

CHAPTER 7 LIST OF MITIGATION MEASURES AND ENVIRONMENTAL DESIGN CONSIDERATIONS**7.1 Mitigation Measures****7.1.1 Aesthetics****M-AE-1**

- Project grading shall be designed to retain the natural landform and reflect the existing topographic features of the site to the extent feasible. Continuous straight manufactured cut or fill slopes with hard edges and/or no transition areas at the top or toe of slope shall be avoided. Grading techniques, such as the blending of graded slope contours into the natural topography or use of varying slope gradients with smooth cuts, shall be utilized, as appropriate and approved as part of the Grading Plans.
- To maintain the natural setting of the site, approximately 70 percent of the site will be dedicated in protective open space easements. Grading shall be prohibited within the dedicated open space lots, with the exception of minor grading required for trail improvements and/or for purposes of access to/maintenance of project utilities.

M-AE-2

- The maximum slope ratio allowed for manufactured fill slopes shall be 2:1; the maximum slope ratio allowed for manufactured cut slopes shall be 1.5:1. Slope ratios for all manufactured slopes shall be consistent with recommendations of the landscape architect and as identified by the geotechnical engineer in the Geotechnical Report prepared for the proposed project. All slope ratios shall also be subject to approval as part of the Grading Plans.
- Where the construction of manufactured slopes requires cutting into native rock, the slope and texture of the cut face shall be varied and subject to site specific special measures for installing enhanced visual blending submitted and approved by the Director of PDS. If rock catchment netting or fencing is installed on manufactured slopes of greater than 30 feet in height, it shall be included in the study with measures such as painting to reflect the color of the surrounding rock to reduce its visibility. The measures recommended in the approved study shall be made part of the major use permit for the project.

M-AE-3 Upon completion of construction of the on-site water tank, the exterior surface shall be painted, to reduce to visibility of the water tank. The color shall be earthtoned in color (e.g., muted tan or green) in order to blend the structure into the surrounding natural setting.

M-AE-4 As part of the construction phase, all walls (including sound walls) shall be constructed consistent with the wall type and height shown in the Wall and Fence Plan (part of the Landscape Plan; Figure 1-18). All walls constructed along the development perimeter facing SR 76 shall be earth-toned in color and textured to reduce their visual appearance. The walls shall not exceed 9 feet in height.

Upon completion of their construction, landscape screening shall be provided along the exterior of the perimeter walls along the façade facing SR 76, consistent with that shown on the final Landscape Plan adopted by the County, to reduce their visibility and to create visual interest. A combination of shrubs, trees, and/or vines shall be utilized consistent with that shown on the Landscape Plan to ensure adequate screening is achieved, to enhance the visual setting, and to blend the walls into the existing visual environment.

All landscaping shall be installed consistent with County landscaping design and irrigation requirements, Maintenance of all project landscaping shall be the responsibility of the Homeowners Association and maintained in perpetuity for the life of the project.

As part of the construction phase, all sound walls shall be constructed of materials similar to that used for the perimeter wall proposed along the southern boundary of the development footprint, adjacent to State Route 76, to visually blend them into the adjoining perimeter wall. All sound walls shall be constructed consistent with that shown on the Wall and Fence Plan (part of the Landscape Plan) as adopted by the County.

M-AE-5 Implement mitigation measures **M-AE-1** to **M-AE-4**.

M-AE-CUM-1 Implement mitigation measures (**M-AE-1** to **M-AE-4**), in combination with design measures (**PDF-AE-1** to **PDF-AE-8**).

7.1.2 Air Quality

M-AQ-1 The County shall provide a revised housing forecast to SANDAG to ensure that any revisions to the population and employment projections used by SDAPCD in

updating the RAQS and the SIP will accurately reflect anticipated growth due to the proposed project.

M-AQ-2 Prior to the start of construction activities, the project applicant, or his designee, shall ensure the following are incorporated into construction plans:

- All heavy diesel construction equipment is classified as Tier III at a minimum. This will also satisfy health risk impacts related to diesel particulates under T-BACT guidelines.
- Equipment during building construction meet Tier IV guidelines at a minimum. This will also satisfy health risk impacts related to diesel particulates under T-BACT guidelines.
- Only low VOC paints shall be utilized (150 g/L or less).

M-AQ-3 Prior to the issuance of building permits, the project applicant shall ensure that project plans show the provision of only natural gas hearths.

7.1.3 Biological Resources

Conditions of Approval (COA)

COA BIO No. 1 Biological Easement. In order to protect sensitive biological resources, pursuant to the RPO and CEQA, a biological open space easement will be granted over 359.0 acres, as shown on the Tentative Map. This easement will be granted to the County of San Diego and prohibits all of the following: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The exceptions to this prohibition are: 1) Vegetation clearing by hand by written order of the fire authority for reducing an identified fire hazard; 2) Activities conducted pursuant to an approved revegetation or resource management plan; 3) Vector control by written order of the County; and 4) Construction, use, and maintenance of approved multiuse, non-motorized trails.

COA BIO No. 2 Resource Management Plan (RMP) In order to provide for the long-term management of the proposed open space preserve, the RMP will be

prepared and implemented. The final RMP will be completed to the satisfaction of the Director of the Department of Planning and Development Services (PDS) or DPR, as follows: 1) The plan will be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements; 2) The habitat land to be managed will be owned by a land conservancy or equivalent; 3) Open space easements will be dedicated in perpetuity; 4) A resource manager will be selected and approved, with evidence provided demonstrating acceptance of this responsibility, 5) The RMP funding mechanism will be identified and adequate to fund annual costs for implementation; and 6) A contract between the applicant and County will be executed for the implementation of the RMP, and funding will be established with the County as the third party beneficiary.

COA BIO No. 3

Resource Avoidance Areas/Preconstruction Survey – Arroyo Toad. In order to minimize impacts to listed species pursuant to the RPO and Endangered Species Act (ESA), preconstruction surveys will occur to define Resource Avoidance Areas (RAA) on the grading plans, or to define the need for ESA Take Permits, if necessary. The following surveys are required prior to approval of each phase of grading: 1) A qualified arroyo toad biologist will examine the impact areas to determine if any portions of the impact area have suitable habitat for occupation by arroyo toad and will prepare a survey report. Upon written agreement with USFWS, a protocol survey may or may not be required. If it is determined that the site is occupied, the RAA will be defined and marked on all plans. If the project requires a “take,” evidence that an ESA Take Permit will be submitted to the Director of Planning and Land Use. 2) There will be no brushing, clearing, and/or grading allowed within arroyo toad RAAs year-round unless the Director of Planning and Development Services waives this condition through written concurrence from the USFWS, provided that no arroyo toads are present in the vicinity of the brushing, clearing, or grading based on implementation of a relocation plan approved by the USFWS. The plan will require the details of installation of exclusionary fencing after it may reasonably be assumed that all toads are outside of the project boundaries (after first substantial rain of the season [greater than 0.5 inch] after February, unless it can be shown that arroyo toad are active earlier in the vicinity).

COA BIO No. 4 **Oak Woodland, Oak Riparian Forest, and Non-wetland Drainage Restoration.** Mitigation required for impacts to oak root zone, southern coast live oak riparian forest, and non-wetland drainage will be provided via one of the options below.

Option 1: A Revegetation Plan is attached and evaluates the option of creation/enhancement of 1.0 acre of oak woodland, including 0.3 acre of southern coast live oak riparian forest and 0.7 acre of oak woodland on the project site; and creation, enhancement, or restoration of 0.03 acre of non-wetland drainage. On-site areas of potential wetlands creation/enhancement are identified in Appendix O of the Biological Technical Report, which is included as Appendix E to the EIR.

The Revegetation Plan shall conform to the most current version of the County of San Diego Report Format and Content Requirements for Revegetation Plans. In order to assure project completion and success of the Revegetation Plan, a surety shall be provided and an agreement shall be executed with the County of San Diego and consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and a 10 percent cash deposit of the cost of all improvements (no less than \$3,000.00; no more than \$30,000.00). The surety shall be released upon completion of the Revegetation Plan provided the installed vegetation is in a healthy condition and meets the plan's success criteria.

Option 2: If purchasing Mitigation Credit, the mitigation bank shall be approved by the CDFW. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.

4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

Option 3: If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in San Diego County as indicated below:

The type of habitat and the location of the proposed mitigation, should be pre-approved by PDS before purchase or entering into any agreement for purchase.

A RMP shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the off-site mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.

In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

Documentation: The applicant shall purchase the off-site mitigation credits and provide the evidence to the PDS for review and approval. If the off-site mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the PDS that DPR agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the PDS, for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the PDS.

Timing: Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed.

Monitoring: The PDS shall review the mitigation purchase for compliance with this condition. Upon request from the applicant PDS can preapprove

the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the PDS shall accept an application for an RMP, and PDS shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

Option 4: Impacts to 0.1 acre of southern coast live oak riparian forest from the waterline shall be avoided, which would reduce impacts associated with oak woodland impacts and reduce required mitigation from 1.0 acre to 0.7 acre. Evidence of avoidance shall be provided and approved by PDS and substantiated through a biological monitoring compliance report submitted to PDS.

COA BIO No. 5 **Resource Avoidance Areas/Preconstruction Survey – California gnatcatcher.** In order to minimize impacts to listed species pursuant to RPO and the NCCP, RAAs will be established on the grading plans. There will be no brushing, clearing, and/or grading allowed within California gnatcatcher RAA (coastal sage scrub) during the breeding season, defined as between February 15 and August 31, unless it can be shown that portions of the RAA are not occupied by California gnatcatcher, or the Director of PDS waives this condition, through written concurrence from the USFWS and the CDFW and provided that no California gnatcatcher nests are within 300 feet of the brushing, clearing, or grading.

COA BIO No. 6 **Resource Avoidance Areas/Preconstruction Survey.** In order to minimize impacts to sensitive species pursuant to the RPO and CEQA, RAAs will be established on the grading plans. There will be no brushing, clearing, and/or grading allowed within Coastal cactus wren breeding habitat RAAs (southern cactus scrub) during the breeding season, defined as between February 15 and August 15, unless the Director of PDS waives this condition through written concurrence from the USFWS and the CDFW, provided that no cactus wren nests are within 300 feet of the brushing, clearing, or grading.

COA BIO No. 7 **Biological Monitoring Contract.** In order to prevent inadvertent disturbance to sensitive biological resources, a County-approved “Biological Monitor,” shall be contracted to perform biological monitoring during grading, clearing, grubbing, trenching, and construction activities. A contract shall be provided to the County demonstrating the work to be completed, and a Memorandum of Understanding (MOU)

between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works or bond separately with the PDS.

COA BIO No. 8

Biological Monitoring Prior to Construction. In order to prevent inadvertent disturbance to sensitive biological resources, pre-grading work will include duties pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the PDS Permit Compliance Section. The Biological Monitor will verify that the limits of each phase of project construction have been clearly delineated with temporary fencing by a survey crew. On site, the temporary fencing shall be required when grading is proposed within 300 feet of open space. Off-site, temporary fencing shall be installed to indicate the allowable limits of grading, clearing, and staging areas. Construction access shall utilize existing developed areas or be within the identified construction area and be clearly marked (i.e., flagged and/or staked). The Biological Monitor will also verify that any security lighting around staging or storage areas are motion censored.

Construction staging areas, equipment refueling areas, and other areas for equipment and materials storage shall be located within the identified construction area and displayed on the project plans. The Biological Monitor will supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. For each grading phase, these items shall be checked by the Biological Monitor before initiation of clearing or construction. The Biological Monitor shall submit a letter to the County indicating compliance and the readiness for work to commence.

COA BIO No. 9

Biological Monitoring During Construction. In order to prevent inadvertent disturbance to sensitive biological resources, grading generally located within 300 feet of proposed open space, within 100 feet of RAAs, or within natural and naturalized habitats as determined by the Biological Monitor shall be monitored, and the work will include monitoring duties before, during, and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement

Guidelines. The Biological Monitor shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The Biological Monitor shall perform the following duties, as necessary 1) prepare a California gnatcatcher- and arroyo toad-monitoring program to the satisfaction of PDS Permit Compliance Section and the Wildlife Agencies; 2) perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector; 3) periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector; 4) conduct training for contractors and construction personnel for the purpose of resource protection (description of endangered species, habitat, and conservation measures); 5) monitor construction-related lighting (lowest intensity allowed for safety, shielded, and directed away from preserved habitat); 6) monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to waters of the United States; 7) stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and PDS Permit Compliance Section within 24 hours; 8) produce periodic (monthly during grading) and final reports and submit to PDS (final report will release bond); 9) confer with the Wildlife Agencies and PDS Permit Compliance Coordinator within 24 hours any time protected habitat, gnatcatchers, toads, or raptors are being affected by construction; 10) attend construction meetings and other meetings as necessary; and 11) prepare and submit a final letter report substantiating the monitoring and that grading did not impact the project open space areas or other sensitive biological resources (include photos of temporary fencing prior to grading and of the site after clearing and grading, monitoring logs).

COA BIO No. 10

Temporary Fencing. In order to prevent inadvertent disturbance to sensitive biological resources, temporary construction fencing shall be installed. Temporary fencing is required in all locations of the project where proposed grading or clearing is within 300 feet of an open space easement boundary or within 100 feet of an area that is designated as a RAA. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed.

COA BIO No. 11 Limited Building Zone Easement. In order to protect sensitive biological resources in the adjacent biological open space easement, pursuant to the RPO and CEQA, a Limited Building Zone Easement will be granted to the County, as shown on the Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement, restrict unauthorized access, prohibit landscaping with exotic pest plants that may invade the open space easement, and prohibit artificial lighting and focal use areas that would alter wildlife behavior in the open space easement. This easement requires the landowner to maintain permanent fencing and signage. The easement precludes 1) placement, installation, or construction of habitable structures, including garages or accessory structures designed or intended for occupancy by humans or animals, 2) landscaping with exotic pest plants, 3) artificial lighting except low-pressure sodium fixtures shielded and directed away from the open space easement, 4) focal use areas including arenas, pools, and patios.

In addition, landscape plans shall have a prohibition of street trees or shrubs (native or non-native) in landscaping adjacent to preserved open space areas where cactus wren are located to minimize perching from avian predators, and require all lighting be shielded and or directed downward to not shine on any adjacent open space.

COA BIO No. 12 Open Space Signage. In order to protect the proposed open space easement from entry, informational signs will be installed, where appropriate, along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the final RMP for pathways and trails. The signs must be corrosion resistant, a minimum of 6 inches by 9 inches in size, on posts not less than three (3) feet in height from the ground surface, and state “Sensitive Environmental Resources Protected by Easement. Entry without express written permission from the County of San Diego is prohibited.”

COA BIO No. 13 Open Space Fence/Wall. In order to protect the proposed open space easement from entry, an open space fence or wall will be installed along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the final RMP for pathways and trails. The barrier must be a minimum construction of vertical metal fencing, but may be other suitable construction material, as approved by

PDS. Split-rail fencing will be installed along the trail where parallel to the Gomez Creek corridor.

COA BIO No. 14 **Placement of Open Space Fencing and Signage.** Prior to completion of grading, the fencing and signage shall be installed as approved on the Conceptual Grading and Development Plan.

COA BIO No. 15 **Easement Avoidance.** Prior to completion of grading, the Biological Monitor will prepare and submit a final letter report substantiating that the clearing, grading, and construction did not impact the project open space areas, pursuant to County Grading Ordinance Section 87.112. The easements indicated on the grading plans are for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within the open space easements. Any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration.

COA BIO No. 16 If installation of the waterline along Jeremy Way occurs during the period of February 15 to August 31 (California gnatcatcher breeding season) or if installation of the sewer line along the SR 76 right-of-way occurs during the period of March 15 through August 31 (least Bell's vireo breeding season), a County-approved biologist shall conduct pre-construction surveys in suitable nesting habitat adjacent to the construction area to determine the location of any active nests in the area. If the habitat is suitable for raptors, the survey area shall extend to 500 feet from the impact area, and if the habitat is suitable only for nesting by non-listed and non-raptor avifauna, the survey area shall extend 50 to 300 feet from the impact area, depending on the habitat type. The survey shall begin not more than 3 days prior to the beginning of construction activities. If nesting birds are detected by the biologist, the following buffers would be established: 1) no work within 50 feet of a non-listed and non-raptor avifauna nest; 2) no work within 300 feet of a federally or state-listed species, such as southwestern willow flycatcher or least Bell's vireo; and 3) no work within 500 feet of a raptor nest. The buffer will be flagged in the field and mapped on the construction plans. To the extent possible, the non-construction buffer zones will be avoided until the nesting cycle is

complete. However, it may be reasonable for the County to reduce these buffer widths depending in the project area-specific conditions (e.g., the width and type of screening vegetation) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance). If construction must take place within these buffer widths, the project applicant should contact the County to determine how to best minimize impacts to nesting birds.

COA BIO No. 17 **Revegetation Plan or Off-Site Conservation.** In order to mitigate for impacts to 2.7 acres of southern cactus scrub, which are sensitive biological resources pursuant to the RPO and CEQA, revegetation or off-site conservation shall occur. On-site areas of potential cactus scrub creation/enhancement are identified in Appendix O of the Biological Technical Report, which is included as Appendix E to the EIR.

Option 1: Revegetation of 3.5 acres of cactus scrub habitat benefitting cactus wren shall be created by implementation of a Revegetation Plan to be submitted and approved prior to approval of the (first) Final Map. The Revegetation Plan shall focus on the following locations in order of importance: a) the on-site southeastern border in and adjacent to fuel management areas to provide connectivity with existing suitable cactus wren habitat, b) suitable south-facing slopes in the project area, c) suitable RPO wetland buffers, and d) created and conserved in an off-site preserve benefitting cactus wren (see mapped locations in the Conceptual RMP). The Revegetation Plan shall be prepared in conformance with County Requirements for Revegetation Plans, in accordance with the specifics included in the Conceptual RMP, and implemented prior to impacts of grading for the phase of development which includes cactus wren habitat. This timing would allow on-site cactus scrub revegetation to be installed and managed/monitored before the occupied areas would be impacted and so that appropriate restored habitat for cactus wren would be available in the on-site open space for dispersal. A Preliminary Revegetation Memo is attached to this report and discusses the options for creation/enhancement of 3.5 acres of cactus scrub on the project site including salvaging on-site cacti and clustering of mature cacti within the revegetation areas. Due to conservation of one pair of cactus wren within the project open space; the additional 3.5 acres of cactus scrub revegetation would be considered occupied habitat. The Revegetation

Plan will also include creation/ enhancement options for riparian vegetation and RPO buffer enhancement.

In order to assure project completion and success of the Revegetation Plan, a surety shall be provided and an agreement shall be executed with the County of San Diego and consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and a 10 percent cash deposit of the cost of all improvements (no less than \$3,000.00; no more than \$30,000.00). The surety shall be released upon completion of the Revegetation Plan provided the installed vegetation is in a healthy condition and meets the plan's success criteria.

The type of habitat and the location of the proposed revegetation, should be pre-approved by PDS before initiating revegetation implementation. The habitat shall support at least one pair of cactus wren and provide an equal or greater benefit to the species when compared with the habitat impacted by the project.

Option 2: If purchasing Mitigation Credit, the mitigation bank shall be approved by the CDFW and is expected to be located in an area which benefits the conservation of cactus wren in San Luis Rey River Valley east of I-15 or in the vicinity of Valley Center (i.e., within the presumed corridor between the San Luis Rey River and San Pasqual Valley). The following evidence of purchase shall include the following information to be provided by the mitigation bank:

1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project, and the amount remaining after utilization by this project.

The type of habitat and the location of the proposed mitigation, should be pre-approved by PDS before purchase or entering into any agreement for purchase. The habitat shall support at least one pair of cactus wren and provide an equal or greater benefit to the species when compared with the habitat impacted by the project and potential benefits of on-site revegetation.

Option 3: If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in in an area which benefits the conservation of cactus wren in San Luis Rey River Valley east of I-15 or in the vicinity of Valley Center (i.e., within the presumed corridor between the San Luis Rey River and San Pasqual Valley) as indicated below:

The type of habitat and the location of the proposed mitigation, should be pre-approved by PDS before purchase or entering into any agreement for purchase. The habitat shall support at least one pair of cactus wren and provide an equal or greater benefit to the species when compared with the habitat impacted by the project and potential benefits of on-site revegetation.

An RMP shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS and CDFW. If the off-site mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.

In lieu of providing a private habitat manager, the applicant may contract with a federal, state, or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like-functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

Documentation: The applicant shall purchase the off-site mitigation credits and provide the evidence to the PDS for review and approval. If the off-site mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the PDS that DPR agrees to this

proposal. It is recommended that the applicant submit the mitigation proposal to the PDS, for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared, and an application for the RMP shall be submitted to the PDS.

Timing: Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed.

Monitoring: The PDS shall review the mitigation purchase for compliance with this condition. Upon request from the applicant, PDS can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option No. 2, then the PDS shall accept an application for an RMP, and PDS shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

COA BIO No. 18 **Resource Avoidance Areas/Preconstruction Survey.** In order to minimize impacts to sensitive species pursuant to RPO and CEQA, RAAs will be established on the grading plans. There will be no brushing, clearing, and/or grading allowed within raptor breeding habitat RAA (suitable trees) during the breeding season, defined as between February 1 and June 1, unless the Director of PDS waives this condition through written concurrence from the USFWS and the CDFW, provided that no raptor nests are within 500 feet of the brushing, clearing or grading.

COA BIO No. 19 To comply with the state and federal regulations for impacts to “waters of the United States and state,” the following agency permits are required, or verification that they are not required shall be obtained.

1. The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the director of Planning and Land Use that such an agreement or permit is not required:
 - a. A Clean Water Act, Section 401/404 permit issued by the California RWQCB and the ACOE for all project-related disturbances of waters of the United States and/or associated wetlands.
 - b. A Section 1602 Streambed Alteration Agreement issued by the CDFW for all project-related disturbances of any streambed.

2. Documentation: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the PDS for compliance.
3. Timing: Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits.

Monitoring: The PDS shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the Department of Public Works (DPW) for implementation on the grading plans.

COA BIO No. 20

As part of the Revegetation Plan (described in COA BIO No. 17), extensive agriculture areas within the RPO wetland buffer will be revegetated with a combination of transitional riparian species and upland native shrubs in order to enhance the Gomez Creek corridor for wildlife movement. The Revegetation Plan must demonstrate, to the satisfaction of PDS, that the net result of the revegetation is that the reduced but revegetated buffer along Gomez Creek provides an equal or greater benefit to species that utilize that corridor compared with a 100' foot buffer that lacks the revegetation proposed.

COA BIO No. 21

If mass grading occurs during the period of March 15 through August 31, a County-approved biologist shall conduct pre-construction surveys in suitable nesting habitat adjacent to the construction area to determine the location of any active nests in the area. If the habitat is suitable for raptors, the survey area shall extend to 500 feet from the impact area and if the habitat is suitable only for nesting by non-listed and non-raptor avifauna, the survey area shall extend 50 to 300 feet from the impact area, depending on the habitat type. The survey shall begin not more than 3 days prior to the beginning of construction activities. If nesting birds are detected by the biologist, the following buffers would be established: 1) no work within 50 feet of a non-listed and non-raptor avifauna nest; 2) no work within 300 feet of a federally or state-listed species, such as southwestern willow flycatcher or least Bell's vireo; and 3) no work within 500 feet of a raptor nest. The buffer will be flagged in the field and mapped on the construction plans. To the extent possible, the non-construction buffer zones will be avoided until the nesting cycle is

complete. However, it may be reasonable for the County to reduce these buffer widths depending in the project area-specific conditions (e.g., the width and type of screening vegetation) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance). If mass grading must take place within these buffer widths, the project applicant should contact the County to determine how to best minimize impacts to nesting birds.

COA BIO No. 22

A traffic signal light shall be installed at the main entrance to the project thereby reducing vehicle speeds along SR 76 at the Gomez Creek crossing and reducing the likelihood of wildlife-vehicle collisions. Additionally, a permanent 8-foot tall woven-mesh or welded wire game management (wildlife damage control) fence shall be installed on both sides of Gomez Creek along the lower approximately 1,000 feet on site, such that wildlife are directed toward the undercrossing at Pala Road. The mesh will include approximate 7-inch tall grids along the top half, gradating down to 3-inch mesh in the lower quarter. This will provide visual and physical deterrence for larger wildlife and physical deterrence for smaller wildlife while maintaining material weight and cost efficiency. Fencing will be joined to the box culverts at SR 76 or will be directly adjacent to the culvert opening such that wildlife may not squeeze through or past the joint (intersection of the two).

For monitoring purposes, a digital game motion/heat triggering camera station will be established such that continual coverage of the undercrossing is achieved. If feasible, the station will include a solar cell to provide power and recharge batteries and a cellular transmitter to relay photographs to an off-site repository. Monitoring will begin at least 3 months prior to construction, continue through construction, as a condition of the grading plans, and be maintained in place for at least a period of 5 years following buildout of the project.

Photos will be evaluated and reported to PDS on a quarterly basis. As part of the Resource Management Plan, an annual report will provide a summary of monitoring results and any proposed adaptive management measures related to the directive fencing. Monitoring may continue at the discretion of the open space land manager, as deemed necessary to provide information for adaptive management.

M-BI-1

The Biological Easement (see COA BIO No. 1) will conserve 359 acres.

- M-BI-2** The RMP (see COA BIO No. 2) provides for long-term management of the proposed open space preserve.
- M-BI-3** The construction monitoring (see COA BIO No. 3) includes toad surveys and toad exclusionary measures, if needed.
- M-BI-4** ESA permitting and consultation will be done if toad is detected within the construction limits.
- M-BI-5** The restoration or avoidance requirements (See COA BIO No. 4, above) would result in restoration of 0.3 acres of southern coast live oak riparian forest or avoidance of impacts.
- M-BI-6** The construction monitoring (See COA BIO No. 5) includes California gnatcatcher surveys and avoidance measures.
- M-BI-7** The revegetation requirements (See COA BIO No. 17, above) would result in on-site creation/revegetation of 3.5 acres of southern cactus scrub, the purchase of mitigation credit, or off-site conservation and management. The applicant is required to implement mitigation that will result in equal or greater benefit to the species, as determined by PDS review of specific mitigation alternatives.
- M-BI-8** The construction monitoring (See COA Bio No. 6) includes cactus wren surveys and avoidance measures.
- M-BI-9** **Biological Monitoring** (see COA BIO No. 7 through No. 10, above), which will ensure all work is limited to the development boundary through temporary fencing of disturbance areas in accordance with the approved plans and a biological monitor will be on site during pre-construction and construction activities in order to monitor the clearing/grubbing activities and minimize indirect impacts to adjacent open space areas, including jurisdictional waters.
- M-BI-10** **RMP, Limited Building Zone Easement, Open Space Signage and Fencing/Wall, Easement Avoidance** (see COA BIO No. 2 and No. 11 through No. 15, above), which provide for long-term resource management and monitoring and require that a limited building zone easement be dedicated to the County to minimize impacts adjacent to open space areas; open space easements be clearly marked with signs and fencing, as needed; and that signage and fencing be installed prior to completion of grading, including jurisdictional waters.

- M-BI-11** See COA BIO No. 16, which requires pre-construction surveys in suitable nesting habitat if installation of the waterline or sewer line occurs between February 15 and August 31.
- M-BI-12** See COA BIO No. 19, above, which requires impacts to waters of the U.S. and state comply with state and federal regulations and obtain the appropriate agency permits.
- M-BI-13** See COA BIO No. 22, above, which requires installation of a traffic signal light at the main entrance to the project, installation of wire game management directive fencing to preclude wildlife from crossing at-grade across SR 76, and a wildlife camera monitoring program to provide a means to implement adaptive management of these measures.
- M-BI-14** See COA BIO No. 21, above, which requires pre-construction surveys in suitable nesting habitat if any grading occurs between March 15 and August 31. Active nests shall be given appropriate buffers.

7.1.4 Cultural Resources

- M-CR-1** To mitigate for potential direct impacts to archaeological deposits beneath the existing structure at P-37-027238 (the Main House), the applicant shall implement the following program.

ANY PERMIT

M-CR-1.1 Demolition Monitoring

Intent: In order to mitigate for potential impacts to the significant component (1870s era adobe wall and possible subsurface resources) of the historic Main House (P-37-027238), a demolition monitoring program (including controlled excavations) shall be implemented pursuant to the County of San Diego (County) *Guidelines for Determining Significance, Report Format and Content Requirements: Cultural Resources* and the California Environmental Quality Act.

Description of Requirement: A County-approved Principal Investigator, known as the “Project Archaeologist,” shall be contracted to perform demolition monitoring and controlled excavations of the historic Main House (P-37-027238). The demolition monitoring program shall include but is not limited to the following:

- a. The Project Archaeologist shall perform the demolition monitoring duties and controlled excavations during the demolition of the historic Main House (P-37-

027238). The contract or letter of acceptance provided to the County shall include an agreement that the demolition monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

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

Documentation: The applicant shall provide a copy of the Demolition Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost of the monitoring work shall be added to the grading bond cost estimate.

Timing: Prior to approval of any grading and or improvement plans and issuance of any grading or construction permits.

Monitoring: The [PDS, PCC] shall review the contract or letter of acceptance, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

The following notes shall be placed on the grading/improvement plans:

M-CR-1.2 Demolition Monitoring

PREGRADING/DEMOLITION MEETING

Intent: In order to comply with the County *Guidelines for Significance, Report Format and Content Requirements: Cultural Resources* and the California Environmental Quality Act, a demolition monitoring program for the historic Main House (P-37-027238) shall be implemented.

Description of Requirement: The County-approved Project Archaeologist and [PDS, PCC], shall attend the pre-construction/demolition meeting with the contractors to explain and coordinate the requirements of the demolition monitoring and controlled excavation program. The Project Archaeologist shall monitor the demolition of the historic Main House (P-37-027238). The demolition monitoring program shall comply with the County *Guidelines for Determining Significance, Report Format and Content Requirements: Cultural Resources*.

Documentation: The applicant shall have the contracted Project Archaeologist attend the pre-construction/demolition meeting to explain the demolition monitoring requirements.

Timing: Prior to the pre-grading/demolition meeting, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, this condition shall be completed.

Monitoring: The [DPW, PDCI] shall invite the [PDS, PCC] to the pre-grading/demolition meeting to coordinate the demolition monitoring requirements of this condition. The [PDS, PCC] shall attend the pre-construction/demolition meeting and confirm the attendance of the approved Project Archaeologist.

M-CR-1.3 Demolition Monitoring

DURING DEMOLITION

Intent: In order to comply with the County *Guidelines for Determining Significance, Report Format and Content Requirements: Cultural Resources*, and the California Environmental Quality Act, a demolition monitoring program for the historic Main House (P-37-027238) shall be implemented.

Description of Requirement: The Project Archaeologist shall monitor the demolition of the historic Main House (P-37-027238). The demolition monitoring program shall comply with the following requirements:

- a. During the demolition of the historic Main House (P-37-027238), the Project Archaeologist shall be on site full time. The frequency and location of the inspections will be determined by the Project Archaeologist.
- b. In the event that the interior 1870s-era adobe wall or other cultural resource is identified, the Project Archaeologist shall have the authority to divert or temporarily halt demolition operations to allow evaluation of the potentially significant cultural resource. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist, shall determine the significance of the discovered resource(s). Demolition activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
- c. In the event that any portion of the 1870s-era adobe is identified, a preservation plan shall be prepared. The preservation plan shall include:
 - Reasonable efforts to preserve (through avoidance) the 1870s-era adobe in situ.

- If preservation is not feasible, then a research design and data recovery program shall be implemented as identified in item d.
- d. A research design and data recovery program (controlled excavation) of the historic Main House (P-37-027238) shall be prepared and shall include but not be limited to the following:
- If preservation in situ is not feasible, the wall may be dismantled and moved to another location on site.
 - All building components, including the concrete slab foundation, shall be removed without disturbing the ground surface and/or as directed by the Project Archaeologist. Once the ground surface is exposed, the Project Archaeologist shall map all visible features and artifacts.
 - A controlled excavation program to expose features and recover artifacts shall be conducted in conformance with professional standards if historic features or deposits are identified.
 - All recovered materials shall be cataloged and analyzed and appropriate special studies conducted.

Documentation: The applicant shall implement the demolition monitoring program pursuant to this condition.

Timing: The following actions shall occur throughout the duration of the demolition of the historic Main House (P-37-027238).

Monitoring: The [DPW, PDCI] shall make sure that the Project Archaeologist is on site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Archaeologist or applicant fails to comply with this condition.

M-CR-1.4 Demolition Monitoring

ROUGH GRADING

Intent: In order to comply with the County *Guidelines for Determining Significance, Report Format and Content Requirements: Cultural Resources*, and the California Environmental Quality Act, a demolition monitoring program shall be implemented.

Description of Requirement: The Project Archaeologist shall prepare one of the following reports upon completion of the demolition activities for the historic Main House (P-37-027238) that require monitoring:

- a. If no cultural resources are encountered during demolition, then a final negative monitoring report shall be submitted substantiating that demolition activities are completed and no cultural resources were encountered. Demolition monitoring logs showing the date and time that the monitor was on site must be included in the negative monitoring report.
- b. If cultural resources were encountered during demolition, the Project Archaeologist shall provide a demolition monitoring report stating that the demolition monitoring activities have been completed and that resources have been encountered. The report shall detail all cultural artifacts, features, and deposits discovered during monitoring and the anticipated schedule for completion of the disposition of artifacts (curation, repatriation) phase of the monitoring.

Documentation: The applicant shall submit the demolition monitoring report to the [PDS, PCC] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center.

Timing: Upon completion of all demolition activities, and prior to rough grading final inspection (Grading Ordinance Section 87.421.a.2), the report shall be completed.

Monitoring: The [PDS, PCC] shall review the report or monitoring memo for compliance with the project Mitigation, Monitoring, and Reporting Program, and inform [DPW, PDCI] that the requirement is completed.

M-CR-2 Due to the cultural sensitivity of the project area, monitoring of the project area shall be conducted by a qualified archaeologist and a Luiseño Native American monitor during ground-disturbing activities, including off-site improvements, to ensure that if buried features (e.g., human remains, hearths, historic deposits) are present, they will be handled in a timely and proper manner.

ANY PERMIT:

M-CR-2.1 Archaeological Grading Monitoring

Intent: In order to mitigate for potential impacts to undiscovered buried archaeological resources on the Warner Ranch project site, including off-site improvements, a grading monitoring program and potential data recovery

program shall be implemented pursuant to the *County Guidelines for Determining Significance, Report Format and Content Requirements: Cultural Resources* and the California Environmental Quality Act.

Description of Requirement: A County-approved principal investigator, known as the Project Archaeologist, shall be contracted to perform cultural resource grading monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The grading monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during, and after construction pursuant to the most current version of the *County Guidelines for Determining Significance, Report Format and Content Requirements: Cultural Resources*. The contract or letter of acceptance provided to the County shall include an agreement that the grading monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archaeologist shall provide evidence that a Luiseño Native American has been contracted to perform Native American grading monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

Documentation: The applicant shall provide a copy of the grading monitoring contract or letter of acceptance, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost of the monitoring work shall be added to the grading bond cost estimate.

Timing: Prior to approval of any grading and or improvement plans and issuance of any grading or construction permits.

Monitoring: The [PDS, PCC] shall review the contract or letter of acceptance, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

M-CR-2.2 Cultural Resources Report**OCCUPANCY**

Intent: In order to ensure that the grading monitoring and demolition monitoring occurred during the demolition of the Main House (P-37-027238) and the grading phase of the project, a final report shall be prepared.

Description of Requirement: A final grading monitoring and data recovery report that documents the results, analysis, and conclusions of all phases of the archaeological monitoring program shall be prepared. The report shall include the following items:

- a. DPR site forms
 - b. Daily monitoring logs
 - c. Evidence that all cultural materials have been curated, which shall include but not be limited to the following:
 - Evidence that all prehistoric archaeological materials collected during the survey, testing, demolition monitoring and controlled excavations, and grading monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.
- or
- Evidence that all prehistoric materials collected during the survey, testing, demolition monitoring and controlled excavations, and grading monitoring program have been repatriated to a Native American group of appropriate Tribal affinity. Evidence shall be in the form of a letter from the Native American Tribe to whom the cultural resources have been repatriated confirming that the archaeological materials have been received.

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

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

Documentation: The Project Archaeologist shall prepare the final report and submit it to the [PDS, PCC] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and the culturally affiliated Tribe.

Timing: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared.

Monitoring: The [PDS, PCC] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

The following notes shall be placed on the Grading/Improvement Plans:

M-CR-2.3 Archaeological Monitoring

PRECONSTRUCTION MEETING

Intent: In order to comply with the County of San Diego *Guidelines for Significance, Report Format and Content Requirements: for Cultural Resources*, a cultural resource grading monitoring program shall be implemented.

Description of Requirement: The County-approved Project Archaeologist, Luiseño Native American monitor, and [PDS, PCC] shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist and Luiseño Native American monitor

shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County *Guidelines for Determining Significance, Report Format and Content Requirements: for Cultural Resources*.

Documentation: The applicant shall have the contracted Project Archaeologist and Luiseño Native American monitor attend the pre-construction meeting to explain the monitoring requirements.

Timing: Prior to the pre-construction conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed.

Monitoring: The [DPW, PDCI] shall invite the [PDS, PCC] to the pre-construction conference to coordinate the cultural resource monitoring requirements of this condition. The [PDS, PCC] shall attend the pre-construction conference and confirm the attendance of the approved Project Archaeologist.

M-CR-2.4 Archaeological Monitoring

DURING CONSTRUCTION

Intent: In order to comply with the County *Guidelines for Determining Significance, Report Format and Content Requirements: Cultural Resources*, a Cultural Resource Grading Monitoring Program shall be implemented.

Description of Requirement: The Project Archaeologist and Luiseño Native American monitor shall monitor all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseño Native American monitor shall be on site as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseño Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseño Native American monitor.
- b. In the event that previously unidentified, potentially significant cultural resources are discovered, the Project Archaeologist or the Luiseño Native American monitor shall have the authority to divert or temporarily halt

ground-disturbing operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseño Native American monitor, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the PDS Staff Archaeologist, then carried out using professional archaeological methods. The research design and data recovery program shall include (1) reasonable efforts to preserve (through avoidance) “unique” cultural resources or Sacred Sites pursuant to CEQA Section 21083.2(g), as the preferred option; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. Isolates and clearly non-significant deposits will be minimally documented in the field and the monitored grading can proceed.

- c. If any human remains are discovered, the property owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the Most Likely Descendant regarding their recommendations, as required by California Public Resources Code (PRC) Section 5097.98, has been conducted. The guidelines in PRC Section 5097.98, CEQA Guidelines Section 15064.5, and Health & Safety Code Section 7050.5 shall be followed. Upon conclusion of the proper treatment and disposition of the remains, the property owner or their representative shall advise the PDS Staff Archaeologist of the outcome.
- d. Monthly status reports shall be submitted to the Director of PDS starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities

during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition.

Timing: The following actions shall occur throughout the duration of the grading construction.

Monitoring: The [DPW, PDCI] shall make sure that the Project Archaeologist is on site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Archaeologist or applicant fails to comply with this condition.

M-CR-2.5 Archaeological Monitoring

ROUGH GRADING

Intent: In order to comply with the County *Guidelines for Determining Significance, Report Format and Content Requirements: Cultural Resources*, a grading monitoring program shall be implemented.

Description of Requirement: The Project Archaeologist shall prepare one of the following reports upon completion of the grading activities that require monitoring:

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

Documentation: The applicant shall submit the grading and demolition monitoring report to the [PDS, PCC] for review and approval. Once approved, a

final copy of the report shall be submitted to the South Coastal Information Center and the culturally affiliated Tribe.

Timing: Upon completion of all grading activities, and prior to rough grading final inspection (Grading Ordinance Section 87.421.a.2), the report shall be completed.

Monitoring: The [PDS, PCC] shall review the report or field monitoring memo for compliance with the project Mitigation, Monitoring, and Reporting Program, and inform [DPW, PDCI] that the requirement is completed.

M-CR-2.6 Archaeological Monitoring

FINAL GRADING RELEASE

Intent: In order to comply with the County *Guidelines for Determining Significance, Report Format and Content Requirements: Cultural Resources*, a grading monitoring program shall be implemented.

Description of Requirement: The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the grading and demolition monitoring program if cultural resources were encountered during grading. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms
- b. Daily monitoring logs
- c. Evidence that all cultural materials have been curated, including but not limited to the following:
 - Prehistoric archaeological materials collected during the survey, testing, demolition monitoring and controlled excavations, and grading monitoring program shall be submitted and curated at a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR 79, and therefore would be professionally curated and made available to other archaeologists/ researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

- Evidence that all prehistoric materials collected during the survey, testing, demolition monitoring and controlled excavations, and grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated confirming that the archaeological materials have been received.

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

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

Documentation: The Project Archaeologist shall prepare the final report and submit it to the [PDS, PCC] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and the culturally affiliated Tribe.

Timing: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared.

Monitoring: The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [PDS, LDR] and [DPW, PDCI] that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

M-CR-3

In order to avoid indirect impacts to CA-SDI-746, which is located off site on a parcel adjacent to the Warner Ranch project area, permanent fencing will be maintained along the project boundary in this area and temporary fencing during grading will be required, as follows.

The following notes shall be placed on the grading/improvement plans:

M-CR-3.1 Temporary Fencing

PRE-CONSTRUCTION MEETING

Intent: In order to prevent inadvertent disturbance to CA-SDI-746, temporary construction fencing shall be installed.

Description of Requirement: Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed in all locations of the project where proposed grading or clearing is within 100 feet of CA-SDI-746. The placement of the temporary fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the temporary fencing shall remain in place until the conclusion of grading activities, after which the temporary fencing shall be removed.

Documentation: The applicant shall have a California-licensed surveyor, in consultation with the Project Archaeologist, install and certify the installation of the temporary fencing. The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval.

Timing: Prior to the pre-construction meeting and prior to any clearing, grubbing, trenching, grading, or any land disturbances the temporary fencing shall be installed, and shall remain for the duration of the grading and clearing.

Monitoring: The [PDS, PCC] shall either attend the pre-construction meeting and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant's surveyor.

PERMANENT FENCING

Because permanent fencing is required for biological resources, see the biological permanent fencing mitigation measure M-BI-10 (see COA BIO No. 11).

M-CR-4 In order to avoid impacts to CA-SDI-12208H, the site will be left in open space, and temporary fencing will be in place during construction. Because the site is within biological open space, see biological temporary fencing mitigation measure M-BI-9 (see COA BIO No. 10).

M-CR-5 Although site CA-SDI-4502 was determined to have limited significance, which was exhausted through testing, recordation, and curation, in order to fully exhaust the information, the bedrock milling will be incorporated into landscaped areas for educational purposes as follows:

The following notes shall be placed on the grading/improvement plans:

M-CR-5.1 Relocation of Bedrock Milling Features

**PRE-CONSTRUCTION GRADING AND/
OR IMPROVEMENTS**

Intent: In order to meet the intent of the County *Guidelines for Determining Significance, Report Format and Content Requirements: Cultural Resources* and the California Environmental Quality Act, the bedrock milling of site CA-SDI-4502 shall be incorporated into the open space or landscape areas of the Warner Ranch project.

Description of Requirement: The bedrock milling of site CA-SDI-4502 shall be relocated to the on-site open space or landscape areas of the Warner Ranch project.

Documentation: The applicant shall:

- a. Provide a letter from the Project Archaeologist that the bedrock milling associated with site CA-SDI-4502 has been relocated. The letter shall identify the location on site to which the bedrock milling was moved.
- b. The Project Archaeologist shall prepare updated DPR site record forms identifying the new location of the bedrock milling. Evidence in the form of a letter from the South Coastal Information Center that the DPR forms have been submitted to the South Coastal Information Center shall be submitted to the [PDS, PCC].

Timing: This condition shall be completed prior to any clearing, grubbing, trenching, grading, or any land disturbances.

Monitoring: The [PDS, PCC] shall review the letter from the Project Archaeologist and the South Coastal Information Center for compliance with this condition.

7.1.5 Geology and Soils

M-GE-1 Prior to issuance of a grading permit, a final Geotechnical Report shall be prepared by a Registered Civil or Geotechnical Engineer. The report shall include any additional field efforts, including but not limited to borings and sampling, and associated laboratory testing, to determine if liquefaction, subsidence/settlement, and rock fall are concerns for this project. The report shall specify foundation designs which are adequate to preclude substantial damage to the proposed structures due to liquefaction or subsidence/settlement. The report shall also state the condition of the graded and natural surfaces in proximity to development, and what actions were taken to remediate rock fall if actions were necessary. The report shall be submitted with the building plans, and all recommendations of the report shall be incorporated into the design of the buildings.

Measures developed in that report shall be based on site-specific conditions and will include site-specific measures required to mitigate against potential geologic hazards. Measures developed for concerns about liquefaction and subsidence/settlement would be similar, and overlap. Those measures would likely include, but not be limited to, the following:

- Deposits of concern shall be over-excavated and recompact.
- Deposits of concern shall be replaced with engineered fill.
- Fill shall be surcharged (temporary over loading with fill) to facilitate settlement.
- Densification of deposits of concern shall be done in-place, potentially including but not limited to any combination of placement of vibra-stone columns, use of wick and blanket drains, compaction grouting, and dynamic compaction.
- Subdrains shall be incorporated.

M-GE-2 Completion of a Geotechnical Report and implementation of the recommendations described in the report, as specified in mitigation measure M-GE-1 would also mitigate potential impacts from subsidence and/or settlement associated with compressible soils. This Geotechnical Report shall address potential subsidence and settlement issues associated with compressible soils.

M-GE-3 Clearing, grubbing, and grading of the project site provides additional opportunities to observe site conditions, including rock fall potential, and to remediate potential situations during development. Mitigation for potential rock fall requires that the suspected boulders located within the proposed development footprint be removed during grading. If potentially hazardous boulders are identified within the proposed fuel modification zones, they shall either be removed or broken in place. The removal of boulders shall be completed prior to completion of rough grading for each phase of the affected areas of the proposed project with evidence provided to the satisfaction of the Director of Planning and Development Services. Alternate methods for addressing the rock fall hazard such as installation of rock catchment fencing or containment areas may be proposed, but such methods would be subject to review and approval by the County and may involve additional environmental review.

7.1.6 Greenhouse Gas Emissions

M-GHG-1 The applicant will install solar panels on rooftop spaces (a photovoltaic solar system) on site as appropriate to produce approximately 4,756,002 kilowatt-hours (kWh) of electricity per year on average. (Under current technology, this equates to up to 9,605 solar panels or an average of 12 solar panels on each single-family home, 2,858 solar panels on the multifamily units, 78 solar panels on the clubhouse, and 40 solar panels on the fire station, with each solar panel having an estimated rating of 285 watts.) The actual capacity and/or conversion efficiency of the photovoltaic panels may alter the actual number of roofs or non-residential roof space requirements to meet the annual 4,756,002 kWh requirement at project buildout. With each building permit, the estimated rating of the solar panel to be installed will be provided to the County of San Diego to determine the overall remaining kilowatt-hours of electricity that are needed to comply with this measure.

M-GHG-2 The project will plumb for electric vehicle charging stations at all the residential units and include electric vehicle charging stations for 3 percent of the total off-street common area parking spaces required. A cabinet, box, or enclosure connected to a conduit linking the parking spaces with the electrical service will be provided for the installation of electric vehicle supply equipment to provide electric vehicle charging stations at those common areas.

M-GHG-3 The project will include outdoor electric outlets for all homes to facilitate use of electrical lawn and garden equipment.

M-GHG-4 Develop and provide to all homeowners an informative brochure to educate homeowners regarding water conservation measures, recycling, location of the electric vehicle charging stations and conduits, location of outdoor electric outlets to promote using electrical lawn and garden equipment, and location of nearby resources such as dining and entertainment venues, small commercial centers, and civic uses to reduce vehicle miles traveled.

M-GHG-5 Carbon Offsets – Construction Emissions: To ensure the project would result in less than significant construction-related GHG emissions, the project applicant shall complete the following:

Prior to issuance of the first grading permit, the applicant shall provide evidence to the County of San Diego (County) Planning & Development Services (PDS) that they have obtained a one-time purchase of carbon credits in the amount of 18,144 MT CO₂E (note: this number reflects the additional construction-related GHG impacts after applying all other mitigation and reductions), which would reduce the entire contribution of construction-related GHG emissions to a level less than significant (see Table M-GHG-5). Construction emissions include all grading, site preparation, building construction and architectural coatings related emissions.

**Table M-GHG-5
Expected Construction CO₂E Emissions Summary**

	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ E (MT)
Total	0.00	9,349.30	9,349.30	1.71	0.00	9,385.17
Blasting Emissions (Metric Tons)						8,758.74
Total (Blasting + Cumulative Construction Total)						18,143.91

Source: Appendix O.

M-GHG-6 Carbon Offsets – Operational Emissions: To ensure the project would result in less than significant operational-related GHG emissions, the project applicant shall complete one of the following two options. (Note: the project's operational emissions would be 10,902 MT CO₂E in the year 2025 at the time of full buildout; see Table M-GHG-6). Therefore, to achieve an efficiency ratio of 3.6 MT CO₂E/year/service population and maintain a less than significant level of GHG emissions, the project may only generate up to 8,489 MT CO₂E annually. Therefore, the project will need to reduce the annual emissions by 2,413 MT CO₂E until the year 2050. Executive Order (EO) S-3-05 established the goals that GHG emissions should be reduced to 2000 levels by 2010, to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. Therefore, the project needs

to mitigate GHG emissions to the year 2050. At this time, there are no regulations pertaining to GHG emission goals post 2050.

It should be noted: as new federal, state and local regulations are adopted or increases in technology occur (for example, solar), this could reduce the amount of carbon credits needed to maintain a level of less than significant.

- (1) Prior to the recordation of the first final map, the applicant shall provide evidence to County PDS that they have obtained carbon credits in the amount of 2,413 MT CO₂E per year multiplied by the number of years from the commencement of the operational aspects of the project (conservatively calculated for this purpose from the date of the first Final Map approval) until the year 2050.

Evidence shall consist of documentation from a County-approved third party that the carbon credits have been obtained and meet the requirements stated herein. The amount of GHG credits may be reduced at the time of first final map issuance if the applicant can demonstrate with substantial evidence that changes in state regulation or law, or other increased building efficiencies have reduced the total MT CO₂E emitted by the project. This will require approval from the County Director of PDS.

- (2) Prior to recordation of each Final Map, the applicant shall obtain the amount of carbon offset credits required for each Final Map based upon the uses contained within that Final Map. Each Final Map shall include as an attachment a tracking table that identifies any previous offsets purchased, and the amount remaining.

The amount of GHG credits may be reduced at the time of each final map issuance if the applicant can demonstrate with substantial evidence that changes in state regulation or law, or other increased building efficiencies have reduced the total MT CO₂E emitted by the project. This will be included in the tabulation and will require approval from the County Director of PDS.

Evidence shall consist of documentation from a County-approved third-party verifier that the carbon credits have been obtained and meet the requirements stated herein. The amount of GHG credits may be reduced at the time of each final map issuance if the applicant can demonstrate with substantial evidence that changes in state regulation or law, or other increased building efficiencies have reduced the total MT CO₂E emitted by the project. This will require approval from the County Director of PDS.

Table M-GHG-6
Year 2025 GHG Emissions and Carbon Offsets per Land Use (metric tons)

CO₂E Generator (Unmitigated)	Single Family CO₂E Emissions	Multi Family CO₂E Emissions	Fire Station CO₂E Emissions	Park CO₂E Emissions
Area (project)	813.679	374.841		
Electricity single family	1,247.559			
Electricity multifamily		349.667		
Electricity commercial			126.253	
Electricity park				25.982
Natural gas single family	792.817			
Natural gas multi-family		182.144		
Natural gas commercial			7.839	
Mobile (emissions including LCFS)	7,068.935	2,605.181	229.713	
Mobile (LCFS corrections)	706.894	260.518	22.971	
Waste	284.809	51.478	0.883	
Water	271.619	125.135	17.789	
Total	11,186.31	3,948.96	405.45	25.98
CO₂E Mitigation and Reductions	CO₂E Reduction	CO₂E Reduction	CO₂E Reduction	CO₂E Reduction
Area – Mitigation Measures	-426.224	-196.350		
Energy – Electricity – Single Family	-67.715			
Energy – Electricity – Multifamily		-15.629		
Energy – Electricity – RPS	-268.225	-75.178	-27.144	-5.586
Energy – Natural Gas – Single Family	-40.689			
Energy – Natural Gas – Multi Family		-5.415		
9,605 Solar Panels (285W)	-1076.396	-464.073	-6.495	-12.665
Mobile – LCFS reduce emissions by 10%	-706.894	-260.518	-22.971	
Mobile – Pavley II Plus Tire Pressure	-174.603	-64.348	-5.674	
Mobile – 4.4% VMT Reduction		-479.345		
Waste – Install recycling bins	-71.202	-12.870	-0.111	-0.111
Water – Install low flow water fixtures	-58.449	-26.928	-3.585	
Water – RPS	-58.40	-26.904	-3.825	
Mitigation and Reductions Total	-2,948.79	-1,627.56	-69.80	-18.36
Total with Mitigation and Reductions	8,237.52	2,321.41	335.64	7.62
Percent of Emissions and Carbon Offset	75.56%	21.29%	3.08%	0.07%
Carbon Offset Needed (Total 2,413.37)	1,823.51	513.88	74.30	1.69
Number of Units	534	246	1	1
Carbon Offset per Unit or Use	3.41	2.09	74.30	1.69

Source: Appendix O.

7.1.7 Hazards and Hazardous Materials

M-HZ-1 Prior to issuance of the first building permit a temporary fire station with adequate accommodations for firefighting personnel and equipment to protect the initial

phases of the proposed project. Prior to the issuance of the 391st building permit, a permanent station building, as described in the project description of this EIR shall be constructed. The operation and maintenance costs associated with the proposed station will be addressed prior to approval of the first building permit for the project as follows:

The project will form an appropriate financing district to generate annual funding for operation and maintenance costs for the fire station until the annual property taxes from the proposed project will generate additional revenues to SDCFA to support the fire station's staff and equipment. Upon approval of the proposed project and the establishment of higher property values, the annual property taxes will generate additional revenues to SDCFA to support district-wide operation and maintenance of this fire station. In the event, additional operation and maintenance funds are required above and beyond SDCFA's share of increased property tax revenues generated by the project, the financing mechanism will provide the difference in funding needed to operate the fire station based upon standard operational parameters needed to service the project residents.

M-HZ-2 **For potential lead-based-paint-containing materials:** Prior to issuance of a building permit that includes demolition of on-site structures and prior to commencement of demolition or renovation activities, a survey shall be performed by a California Department of Health Services-certified lead inspector/risk assessor to determine the presence or absence of lead based paint located in buildings or structures whose age of construction indicates the possible inclusion of lead-based-paint-containing materials. All lead-containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression. Lead-containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations Division 4.5); the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1); and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 Division 1, Chapter 8).

M-HZ-3 For potential asbestos-containing materials:

Prior to issuance of a building permit that includes demolition of on-site structures and prior to commencement of demolition or renovation activities, a facility survey shall be performed to determine the presence or absence of asbestos-containing materials in buildings or structures whose age of construction indicates the possible inclusion of asbestos-containing materials. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and

analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by the California Occupational Safety and Health Administration (Cal/OSHA) pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an Environmental Protection Agency (EPA)-approved Building Inspector Course. Should regulated asbestos-containing materials be found, it shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation. Evidence of completion of the facility survey shall consist of a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If present, the letter shall describe the procedures that will be taken to remediate the hazard.

M-HZ-4 “The investigation and any remedial actions related to pesticide contamination focuses on the elimination of human or environmental exposure. A complicated issue relative to pesticide-contaminated sites is the definition of hazardous waste. Even though the concentrations in soil may exceed the Title 22 levels for a hazardous waste, legally applied pesticides, and the resulting residues in soil, are not regulated as hazardous waste unless transported off the subject property (California H&SC Section 25117)” (County of San Diego 2007a).

For potential contamination in the soil in the historical agricultural areas:

Prior to approval of a grading permit and following the cessation of orchard production, the orchard area containing the dieldrin concentration in excess of the screening level and the orchard area containing the arsenic concentration above background level shall be delineated. The project applicant shall provide evidence that all site contamination has been remediated under the oversight of an appropriately licensed environmental professional to the satisfaction of the County Department of Environmental Health Voluntary Assistance Program or other applicable oversight agency such as the State Department of Toxic Substances Control or the Regional Water Quality Control Board. Evidence of satisfaction of the above condition shall include a concurrence letter from the Department of Environmental Health Voluntary Assistance Program (or other applicable oversight agency) indicating that site remediation has been carried out in accordance with applicable regulatory requirements.

M-HZ-5 For existing septic systems:

Prior to approval of a grading permit, the project contractor shall obtain a permit and approval from the County Department of Environmental Health to remove the on-site septic systems.

M-HZ-6 For possible soil contamination with hydrocarbons associated with the diesel aboveground storage tank (AST):

Prior to approval of a grading permit, the amount of soil reported contaminated in 2005 with hydrocarbons associated with the diesel AST shall be sampled and tested. If hydrocarbon levels exceed screening levels, the affected soil mass shall be quantified vertically and horizontally. A remediation procedure shall be prepared based on these results.

7.1.8 Mineral Resources

M-MR-1 (also for M-MR-CUM-1) The alluvium on site should be used in project construction, particularly for slab underlayment and for utility trench construction, if feasible. It is estimated these uses would involve approximately 17,000 tons of material.

7.1.9 Noise

M-N-1 Noise barriers will be built to reduce exterior noise impacts to residential lots along SR 76, on the western portion of the site. Lots 221-225 and Lots 321-333 require 6-foot barriers. Lots 319 and 320 require 7-foot barriers. Lots 219, 220 and 213 require 8-foot barriers (with a 6-foot barrier on the side yard of Lot 213). Lots 214-218 require 9-foot barriers. The barriers are to be constructed of non-gapping material consisting of masonry, half-inch-thick glass, earthen berm, or any combination of these materials. The location and required heights of the barriers is shown in Figure 2.10-7.

M-N-2 An interior noise assessment is necessary to finalize noise requirements based on precise grading plans and actual building design specifications, which would mitigate exterior noise levels to an interior level of 45 dBA CNEL. The affected lots that will require an interior noise assessment are single-family lots 145-148, 178-230, 313-338 and 392-404. Multifamily lots 267-270 and 278-284 and 606 will require an interior noise assessment as well. The interior noise assessment reports should be conducted prior to issuance of building permits. Interior noise levels of 45 dBA CNEL can be obtained with conventional building construction methods by providing a window condition requiring a means of mechanical ventilation (air conditioning) and providing upgraded windows at all affected lots.

- M-N-3** In the event that rock drills are staged within 225 feet of any occupied noise sensitive land use, a specific mitigation plan shall be developed by a County-certified acoustical engineer to reduce impacts to below the County's 75dBA standard. A temporary noise barrier may be required which could range from 8 to 12 feet in height. The noise barrier would need to be of solid non-gapping material to adequately reduce construction noise levels. The mitigation plan may also place restrictions on the usage of the equipment (amount of time used and/or the location in respect to the property line).
- M-N-4** To reduce the maximum noise level of 94 dBA (cumulative noise level from both rock drills) to 82 dBA the rock drills would need to be located 200 feet from the nearest occupied residential property line or only operate 25 percent of the hourly or daily duration (15 minutes of any hour) when located within that distance. In the event that the rock drills are staged within 200 feet of any occupied noise sensitive land use, it is recommended that a specific mitigation plan based upon the location of the construction equipment, topography and construction schedule be identified by a County certified acoustical engineer. If impacts are anticipated, a mitigation plan should be developed that may include a temporary noise barrier along any property line where the impacts could occur. The mitigation plan would determine the height and location of a temporary barrier, if one is necessary. The height of this noise barrier can range from 8 to 12 feet in height. The proposed noise barrier will need to be of solid non-gapping material to adequately reduce construction noise levels below the County's threshold. The mitigation plan can also limit the usage of the equipment (amount of time used and/or the location in respect to the property line).
- M-N-5** If clearing, grubbing, and grading activities are proposed during the period of February 1 to August 31 of any year, the biological monitor will determine if there are sensitive bird nests within the projected 60 dBA L_{eq} construction noise contour. If nests are present under these circumstances, a County approved acoustical consultant will establish a baseline noise level in the occupied habitat without construction. If the construction noise levels at the nest sites during breeding season are anticipated to exceed 60 dBA L_{eq} or the ambient condition (whichever is higher), noise attenuation measures will be implemented. These measures include, but are not limited to, utilizing noise barriers and noise reducing features on construction equipment as necessary to maintain construction noise at acceptable levels at nest sites.

7.1.10 Transportation and Traffic

- M-TR-1** Implementation of the Caltrans SR 76 Middle Project, which widened SR 76 from two lanes to four lanes between Melrose Drive on the west to S. Mission Road.
- M-TR-2** Implementation of the Caltrans SR 76 East Project, which will widen SR 76 from two lanes to four lanes between S. Mission Road and I-15.
- M-TR-3** Implementation of the Caltrans SR 76 East Project to reconfigure the SR 76/I-15 interchange.
- M-TR-4** Improve the project frontage and channelized/signalize the main public entrance intersection on SR 76 so that there are dual left turns for eastbound to northbound movements and a deceleration lane for westbound to northbound traffic.
- M-TR-5** Prior to issuance of any building permit for new structures within the project, the applicant, or its designee, shall pay all applicable fees to the TIF Program, which should be updated to include the changes to the Land Use and Mobility Elements proposed by the project.
- M-TR-6** Design and construct improvements at the intersection of SR 76 with Cole Grade Road to the satisfaction of Caltrans (either a signal or roundabout as determined through a review under the I.C.E. Policy).
- M-TR-7** Although the interchange is now improved; developer has agreed to make a fair-share contribution of up to 12.3 percent (see Table 8-3) of the unfunded cost of approximately \$10M based upon Caltrans formula for calculating fair share as set forth in the Caltrans Guide for the Preparation of Traffic Studies.

7.1.11 Utilities

- M-UT-1** The project shall be annexed into RMWD prior to approval of grading or improvement plans. The project developer must pay all service fees related to wastewater service as determined by RMWD.
- M-UT-2** The project shall be annexed into RMWD prior to approval of grading or improvement plans. The project developer must pay all service fees related to water service as determined by RMWD.

7.2 Environmental Design Considerations

7.2.1 Aesthetics

PDF-AE-1 Signage

- a. The main entrance would be secured and gated and would incorporate monument signage (described below) and landscaping materials consistent with the surrounding natural landscape character. Typical gateway entry elevations are shown in Figure 1-7.
- b. One monument sign is proposed to identify the entrance to the project development. The gated entryway would be set back from the main entry off of SR 76 and would not be visible to those traveling along the roadway.
- c. Roof signs or any sign extending above the highest point of a building, pole signs, temporary advertising devices and displays, and rotating, revolving, flashing, or moving signs would be prohibited.

PDF-AE-2 Streetscape. All on-site roads are proposed to be private roadways, designed consistent with the County's Private Road Standards and requirements of the Pala/Pauma Subregional Plan, San Diego County Fire Authority (SDCFA) requirements, and design measures given in the Community Design Element of the Warner Ranch Specific Plan. Primary roads would integrate streetscape elements for vehicular circulation lanes, bike lanes, pedestrian walkways, parkway plantings, traffic control devices, and street safety lighting and signage design.

Pedestrian amenities would also be provided in the form of shade tree canopies and appropriate street furnishings. Where walls are unavoidable, particular attention would be given to a comfortable pedestrian scale and to the provision of pilasters, plan offsets, and landscaping to relieve visual monotony.

PDF-AE-3 Landscaping. The landscape design guidelines encourage an overall design concept that visually enhances and blends with the surrounding built and natural environments. The overall theme for project landscaping is intended to create a visually unified community reflective of historical landscape traditions that are respective of the natural landscape found within the surrounding area. All proposed landscaping plants would be consistent with the County's landscaping requirements and measures included in the Warner Ranch Specific Plan, as applicable. Drought-tolerant, deer-tolerant, and native species shall be used wherever possible to minimize water usage and maintain the visual and rural character of the natural environment. Landscaping would be provided along the project frontage and elsewhere within the

interior to enhance the entryway and provide project screening from off-site locations, in addition to creating a natural landscape that visually blends the development into the existing setting. Landscaping would also be used around on-site structures to visually reduce the surface area of larger buildings and enhance their appearance within the setting. In addition, landscaping would be provided within the interior of the property, along the private roadways, and within recreational open space areas to enhance views of the development and to reflect existing vegetation types in the surrounding rural community. Vegetation of varying heights and textures would be placed along perimeter walls and fences to soften hard planes by creating interest and variety.

PDF-AE-4 Grading. Project engineering design for manufactured slopes would be required to meet the requirements of the County's Grading Ordinance. The visible surface area of on-site structures would be minimized through grading and landscaping techniques and consideration of building massing, use of earthen berms, and/or use of plant materials to minimize the overall visual mass or bulk of such structures.

PDF-AE-5 Lighting. All exterior lighting proposed with the project would adhere to Division 9 of the County's Light Pollution Code, or "Dark Skies" Ordinance, to reduce potential adverse lighting effects on the Mount Palomar and Mount Laguna observatories. The project would comply with Zone A lighting design requirements. The project would require compliance with lighting design standards identified in the Warner Ranch Specific Plan with implementation of the "D" Special Area designator proposed as part of the project zoning to ensure that all outdoor lighting is consistent with the character of the surrounding Pala community.

PDF-AE-6 Design Review. Require County design review prior to issuance of development permits in compliance with the design standards identified in the Specific Plan with implementation of the "D" Special Area designator proposed as part of the zoning. The design review would ensure that the Site Plan, access and circulation, lighting, landscape design, grading (e.g., manufactured slopes), public utilities, and architectural design, are consistent with the character of the surrounding Pala community, natural features, and site topography.

PDF-AE-7 Bulk and Scale. Locate structures of greater bulk/scale within the interior of the site, away from public views.

PDF-AE-8 Open Space. Provide a large portion of the site as open space, with some agricultural lands to reduce effects of the proposed development on existing views and to reduce the potential for development to adversely affect a viewer's experience when viewing the site.

7.2.2 Air Quality

- PDF-AQ-1** Prior to drilling for blasting purposes, the project will remove overburden to reduce the potential of fine particulates becoming airborne.
- PDF-AQ-2** Water injection will be used during drilling the blasting holes in order to control drilling dust.
- PDF-AQ-3** Wet all blast areas prior to blasting.
- PDF-AQ-4** Nearby neighbors will be notified of all blasts before each occurrence.
- PDF-AQ-5** Utilize no more than 6 tons of ammonium nitrate daily for blasting activities.
- PDF-AQ-6** Comply with the County's Grading Ordinance and SDAPCD's fugitive dust rules outlines.
- PDF-AQ-7** The project will include 246 workforce housing units, as identified in Appendix S. This will result in a mobile emissions reduction; refer to the Vehicle Miles Traveled memo as a part of Appendix O.

7.2.3 Greenhouse Gas Emissions

- PDF-GHG-1** The project design includes recycling collection service that will operate in accordance with the goals of AB 341, and separate recycling and waste containers would be provided on site. All green waste will be diverted from landfills and recycled as mulch. Additionally, the proposed project would comply with the 75 percent diversion rate of waste from landfills to recycling centers under AB 341, which would be a 25 percent increase over the unmitigated 2020 GHG emissions.
- PDF-GHG-2** Design of the proposed project includes low flow water fixtures that are compliant with the 2013 California Green Building Standards codes.
- PDF-GHG-3** The HOA manager for the project will be directed to work with the major nearby employment centers to establish a shuttle program. The HOA manager will coordinate with the employment centers to provide identification and GIS information for participating households, as well as scheduling needs. The shuttle would provide direct door to door access from each participating household to the employment center. GHG reduction credits for this service were not considered within this analysis.

7.2.4 Utilities and Service Systems

PDF-UT-1 Non-potable water shall be used for landscape and irrigation needs on the project site.

7.2.5 Hydrology and Water Quality

PDF-HY-1 The project design includes four bio-retention ponds, four dry-detention ponds, and three vegetated swales. These project design features would move runoff into the ponds, and then to the swales, and then to Gomez Creek in order to decrease flow and improve water quality before it enters the creek.

PDF-HY-2 Groundwater production shall be monitored at least monthly at all pumping wells. Groundwater production data shall be reported to the County of San Diego Groundwater Geologist on an annual basis and shall document the previous calendar year groundwater production. If the project site exceeds a total of 593 acre-feet in any given calendar year, groundwater pumping shall cease for the remainder of that year. The HOA would be responsible for management of the wells.

7.2.6 Energy

PDF-EN-1 In accordance with BE-4 of California Air Pollution Control Officers Association's Quantification document, the project would install energy-efficient dishwashers within the residential units and the firehouse and house fans within the residential units.

PDF-EN-2 The lighting efficiency must be reduced by 50 percent, which can be achieved through use of compact fluorescent lighting or light emitting diodes.

INTENTIONALLY LEFT BLANK