Necessary for Reproduction

No barriers will be created that would isolate portions of the existing riparian habitat within the local wildlife movement corridors from breeding or foraging habitat, or prevent access to water sources necessary for reproduction. The project has been designed to avoid direct impacts to the majority of the riparian habitat along the local wildlife movement corridors on the drainages within the project site, and provides a minimum 50-foot buffer to reduce the potential for edge effects on wildlife use of these movement corridors. No significant impacts to wildlife access to foraging or breeding habitat or water sources necessary for reproduction will occur.

6.2.2 Impacts to Connectivity of Blocks of Habitat and Local/Regional Wildlife Corridors and Linkages

The project would not impact the connectivity of blocks of habitat within regional wildlife corridors or linkages. Impacts to the local wildlife corridors and linkages along the major drainage courses that support riparian habitat have been minimized to road crossings. The establishment of a minimum 50-foot buffer, in addition to limited building zones adjacent to the buffer, will reduce the potential for indirect edge effects. The movement of wildlife, including large animal movement through the project, can continue along the drainage courses as vegetation cover will be sufficient to provide shelter and cover during movement. Culverts at the roads crossing the local movement corridors will range in size from 18 inches to 54 inches, depending on the particular drainage course. The culverts will be sufficient to allow small ~~walking~~ terrestrial animals to avoid roads, while the larger ~~walking~~ terrestrial animals could not use some of the ~~will need to pass around the~~ smaller culverts. Avian movement through the site would be minimally affected, as birds would be able to continue to use the riparian woodlands by flying along the habitat corridor.

6.2.3 Impacts from Artificial Wildlife Corridors

The project will not create an artificial wildlife corridor. Existing local wildlife corridors along the major drainage courses will be preserved and only impacted by road crossings.

6.2.4 Impacts on Wildlife Corridors/Linkages from Noise and Nighttime Lighting

The project has been designed to reduce noise and nighttime lighting to levels that will not significantly impact local wildlife behavior. Lighting adjacent to on-site biological open

space areas will be shielded and directed away from the surrounding habitat. Noise will not be sustained at levels that would disrupt wildlife movement during construction through breeding season noise restrictions or general post-project conditions through establishment of buffers and limit building zones.

Impacts from noise and lighting due to potential increases in traffic on the improved West Lilac Road between the project and I-15 are anticipated to be less than significant. Ambient noise levels at the native habitat within this wildlife corridor/linkage are already influenced by the current noise generated by the I-15 traffic and additional significant increases in noise levels are not expected to occur from the proposed West Lilac Road traffic. The native habitat occurs mostly on steep slopes at this location within the wildlife corridor/linkage and therefore additional nighttime light from vehicle headlights is not expected to pollute the habitat significantly above the existing condition as the light from the headlights would shine above the habitat.

6.2.5 Impacts to Wildlife Corridor/Linkage Widths

The project would not impact regional wildlife corridor or linkage widths. Minor impacts within regional wildlife corridor/linkage along the I-15 freeway due to the widening of existing roads would not affect the widths of these existing areas. The widths of local wildlife corridors along the major drainage courses are being preserved in biological open space with little impact to their existing widths. The establishment of a minimum of a 50-foot buffer around the biological open space helps preserve the existing widths of the local wildlife corridor/linkage.

6.2.6 Impacts to Visual Continuity of Wildlife Corridors/ Linkages

The project will not impact the visual continuity of any regional wildlife corridor or linkage. Local wildlife corridors/linkages being preserved on-site will be set back from the adjacent development by a wetland buffer and limited building zones that will reduce the potential for any significant indirect visual impacts and maintain the visual continuity of these local corridors.

6.3 Cumulative Impact Analysis

Cumulative impacts from the proposed project were evaluated with regards to past, present, and future projects within the ~~local~~ cumulative study area. As described above in Section 3.3, the cumulative study area consists of the local wildlife ecoregion (see Figure 12). Twelve projects were identified for the evaluation of cumulative impacts (see Table 7). Given the project's limited impact to wildlife corridors as discussed in

Section 6.2 above, the cumulative analysis below only addresses overall wildlife movement impacts.

~~Eight projects were identified for the evaluation of cumulative impacts (see Table 7). All eight of these projects are within the draft North County MSCP area but are outside of any draft PAMA areas.~~

Cumulative projects 1 and 3 are partially located within a future PAMA area that serves as a wildlife corridor along I-15. While those projects may contribute impacts to the regional or local wildlife corridors or linkages, the remaining cumulative projects would have negligible wildlife movement impacts because of their relatively small size and their location away from future PAMAs. The project would not directly or indirectly impact the future PAMA or other areas that serve as a regional wildlife corridor. As such, the project would not contribute to a cumulative regional wildlife corridor impact.

Direct and indirect impacts to wildlife movement corridors on the project site would ~~contribute to the general cumulative impacts to~~be limited to local wildlife movement. Given the location of the cumulative projects, only impacts of cumulative projects 1 and 2 could combine with the project to impact local wildlife movement. These general cumulative impacts would not be substantial enough to adversely affect any of the core wildlife movement corridors or linkages identified in this portion of northern San Diego County. ~~At this time, it appears that none of the projects within the cumulative impact area of analysis would significantly contribute to impacts to any regional or local wildlife corridors or linkages as these projects would be relatively small.~~ Preservation of the local wildlife corridors along the major drainage courses in the project area would continue to provide for secondary linkages to more important wildlife corridors off-site. Wetland buffers of a minimum of 50 feet will be established to reduce edge effects and maintain wildlife movement. Therefore, cumulative impacts to wildlife movement corridors from the project would not be considered significant.

6.4 Mitigation Measures and Design Considerations

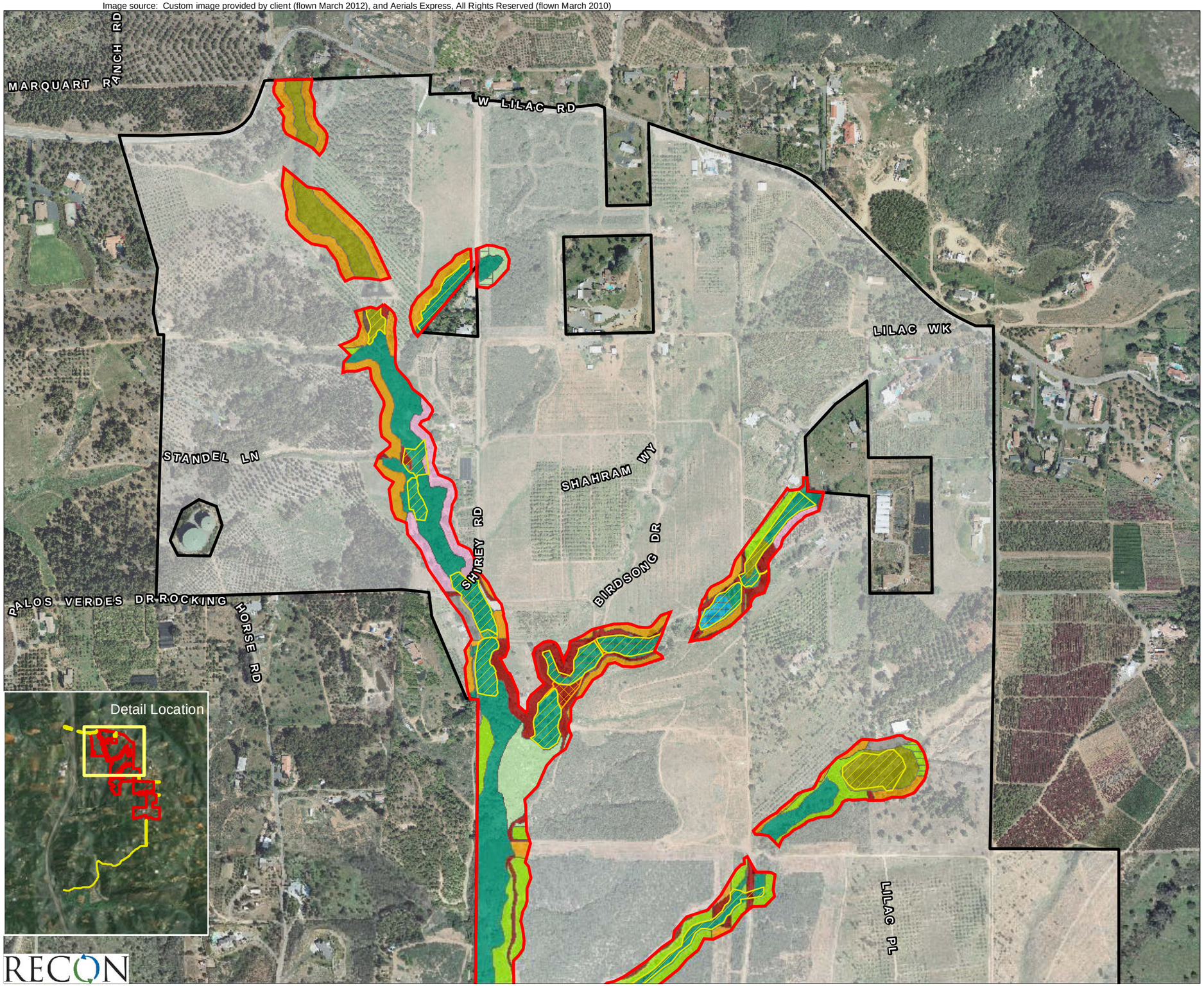
The off-site preservation of native habitats in future PAMA lands provides an opportunity to enhance and contribute to regional wildlife movement corridors. On-site preservation of local wildlife movement corridors along the major drainage courses would continue to provide secondary linkages to future off-site PAMAs. Wetland buffers of a minimum of 50 feet will be established to reduce edge effects and maintain wildlife movement. Culverts have been sized according to the drainage width and will provide avenues for small walking animals to continue to use the open space areas for movement. Signage and fences will be provided to restrict access to the biological open space areas from

human encroachment and help direct larger walking animals to the movement corridors in the open space areas.

6.5 Conclusions

No significant impacts to regional wildlife movement corridors would occur from the project. Preservation of off-site native habitat in future PAMA lands may provide an opportunity to enhance some of the regional wildlife movement corridors through the addition of conserved lands within or adjacent to these corridors and linkages. The on-site preservation of local wildlife movement corridors along the major drainage courses within the biological open space on the project site would continue to provide secondary linkages to future PAMA lands off-site by limiting impacts to existing corridor widths, and reducing the potential for indirect impacts to the local wildlife movement corridors by providing a wetland buffer and limiting the number of road crossing on most movement corridors to just one.

Image source: Custom image provided by client (flown March 2012), and Aerials Express, All Rights Reserved (flown March 2010)



- Project Boundary
- Biological Open Space Boundary
- Wetland Creation
- Wetland Enhancement

Vegetation Communities and Landcover

- Coastal Sage Scrub (32520)
- Disturbed Coastal Sage Scrub (32520)
- Disturbed Coastal/Valley Freshwater Marsh (52410)
- Eucalyptus Woodland (79100)
- Southern Coast Live Oak Riparian Woodland (61310)
- Disturbed Southern Coast Live Oak Riparian Woodland (61310)
- Southern Mixed Chaparral (37120)
- Disturbed Southern Mixed Chaparral
- Southern Willow Riparian Woodland
- Intensive Agriculture - Nursery
- Orchard (18100)
- Vinyard (18100)
- Disturbed Habitat (11300)
- Developed (12000)

0 Feet 500

RECON

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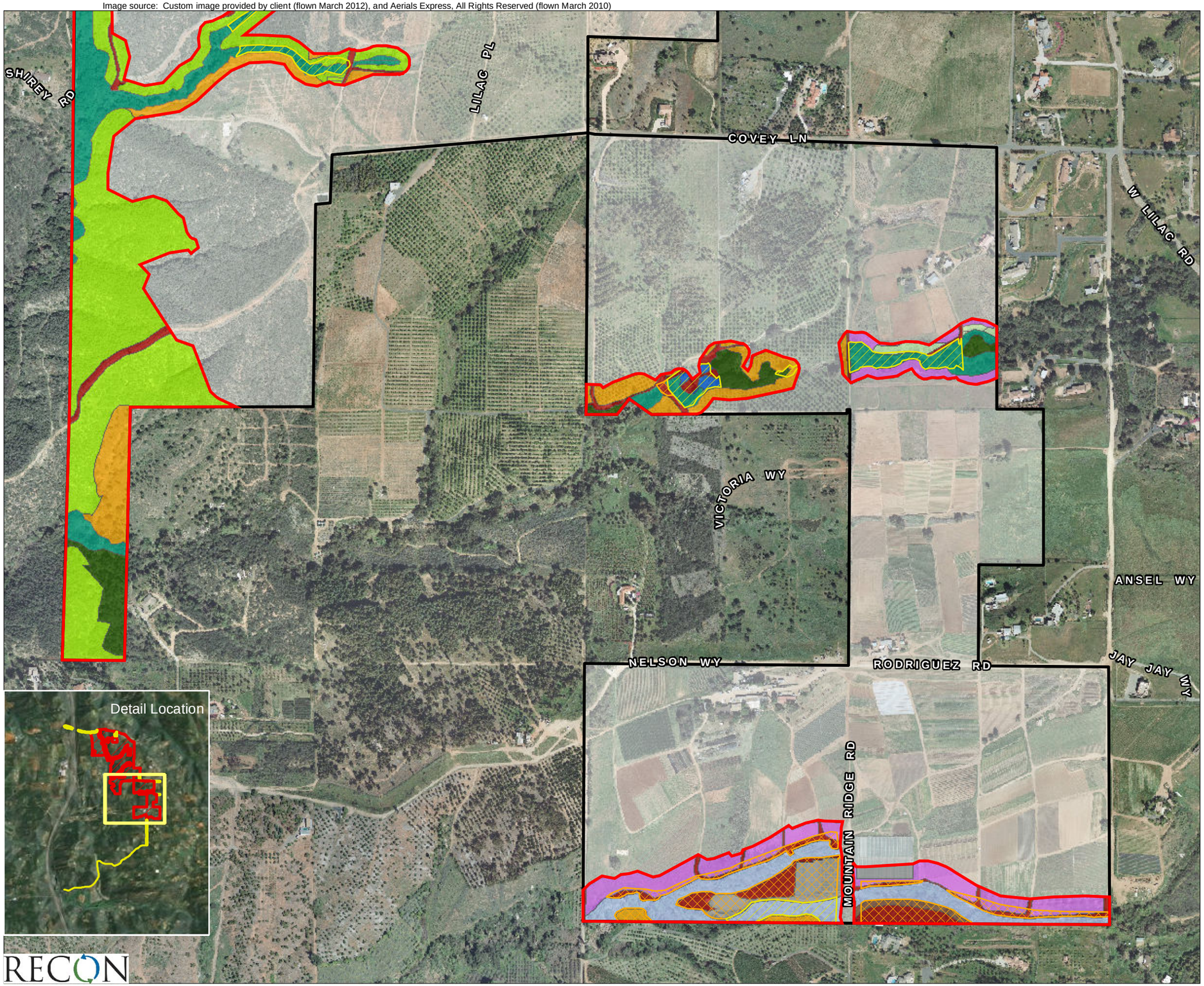
FIGURE 14a

Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

Image source: Custom image provided by client (flown March 2012), and Aerials Express, All Rights Reserved (flown March 2010)



- Project Boundary
- Biological Open Space Boundary
- Wetland Creation
- Wetland Enhancement

Vegetation Communities and Landcover Type

- Coastal Sage Scrub (32520)
- Disturbed Coastal Sage Scrub (32520)
- Coast Live Oak Woodland (71160)
- Coastal/Valley Freshwater Marsh (52410)
- Disturbed Wetland (11200)
- Eucalyptus Woodland (79100)
- Southern Coast Live Oak Riparian Woodland (61310)
- Disturbed Southern Coast Live Oak Riparian Woodland (61310)
- Southern Mixed Chaparral (37120)
- Disturbed Southern Mixed Chaparral (37120)
- Southern Willow Scrub (63320)
- Extensive Agriculture - Row Crops
- Orchard (18100)
- Disturbed Habitat (11300)
- Developed (12000)

0 Feet 500

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FIGURE 14b

Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

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405.1 Driveways and parking areas. *Driveways and parking areas are minimized by one or more of the following:*

(2) *In multi-unit projects, parking capacity is not to exceed the local minimum requirements.*

APPLICANT RESPONSE:

See Attached, Specific Plan, Section III.B.2.d (Parking)

this scenario it is likely that improvements for the new public road would require some level of encroachment into a recorded open space easement. A Vacation of and Re-dedication of Open Space would be required to adjust the Vacation boundaries and mitigation under the standards then in force will be required.

v. **Rodriguez Road;** This existing 40-foot wide private road easement bisects Phase 5 of Lilac Hills Ranch, approximately 1,300 feet northerly of the southern-most project boundary, and then heads offsite, northerly, for about 2,650 feet until it dead-ends into Covey Lane about 60' westerly of the intersection of Covey Lane and West Lilac Road. This existing paved private road will only provide emergency access for Phases 4 & 5 of Lilac Hills Ranch. Access to Rodriguez Road from Lilac Hills Ranch will be restricted by a fire apparatus access gate that will only be opened during emergencies. Rodriguez Road may require surface improvements necessary to accommodate the emergency access requirements for Phases 4 & 5.

d. Parking

Residential developments will provide off-street parking in the form of garages and on residential driveways. On-street parking will also be provided.

The Town Center will accommodate its parking needs through a combination of on- site parking spaces required for each dwelling unit, a shared parking permit (Administrative Permit) as required by County Ordinances for the Mixed-Use and Commercial services parking, and use of on-street parking.

e. Senior Transportation Service

With the build out of the Senior Neighborhood the HOA may, if financially feasible, operate a private transportation service such as a small van or flex shuttle within the Community capable of providing door-to-door delivery of resident seniors from their residences to the various senior facilities within the Senior Neighborhood. The service may be expanded to provide service between the Senior Neighborhood and the Town and Neighborhood Centers.

The school, public parks, private parks, private recreation site, and Water Reclamation Facility site provide on-site parking areas adequate to accommodate average daily needs for staff and visitors and this parking shall be shared with the adjoining uses when possible. The parking areas will all include perimeter and interior landscaping. Street parking when provided will be considered as part of the overall parking requirements for each permitted project. These facilities will provide additional shared parking opportunities for the surrounding uses.

3. Trail Network