



County of San Diego

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October 20, 2023

TO: Planning Commission

FROM: Dahvia Lynch, Director
Planning & Development Services

SUBJECT: Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Six-Year Time Extension for Alpine 21 Tentative Map 5431 (District: 2, Item #H-1)

TENTATIVE MAP TIME EXTENSION INFORMATIONAL ITEM #H-1

PURPOSE

The purpose of this informational item is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time (Time Extension) for the Alpine 21 Tentative Map (TM 5431) to allow completion of the Final Map. The Time Extension does not propose, nor does the applicant request, any changes or revisions to TM 5431 or to the conditions in the Resolution of Approval dated November 13, 2020.

The Director's decision will become final and effective unless the Planning Commission takes action to schedule the Time Extension for the Planning Commission's consideration at a noticed hearing. If the Planning Commission schedules the matter for a public hearing, the Planning Commission will be the decision-making authority for the Time Extension.

BACKGROUND

The project is located north of Interstate 8 (I-8), generally between West Victoria Drive and East Victoria Drive in the Alpine Community Plan Area. On November 13, 2020 the Planning Commission approved TM 5431 to subdivide 80.75 acres into 20 single-family

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residential lots, ranging from 1.1 to 7.7 acres. The original expiration date was November 13, 2023.

The applicant filed a request on May 18, 2023 for a six-year Tentative Map Time Extension to allow more time to prepare and process the grading plans, improvement plans, and obtain the Final Map for the property. The applicant is requesting an extension so that they can satisfy biological resource requirements. The new expiration date would be November 13, 2029. Staff considered this request and supports a six-year extension. On May 18, 2023, as required by the County of San Diego Subdivision Ordinance, properties within 1,000 feet of the exterior boundaries of the project site were notified that the application for a Time Extension for TM 5431 was filed. Five comments from the surrounding community have been received about the Tentative Map Time Extension with regard to concerns over zoning, minimum lot size, and potential noise impacts. These comments have been addressed during processing of this project.

On August 24, 2023, the Alpine Community Planning Group recommended approval of the Time Extension for six years by a vote of 12-0-0-0-3 (Ayes – 12, Noes – 0, Abstain – 0, Vacant – 0, Absent – 3).

The Director reviewed the application for a Time Extension with consideration to the following requirements: conformance with all federal, State, and County regulations, including the County General Plan, Community Plans, Zoning Ordinance, and California Environmental Quality Act (CEQA). No significant changes were found to density, zoning, or CEQA requirements. The Time Extension was found to comply with the originally certified CEQA document. The project is required to comply with all updated requirements such as municipal separate storm sewer system (MS4) stormwater regulations.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the October 10, 2023 Notice of the Preliminary Decision of the Director of Planning & Development Services to approve Tentative Map Time Extension PDS2023-TM-5431TER1 (Attachment B), has been issued and filed with the Planning Commission as an Administrative Item.

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Time Extension for PDS2023-TM-5431TER1

Attachment C – Environmental Documentation

Attachment D – Ownership Disclosure

Attachment E – Public Documentation

Attachment A – Planning Documentation

ADDENDUM

to the

**Full Biological Resources Report
Over Alpine 21, APN 403-160-15,
County of San Diego, California
[PDS2005-3100-5431]
PDS2023-TM-5431TER1**

Prepared for

The County of San Diego
Planning & Development Services

and

Alpine 21, LLC
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Prepared by



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Catherine MacGregor
Catherine MacGregor
Senior Biologist

August 2023



July 13, 2023

William Goodman
Denis Carson
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Alpine 21, LLC
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Subject: Addendum to the Full Biological Resources Report over Alpine 21, APN 403-160-15, County of San Diego, California [PDS2005-3100-5431]; Prepared for the County of San Diego

Dear Mr. Goodman,

This letter serves as an addendum to the November 2020 “Full Biological Resources Report over Alpine 21, APN 403-160-15, County of San Diego, California [PDS2005-3100-5431]” for the Alpine 21 project (Project), prepared by Cummings Environmental. The primary purpose of this addendum is to document and describe the intended phasing of biological resource impacts and mitigation.

This letter also provides updates to the jurisdictional delineations for U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). These updates reflect changes in regulatory guidelines and requirements, as well as feedback from the first stages of the water resources permitting process.

As a result of RWQCB feedback on the initial permitting submittal, the proposed on-site mitigation has also been revised. On-site mitigation will occur in the same general area as originally proposed, in the vicinity of the agricultural pond. However, the layout and exact locations of riparian habitat creation areas have been changed. This letter describes changes to the conceptual mitigation plan. Details of the revised on-site mitigation plan will be provided under separate cover.

This addendum includes results of delineation site visits, such as updated mapping of wetland and jurisdictional areas, revised topographic surveys that arose from the delineation visits, and updated acreages and linear feet of impacts to jurisdictional features. The scope of mapping updates is limited to what was directly related to jurisdictional permitting. Updated impacts and mitigation are provided in this addendum. In all other ways, the approved biology report remains the valid and current biological resources documentation, and it is therefore provided as

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Attachment A. The jurisdictional delineation reports for USACE, RWQCB, and CDFW are provided under separate cover.

PROJECT DESCRIPTION UPDATE

The November 2020 Project description remains accurate. The following Project details have changed:

- The proposed southern easement for Padre Dam Municipal Water District (PDMWD) will no longer be a Project impact because the water line is no longer part of the Project. Instead, the formerly proposed easement area will be excluded from biological Open Space and so that it will be available for future use by PDMWD if needed. An easement for PDMWD will be dedicated in Phase 2 but the easement area will not be treated as a Project impact, it will be impact neutral. Any future impacts to the easement area by PDMWD would need to be evaluated and mitigated by the water district.
- The exact configuration of the crossing over the main east-west drainage channel was updated after the channel was resurveyed.
- Numerous minor adjustments to impacts were made in order to further reduce impacts to jurisdictional water resources (e.g. shifting riprap stormwater dissipaters out of adjacent jurisdictional areas).

METHODOLOGY

The changes in this addendum are based on site visits conducted by Athena Senior Biologist¹ Catherine MacGregor for the jurisdictional delineations and water resources permitting process. Initial visits were conducted on September 9 and 11, 2019. The delineations were continued on March 8, April 14, June 25, and July 28, 2021. A final site visit was conducted on December 30, 2022 to confirm mapping updates.

The jurisdictional delineation areas contain all impact and mitigation areas. Because technical delineations are work-intensive and time-consuming, the jurisdictional delineation survey area does not cover the portions of the Site that will be unimpacted by the Project.

Mapping of jurisdictional resources was conducted in the field on printed Google Earth satellite imagery scaled at approximately 1 inch = 40 feet. Delineation datapoints were mapped in the field using a hand-held Garmin GPSmap 62st unit, and also mapped by hand on the printed Google Earth imagery. Because the GPS unit accuracy was not ≤ 1 meter, some GPS points were manually corrected using Google Earth Pro. Mapping results and GPS data were imported to ArcGIS for report mapping and acreage calculations. For more detail on the jurisdictional delineation methodology, please see the delineation reports provided under separate cover.

Limited changes were made to the biological resources mapping based on the more recent delineation field results. These changes were made by recreating the approved biology report

¹ Formerly REC Senior Biologist until July 2022

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mapping in ArcGIS, and then updating it to reflect the delineation-related mapping. After a limited topographic survey revision was conducted in 2021 to clarify certain areas in conjunction with the delineations, some habitat mapping along drainage channels was updated to reflect the new topographic survey results. The updated vegetation figure (**Figure 1**) provided with this addendum is based on the 2020 report figure(s), with limited delineation-related changes made in specific areas.

Project impacts to County habitat categories and jurisdictional water resources were calculated using the updated biological resources mapping with the January 2023 engineering plans.

HABITAT TYPES / VEGETATION COMMUNITIES

The approved biology report maps and describes five habitats or vegetation communities on-site: Granitic Southern Mixed Chaparral, Coast Live Oak Woodland, Southern Coast Live Oak Riparian Forest, Open Water, and Urban Developed. This addendum adds one more: Disturbed Wetland.

Disturbed Wetland (County Code 11200). This category applies to “areas permanently or periodically inundated by water, which have been significantly modified by human activity. This includes portions of wetlands with obvious artificial structures such as concrete linings, barricades, rip-rap, piers, or gates. Often unvegetated, but may contain scattered native or non-native vegetation. Examples include lined channels, Arizona crossings, detention basins, culverts, and ditches” (Oberbauer 2008). This category was applied to a zone around the dammed agricultural pond, above the area that ponds long enough to qualify as a jurisdictional wetland (see Open Water description), but distinct from the surrounding Southern Coast Live Oak Riparian Forest. It was previously included as part of the nearby chaparral. Vegetation is sparse but characterized by native and non-native herbs such as cocklebur (*Xanthium strumarium*), tall flatsedge (*Cyperus eragrostis*), and small amounts of water-plantain (*Alisma triviale*).

The original Open Water description is updated as follows:

Open Water (Holland Element Code 64100). Along the western edge of the central drainage, water occasionally ponds. When full, the open water occupies 0.2-acre. This habitat is considered a sensitive habitat by the County and by the California Department of Fish and Wildlife and requires mitigation at a minimum of a 1:1 ratio. After the water dries up in spring or summer, the bottom of the ponded area becomes jurisdictional herbaceous wetland dominated by water-plantain.

This addition clarifies that the ponded area supports wetland, not just non-wetland waters, which is significant for aquatic resources permitting. The Open Water polygon was refined to correspond to the USACE jurisdictional wetland area, except for the portions of the USACE wetland that are below the riparian tree canopy; those were included in the Southern Coast Live Oak Riparian Forest.

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Southern Coast Live Oak Riparian Forest (SCLORF) mapping has been updated based on the results of the jurisdictional delineation field work. The boundaries of the SCLORF in the vicinity of the agricultural pond were updated because the original surveyed limits were out of date. SCLORF canopy now covers more of the dam and surrounding area than originally shown. The SCLORF canopy has also expanded outward to the northwest of the pond. In some places where tall, mature scrub oaks (*Quercus berberidifolia*) are growing along the outer edge of the SCLORF between coast live oaks (*Quercus agrifolia*) and smaller chaparral shrubs, the SCLORF boundary was shifted so that these large scrub oaks are mapped as part of the adjacent chaparral rather than the SCLORF. Scrub oak is an upland shrub to small tree of dry slopes and chaparral (Jepson 2022) that is not associated with drainages the way that coast live often is. Adjustments to the SCLORF canopy were made based on examination of the latest Google Earth imagery and recent field observations.

The updated vegetation mapping is provided in **Figure 1**. On-site vegetation community acreages are summarized in the table below.

Table 1. Habitat / Vegetation Communities On-site

Habitat / Vegetation Community	2020 Acreages	Existing On-site
Granitic Southern Mixed Chaparral (37121)	72.0	73.03
Coast Live Oak Woodland (71160)	0.8	0.80
Southern Coast Live Oak Woodland (61310)	6.6	5.47
Open Water (64100)	0.2	0.12
Disturbed Wetland (11200)	-	0.08
Urban/Developed (12000)	1.1	1.20
TOTAL	80.7	80.7

Of the habitat listed above, Southern Coast Live Oak Woodland and Open Water are County wetland habitat types.

RPO WETLANDS

This addendum does not change the Resource Protection Ordinance (RPO) wetland determination of the approved biology report except for minor changes associated with the jurisdictional delineation and the new topographic survey results.

JURISDICTIONAL WETLANDS AND WATERWAYS

In addition to County wetland habitats, the Site contains wetlands and non-wetland waters that fall under jurisdiction of the federal and State governments. Updated jurisdictional water resources delineations were completed in 2021-2022. It should be noted that regulations and guidelines for delineations have undergone multiple changes in recent years. The delineations

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resulted in free-standing delineation reports for USACE (Waters of the U.S.), RWQCB (Waters of the State), and CDFW (State lake, streambed, and riparian habitat). The three delineations were used to prepare and submit permit applications for a 404 permit (USACE), 401 certification (RWQCB) and Streambed Alteration Agreement (CDFW) in 2022. These reports are provided under separate cover.

IMPACTS

Project Habitat Impacts

The Project is intended to occur in two phases, as shown in **Figure 2**. As stated in the approved biology report, Phase 1 will create Lots 1 through 11 in the northern part of the Site, and Phase 2 will create Lots 12 through 20 in the southern part of the Site. This phasing would allow complete avoidance of impacts to jurisdictional water resources in Phase 1. The necessary water resource permits would be obtained prior to the start of Phase 2.

Project impacts, shown on **Figure 2**, include all on-site and off-site clearing, grading and trenching, tree wells and other water quality control features, fuel modification zones, limited building zones, and road and utility improvements. Impacts to Granitic Southern Mixed Chaparral also include areas that will be converted to Southern Coast Live Oak Riparian Forest for on-site mitigation, and a temporary impact for access to the mitigation area. The temporary access trail will be revegetated after mitigation implementation.

The Open Space on-site is considered impact neutral except for the areas that would be used for on-site Southern Coast Live Oak Riparian Forest mitigation, the locations of water quality control features, and the temporary access trail. The southern 0.52-acre easement area set aside for potential future use by PDMWD is also impact neutral. It is not needed for this Project, but the water district has requested that it be set aside so that they could use it in the future, if needed. An easement for PDMWD will be dedicated in Phase 2 but because it is not a Project impact, it will be impact neutral. If or when the water district should decide to use the easement in the future, it would be responsible for its impacts. An existing easement in the northeastern corner, associated with a neighboring residence, is also impact neutral. An updated version of the approved biology report impact table, divided into phases, is provided below.

Table 2a. Phase 1 Habitat/Vegetation Community Impacts

Habitat / Vegetation Community	Existing in Phase 1 On-site (Acres)	Ph. 1 Acres Impacted On-Site ¹	Ph. 1 Acres Impact Neutral ²	Ph. 1 Acres Impacted for On-site Mitigation ³	Ph. 1 Acres Impacted Off-site	Ph. 1 Total Acres Impacted
Granitic Southern Mixed Chaparral (37121)	25.02	22.66	2.36	0.00	0.00	22.66

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Habitat / Vegetation Community	Existing in Phase 1 On-site (Acres)	Ph. 1 Acres Impacted On-Site ¹	Ph. 1 Acres Impact Neutral ²	Ph. 1 Acres Impacted for On-site Mitigation ³	Ph. 1 Acres Impacted Off-site	Ph. 1 Total Acres Impacted
Coast Live Oak Woodland (71160)	0.30	0.30	0.00	0.00	0.00	0.30
Southern Coast Live Oak Riparian Forest (61310)	0.00	0.00	0.00	0.00	0.00	0.00
Open Water (64100)	0.00	0.00	0.00	0.00	0.00	0.00
Disturbed Wetland (11200)	0.00	0.00	0.00	0.00	0.00	0.00
Urban/Developed (12000)	0.89	0.10	0.79	0.00	0.32	0.42
TOTAL	26.21	23.06	3.15	0.00	0.32	23.38

¹ Phase 1 development impacts include grading and trenching, tree wells and other water quality control features, road and utility improvements, and fuel modification.

^{2,3} Phase 1 Open Space is not counted towards mitigation or counted as impact, it is considered impact neutral. An existing easement in the northeastern corner is also impact neutral.

Table 2b. Phase 2 Habitat/Vegetation Community Impacts

Habitat / Vegetation Community	Existing in Phase 2 On-site (Acres)	Ph. 2 Dev. Acres Impacted On-Site ¹	Ph. 2 Acres Impact Neutral ²	Ph. 2 Acres Impacted for On-site Mitigation ³	Ph. 2 Acres Impacted Off-site	Ph. 2 Total Acres Impacted
Granitic Southern Mixed Chaparral (37121)	48.01	14.85	32.78	0.42 + 0.02 Temp	0.00	15.27+ 0.02 Temp
Coast Live Oak Woodland (71160)	0.50	0.00	0.50	0.00	0.00	0.00
Southern Coast Live Oak Riparian Forest (61310)	5.47	0.14	5.33	0.00	0.00	0.14
Open Water (64100)	0.12	0.00	0.12	0.00	0.00	0.00
Disturbed Wetland (11200)	0.08	0.00	0.08	0.00	0.00	0.00
Urban/Developed (12000)	0.31	0.05	0.26	0.00	0.15	0.21
TOTAL	54.49	15.04	39.07	0.42 + 0.02 Temp	0.15	15.62 + 0.02 Temp

¹ Phase 2 development impacts include grading and trenching, tree wells and other water quality control features, road and utility improvements, and fuel modification.

² The majority of the on-site Open Space is not counted towards mitigation or counted as impact, it is considered impact neutral. The exceptions are the on-site mitigation areas (see note 3) and water quality control features overlapping the Open Space, which are considered impacts. An existing easement in the northeastern corner is considered impact neutral. The 0.52-acre area set aside for future Padre Dam Municipal Water District use is also impact neutral.

³ The on-site areas that will be used to mitigate for impacts to Southern Coast Live Oak Riparian Forest County wetland habitat and CDFW-jurisdictional riparian habitat, located within Open Space near the western property boundary, are considered impacts to the existing chaparral habitat as well as SCLORF mitigation. The 0.02-acre access trail to reach the northern mitigation area, which would be revegetated after implementation, is considered a temporary impact.

Table 2c. Total Habitat/Vegetation Community Impacts

Habitat / Vegetation Community	Existing on Entire Site (Acres)	Total Dev. Acres Impacted On-Site ¹	Total Acres Impact Neutral ²	Total Acres Impacted for On-site Mitigation ³	Total Acres Impacted Off-site	TOTAL Acres Impacted
Granitic Southern Mixed Chaparral (37121)	73.03	37.51	35.14	0.42 + 0.02 Temp	0.00	37.93 + 0.02 Temp
Coast Live Oak Woodland (71160)	0.80	0.30	0.50	0.00	0.00	0.30
Southern Coast Live Oak Riparian Forest (61310)	5.47	0.14	5.33	0.00	0.00	0.14
Open Water (64100)	0.12	0.00	0.12	0.00	0.00	0.00
Disturbed Wetland (11200)	0.08	0.00	0.08	0.00	0.00	0.00
Urban/Developed (12000)	1.20	0.15	1.05	0.00	0.47	0.62
TOTAL	80.70	38.10	42.22	0.42 + 0.02 Temp	0.47	38.99 + 0.02 Temp

¹ Development impacts include grading and trenching, tree wells and other water quality control features, road and utility improvements, and fuel modification.

² The majority of the on-site Open Space is not counted towards mitigation or counted as impact, it is considered impact neutral. The exceptions are the on-site mitigation areas (see note 3) and water quality control features overlapping the Open Space, which are considered impacts. An existing easement in the northeastern corner is considered impact neutral. The 0.52-acre area set aside for future Padre Dam Municipal Water District use is also impact neutral.

³ The on-site areas that will be used to mitigate for impacts to Southern Coast Live Oak Riparian Forest County wetland habitat and CDFW-jurisdictional riparian habitat, located within Open Space near the western property boundary, are considered impacts to the existing chaparral habitat. The 0.02-acre access trail to reach the northern mitigation area, which would be revegetated after implementation, is considered a temporary impact.

Project Jurisdictional Impacts

The updated jurisdictional delineations for USACE, CDFW, and RWQCB were used to update calculations of Project impacts to jurisdictional waters. The jurisdictional delineation reports are provided under separate cover.

The Project will impact jurisdictional non-wetland Waters of the U.S. consisting of ephemeral and intermittent drainage channels within Ordinary High Water Marks, in upland habitats and in the Southern Coast Live Oak Riparian Forest. Although wetland waters of the U.S. are present on-site, they will not be impacted. The amount of impact to non-wetland Waters of the U.S. is approximately 0.02 acre.

The Project will impact jurisdictional non-wetland Waters of the State, consisting of drainage channels between top-of-bank, in upland habitats and in the SCLORF. Although wetland waters of the State are present on-site, they will not be impacted. The amount of impact to non-wetland Waters of the State is approximately 0.04 acre.

The Project will impact jurisdictional CDFW riparian habitat and streambed, consisting of the SCLORF riparian habitat including its interior streambed. The amount of impact is approximately 0.17 acre.

The Project design has been updated to avoid any impacts to jurisdictional waters in Phase 1. All impacts to jurisdictional waters will be in Phase 2 when Chelsea Leigh Way is extended south to reach Phase 2.

MITIGATION

Significant Project impacts to Granitic Southern Mixed Chaparral, Coast Live Oak Woodland, and Southern Coast Live Oak Riparian Forest will require mitigation, as determined in the approved biology report. Updated habitat mitigation requirements, divided by Project phase, are shown in Table 3 below.

Table 3a. Phase 1 Habitat/Vegetation Mitigation

Habitat / Vegetation Community	Ph. 1 Total Acres Impacted	Mitigation Ratio¹	Required Acres Mitigation
Granitic Southern Mixed Chaparral (37121)	22.66	0.5:1	11.33
Coast Live Oak Woodland (71160)	0.30	1:1	0.30
Southern Coast Live Oak Riparian Forest (61310)	0.00		
Open Water (64100)	0.00		
Disturbed Wetland (11200)	0.00		
Urban/Developed (12000)	0.42	0:1	0.00

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Habitat / Vegetation Community	Ph. 1 Total Acres Impacted	Mitigation Ratio ¹	Required Acres Mitigation
TOTAL	23.38		11.63

¹Unchanged from approved biology report.

Table 3b. Phase 2 Habitat/Vegetation Mitigation

Habitat / Vegetation Community	Ph. 2 Total Acres Impacted	Mitigation Ratio ¹	Required Acres Mitigation
Granitic Southern Mixed Chaparral (37121)	15.27 + 0.02 Temp	0.5:1	7.64 + 0.02 Temp
Coast Live Oak Woodland (71160)	0.00		
Southern Coast Live Oak Riparian Forest (61310)	0.14	2:1	0.28
Open Water (64100)	0.00		
Disturbed Wetland (11200)	0.00		
Urban/Developed (12000)	0.21	0:1	0.00
TOTAL	15.62 + 0.02 Temp		7.92 + 0.02 Temp

¹Unchanged from approved biology report.

Table 3c. Total Habitat/Vegetation Mitigation

Habitat / Vegetation Community	Total Acres Impacted	Mitigation Ratio ¹	TOTAL Required Acres Mitigation
Granitic Southern Mixed Chaparral (37121)	37.93 + 0.02 Temp	0.5:1	18.97 + 0.02 Temp
Coast Live Oak Woodland (71160)	0.30	1:1	0.30
Southern Coast Live Oak Riparian Forest (61310)	0.14	2:1	0.28
Open Water (64100)	0.00		
Disturbed Wetland (11200)	0.00		
Urban/Developed (12000)	0.62	0:1	0.00
TOTAL	38.99 + 0.02 Temp		19.55 + 0.02 Temp

¹Unchanged from approved biology report.

Updated mitigation for permanent impacts to Granitic Southern Mixed Chaparral is, at 18.97 acres, only slightly less than the 19.2 acres in the Project Conditions of Approval, and the Project will proceed based on the requirement for 19.2 acres. To mitigate for impacts to sensitive Granitic Southern Mixed Chaparral, the applicant will purchase credits for a total of 19.2 acres of

Chaparral or other Tier III habitat at Crestridge Conservation Bank or another County-approved mitigation site within a Biological Resource Core Area (BRCA) in the MSCP area. If the Project proceeds in phases, as planned, this mitigation can be provided per phase (11.33 acres for Phase 1 and 7.87 acres for Phase 2).

To mitigate for impacts to sensitive Coast Live Oak Woodland, the applicant will purchase credits for a total of 0.30 acre of Oak Woodland or other Tier I habitat at Crestridge Conservation Bank or another County-approved mitigation site within a BRCA in the MSCP area. If the Project proceeds in phases, as planned, this mitigation can be provided per phase (0.30 acre for Phase 1).

To mitigate for impacts to the sensitive wetland County habitat of Southern Coast Live Oak Riparian Forest, the Project will create 0.28 acre of Southern Coast Live Oak Riparian Forest on-site (the preferred method), and/or purchase credits for 0.28 acre of Southern Coast Live Oak Riparian Forest (or approved equivalent) at a County-approved off-site mitigation bank. This reduction from the 0.3 acre of Southern Coast Live Oak Riparian Forest and 0.04 acre of jurisdictional wetlands and waters identified in the Conditions of Approval is based on corrections made during the jurisdictional delineation and mitigation plan changes made based on RWQCB feedback during the permitting process. If the Project proceeds in phases, as planned, wetland mitigation can be provided per phase (0.28 acre for Phase 2).

To mitigate for temporary access trail impacts to 0.02 acre of Granitic Southern Mixed Chaparral, the 0.02-acre area will be revegetated after completion of the on-site Southern Coast Live Oak Riparian Forest mitigation implementation.

(If the Project uses off-site credit purchase rather than on-site creation, the Granitic Southern Mixed Chaparral permanent impacts and temporary access trail impacts that would have resulted from on-site SCLORF creation would change to impact neutral, reducing Phase 2 chaparral impacts to 14.81 and Phase 2 chaparral required mitigation to 7.41. The acreage no longer impacted for wetland mitigation would still be conserved within Open Space.)

If County wetland habitat mitigation is planned to be provided through on-site creation, and subsequently the amount of required wetland mitigation increases during water resource agency permit processing, the Project would have the option to purchase the additional acreage/credits at an approved off-site mitigation bank. Similarly, if impacts to sensitive upland habitats increase due to design changes resulting from the water resource agency permit process, the Project would have the option to purchase the additional acreage/credits at a County-approved off-site mitigation bank. These options are intended to provide flexibility to accommodate changes that often arise during the jurisdictional permitting process. Any mitigation specified under the water resource agency permits will be required to be completed outside of the County's Conditions of Approval for the project.

Summary of County Habitat and Wetland Mitigation by Phase

Phase 1 habitat mitigation would require purchase of 11.33 acres of chaparral or other Tier III credits and 0.30 acre of oak woodland or other Tier I habitat, at Crestridge Conservation Bank or another County-approved mitigation site, prior to recording the Final Map for Phase 1.

Phase 2 habitat mitigation would require purchase of 7.87 acres of chaparral or other Tier III credits at Crestridge Conservation Bank or another County-approved mitigation site; and implementation of the on-site mitigation plan for 0.28 acre of Southern Coast Live Oak Riparian Forest (or off-site purchase if needed and approved), prior to recording the Final Map for Phase 2.

Overview of All Conditions of Approval per Phase

This addendum updates only a limited number of the biology-related Conditions of Approval. For ease of use, all Project-specific biology conditions from the November 13, 2020 resolution that apply to each phase are summarized below.

Phase 1 Biology Conditions

38. BIO#1- BIOLOGICAL EASEMENT: Prior to the approval of the Final Map for Phase 1, grant to the County of San Diego and the California Department of Fish & Wildlife by separate document, an open space easement for Phase 1 biological open space, as shown on the approved Tentative Map... (unchanged except for clarification of phasing).
39. BIO#2-LBZ EASEMENT: Prior to the approval of the Final Map for Phase 1, grant to the County of San Diego a LBZ Easement for Phase 1 biological open space as shown on the Tentative Map... (unchanged except for clarification of phasing).
40. BIO#3-OFFSITE MITIGATION: Prior to the approval of the Final Map for Phase 1, the applicant shall purchase habitat credit or provide for the conservation of habitat of 0.3 acres of Tier 1 habitat, located at the Crestridge Mitigation Bank or other County approved mitigation bank within a BRCA in the MSCP as indicated below... (unchanged except for clarification of phasing).
41. BIO#4-OFFSITE MITIGATION: Prior to the approval of the Final Map for Phase 1, the applicant shall purchase habitat credit or provide for the conservation of habitat of 11.33 acres of Tier III habitat, located at the Crestridge Mitigation Bank or other County approved mitigation bank within a BRCA in the MSCP as indicated below... (unchanged except for clarification of phasing and Phase 1 acreage).
42. BIO#5-OPEN SPACE SIGNAGE: Prior to the approval of the Final Map for Phase 1, open space signs shall be placed along the Phase 1 biological open space boundary as indicated on the approved Tentative Map... (unchanged except for clarification of phasing).
69. BIO#9-RESOURCE AVOIDANCE (migratory birds): (unchanged).
70. BIO#10-RESOURCE AVOIDANCE (raptors): (unchanged).
84. BIO#11-OPEN SPACE SIGNAGE: The permanent open space signs shall be placed along the Phase 1 open space boundary as shown on these plans and the approved Conceptual Grading and Development Plan... (unchanged except for clarification of phasing).

Phase 2 Biology Conditions

38. BIO#1-BIOLOGICAL EASEMENT: Prior to the approval of the Final Map for Phase 2, grant to the County of San Diego and the California Department of Fish & Wildlife by separate document, an open space easement for Phase 2 biological open space, as shown on the approved Tentative Map... (unchanged except for clarification of phasing).
39. BIO#2-LBZ EASEMENT: Prior to the approval of the Final Map for Phase 2, grant to the County of San Diego a LBZ Easement for Phase 2 biological open space as shown on the Tentative Map... (unchanged except for clarification of phasing).
41. BIO#4-OFFSITE MITIGATION: Prior to the approval of the Final Map for Phase 2, the applicant shall purchase habitat credit or provide for the conservation of habitat of 7.87 acres of Tier III habitat, located at the Crestridge Mitigation Bank or other County approved mitigation bank within a BRCA in the MSCP as indicated below... (unchanged except for clarification of phasing and Phase 2 acreage).
42. BIO#5-OPEN SPACE SIGNAGE: Prior to the approval of the Final Map for Phase 2, open space signs shall be placed along the Phase 2 biological open space boundary as indicated on the approved Tentative Map... (unchanged except for clarification of phasing).
43. BIO#6-REVEGETATION PLAN: Prior to the approval of the Final Map for Phase 2, a Revegetation Plan shall be prepared, which mitigates for impacts to 0.14 acre of southern coast live oak riparian forest. The revegetation plan shall... (phasing clarified and County wetland habitat impact updated).
44. BIO#7-SECURED AGREEMENT: Prior to the approval of the Final Map for Phase 2, the applicant shall enter into a Secured Agreement with the County of San Diego as follows... (unchanged except for clarification of phasing).
45. BIO#8-WETLAND PERMITS: Prior to the approval of the Final Map for Phase 2, the following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required... (unchanged except for clarification of phasing).
69. BIO#9-RESOURCE AVOIDANCE (migratory birds): (unchanged).
70. BIO#10-RESOURCE AVOIDANCE (raptors): (unchanged).
84. BIO#11-OPEN SPACE SIGNAGE: The permanent open space signs shall be placed along the Phase 2 open space boundary as shown on these plans and the approved Conceptual Grading and Development Plan... (unchanged except for clarification of phasing).

This concludes the addendum to the Biological Resource Report. Please contact me if you have any questions.

Sincerely,



Catherine MacGregor

Senior Biologist, County QCL Biologist

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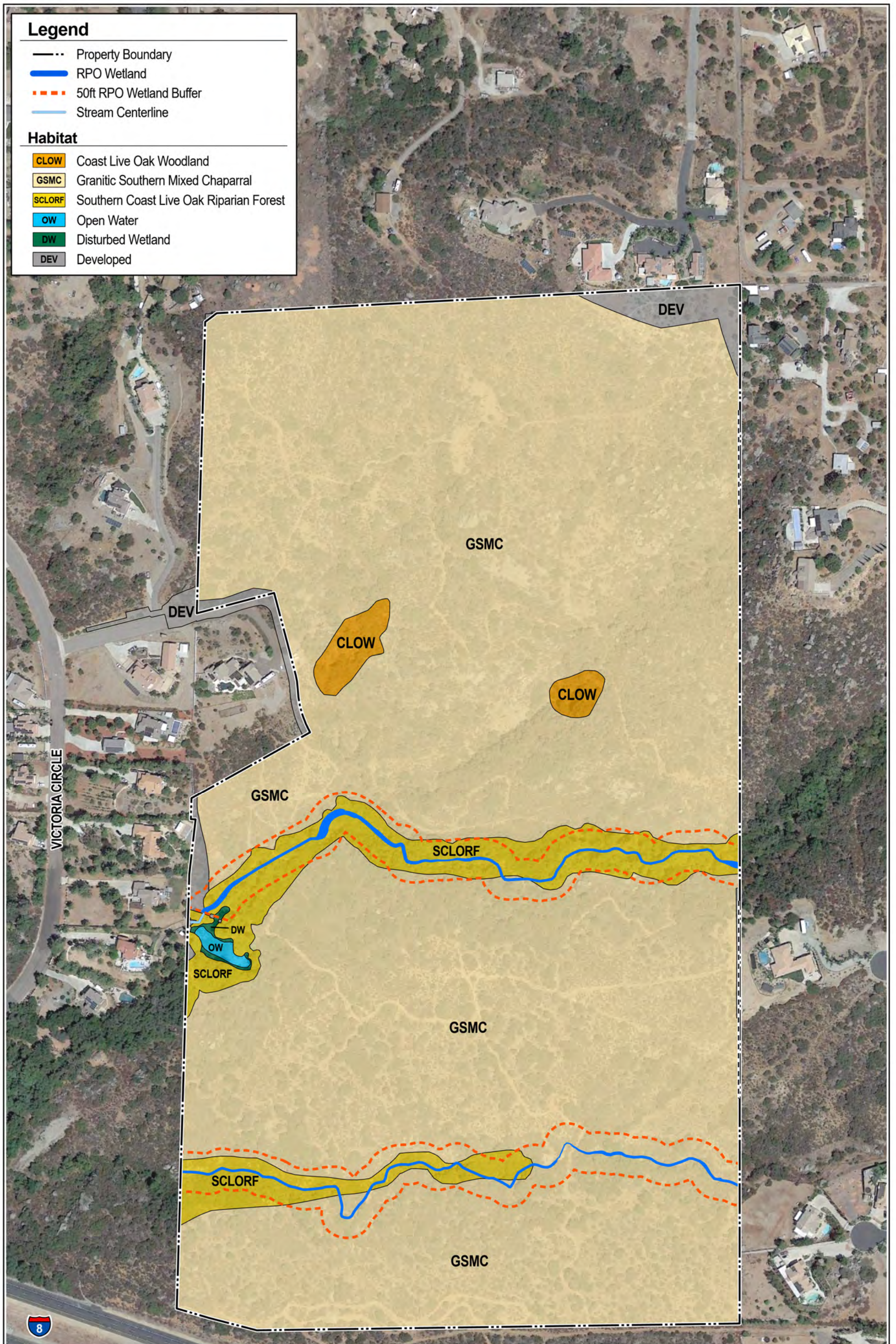
FIGURES

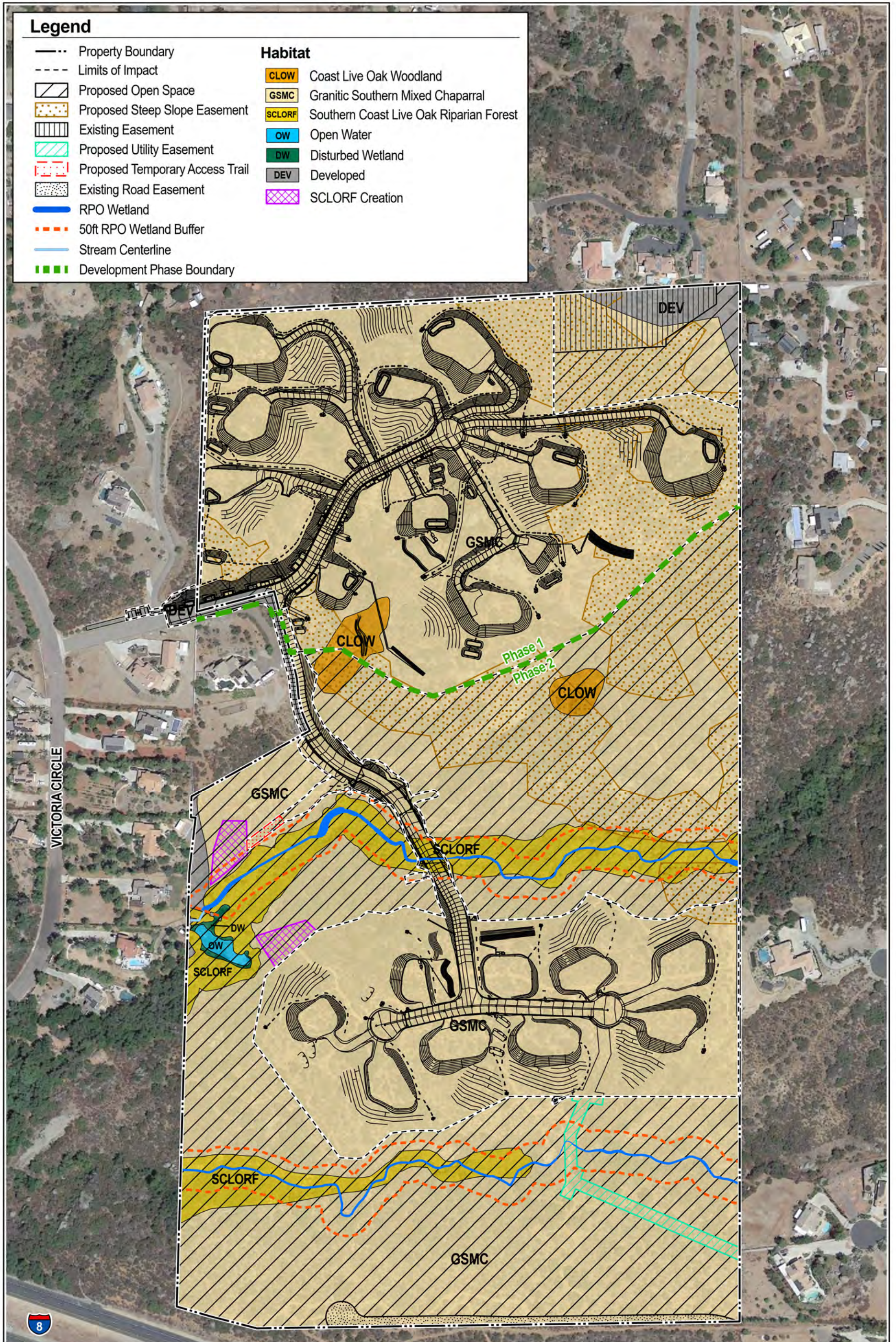
1. Biological Resources
2. Project Impacts

ATTACHMENT

- A. Full Biological Resources Report Over Alpine 21, APN 403-160-15, County of San Diego, California [PDS2005-3100-5431], Cummings Environmental, Inc., November 3, 2020

ADDENDUM FIGURES





ATTACHMENT A

**Full Biological Resources Report
Over Alpine 21, APN 403-160-15,
County of San Diego, California
[PDS2005-3100-5431]**

**Full Biological Resources Report
Over Alpine 21,
APN 403-160-15
County of San Diego, California
[PDS2005-3100-5431]**

Prepared for:

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Department of Planning and Development Services
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Revised 3 November 2020
Revised 15 May 2020
Revised 26 February 2020
Revised 23 October 2019
Revised 21 March 2017
22 February 2017
Job Number 1722.21D

**Full Biological Resources Report
Over Alpine 21,
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- Figure 2 —Alpine 21 Project Shown on an Aerial Photo
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- Table 1 — Vascular Plants Observed on the Alpine 21 Property (TM 5431)
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- Appendix A — Report of a Federal Protocol Survey for the Quino Checkerspot Butterfly Over the Victoria Estates Property, TM 5431
- Appendix B — Wetland Delineation Over Portions of the Alpine 21 Property [TM5431]
- Appendix C – Conceptual Hydromodification, Restoration, Creation and Monitoring Plan for the Unnamed Tributary to Alpine Creek Within the Alpine 21 Project

Glossary of Terms and Acronyms

ACOE	Army Corps of Engineers
BMO	The County of San Diego's Biological Mitigation Ordinance
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CWA	Clean Water Act
EPA	Environmental Protection Agency
FWS	United States Fish and Wildlife Service
MBTA	Migratory Bird Treaty Act
MSCP	Multiple Species Conservation Program
NCCP	Natural Community Conservation Planning
RPO	The County of San Diego's Resource Protection Ordinance
RWCQB	Regional Water Quality Control Board

SUMMARY

The proposed Alpine 21 subdivision consists of Assessor's Parcel Number 403-160-15 in Alpine within the County of San Diego. The proposed project entails subdivision of the approximately 80.7-acre site into twenty single-family residential lots and open space. The project site is within the County's Multiple Species Conservation Program Subarea (MSCP) but is outside of the Pre-Approved Mitigation Area (PAMA). This Biological Technical Report is being prepared as supporting documentation to aid in the California Environmental Quality Act (CEQA) review process.

The property is currently occupied by five habitat types: Southern Mixed Chaparral, Coast Live Oak Woodland, Southern Coast Live Oak Riparian Forest, Open Water, and Urban/Developed land. As proposed, the project will permanently impact 0.22-acre of Urban/Developed land, 0.3-acre of Coast Live Oak Woodland, 0.3-acre of Southern Coast Live Oak Riparian Forest, and 38.4-acres of Southern Mixed Chaparral. In addition, 150-square feet of permanent impacts to waters of the U.S./waters of the state, and 1,800-square feet of temporary impacts to federal jurisdictional wetlands and waters of the state are proposed. Mitigation for the loss of 0.3-acre of Coast Live Oak Woodland will be mitigated by acquiring 0.3-acre of Tier I habitat off-site at Crestridge Conservation Bank or another suitable mitigation site within the MSCP. Mitigation for the loss of 0.3-acre of Southern Coast Live Oak Riparian Forest will be mitigated by creating/restoring 0.6-acre of Southern Coast Live Oak Riparian Forest habitat on-site. The 38.4-acres of Southern Mixed Chaparral impacts will be mitigated off-site at Crestridge Conservation Bank or another suitable mitigation site within the MSCP by acquiring Tier III habitat at a 0.5:1 mitigation ratio. The permanent and temporary impacts to jurisdictional wetlands, waters of the state, and waters of the U.S. will be mitigated at minimum of a 1:1 ratio by removing an existing earthen dam and recontouring the area to its pre-berm, natural flows. By purchasing these mitigation credits, and by removing the earthen dam and creating/restoring riparian habitat on-site, the potentially significant biological impacts will be mitigated to a less than significant level.

1.0 INTRODUCTION

1.1 Purpose of the Report

The purpose of this report is to document the biological resources on the project site, identify potential biological resource impacts resulting from the proposed subdivision, and recommend measures to avoid, minimize, and/or mitigate significant impacts consistent with federal, state and local rules and regulations, including the California Environmental Quality Act (CEQA), the Clean Water Act (CWA), the Porter-Cologne Water Quality Control Act,(PCWQCA), the County of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO), and the Resource Protection Ordinance (RPO).

1.2 Project Location and Description

The Alpine 21 project is located north of Interstate 8, in between East and West Victoria Drives in the Alpine community in unincorporated San Diego County (see Figures 1 and 2). This project falls under the purview of the Alpine Community Planning Group. The development plans for the property include a subdivision that would create twenty single-family residential lots on-site and widen and improve Country Meadows Road both on-site and off-site (see Figures 3a and 3b in the pocket and on the following page). Eleven of the lots (Lots 1 through 11) are proposed to be built in Phase I in the northern section of the site, and the remaining nine lots (Lots 12 through 20) are proposed to be built in Phase II in the southern portion of the property. Access to Lots 1 through 11 will be via the on-site extension of Country Meadows Road to a cul-de-sac. Access to Lots 12 through 20 will be via an internal private road, Chelsea Leigh Way, off of Country Meadows Road. The location of the new development will be adjacent to existing residential development on the north, east and west sides (see Figure 2).

There are three existing easements on the Alpine 21 property, and one proposed easement. There is an existing easement in the northeast corner of the site granted to the adjacent landowner for fuel modification per easement document #2005-0599481. Another 20-foot easement occurs along the southern property boundary per easement document #2008-0225640. A third easement is an existing private road and utility easement that overlaps the proposed Chelsea Leigh Way. Lastly, the proposed easement would be to the Padre Dam Municipal Water District for them to access the water line proposed to connect from the southeastern property boundary to the lower nine lots in Phase II (see Figures 3a and 3b).

1.3 Survey Methods

Prior to the initiation of the field surveys on the Alpine 21 property, a search of the California Native Plant Society's on-line database and a search of the California Natural Diversity Database was conducted. A "hit list" of possible sensitive plant and wildlife species was generated so that the observer could focus the survey efforts to identify if those potential species occurred on-site. The generation of the plant list required an analysis of the underlying soils as mapped on the Preliminary Geologic Map of the El Cajon 30' x 60 Quadrangle (Todd, 2004) and on the Soil Survey of the San Diego Area (Bowman, 1973).

The general biological information was gathered on 19 February 2015, and 16 May 2016. Incidental observations made during other visits to the site in 2016 and 2017 were added to this data. A habitat assessment and host plant survey for the Quino Checkerspot Butterfly were conducted on 19 February 2015 and 25 February 2016, respectively. Suitable habitat does occur on-site and a focused, federal protocol Quino Checkerspot Butterfly survey was conducted per the Proposed 2016 Quino Checkerspot Survey Protocol (USFWS, 2016). Please refer to Appendix A attached to this report for the complete results of the Quino Checkerspot Butterfly survey.

During every visit by the undersigned, all sign (including track, scat, and others), direct observation, and auditory inputs (such as songs and calls) were utilized to identify the species present. Standard naming references are cited in Section 9.0 of this report. Plant species were generally identified in the field with some material being collected for laboratory identification. The observer for this project (G. Cummings) was equipped with Nikon N70 digital camera, and 8 x 42 binoculars. Wind, and air temperatures were measured with a Kestrel. With this instrument, it was possible to record wind speed to the nearest 0.1 mph, and temperature to the nearest 0.1°. There were no limitations to the surveys.

The details of the biological site visits to the Alpine 21 property are as follows:

Date	Purpose of Visit	Times of survey	Observer	Beginning of Observational Period			End of Observational Period		
				Wind	Air Temp	Cloud Cover	Wind	Air Temp	Cloud Cover
19 Feb 2015	General bio and Habitat Assessment for Quino	1100 to 1330 hours	G. Cummings	1.9 – 3.2 mph	76.3°F	70%	1.8 - 4.7 mph	77.2°F	70%
25 Feb 2016	Host Plant Mapping for Quino	1000 to 1245 hours	G. Cummings	1.0 - 4.4 mph	75.3°F	Clear	1.1 – 5.3 mph	84.7°F	Clear
27 Feb 2016	Quino #1	0915 to 1345 hours	G. Cummings	2.5 – 6.2 mph	71.7°F	Clear	2.4 – 5.0 mph	77.6°F	Clear
10 Mar 2016	Quino #2	1200 to 1600 hours	G. Cummings	1.0 – 4.4 mph with gusts to 7.0 mph	77.5°F	20%	< 4.2 mph	71.7°F	90%
17 Mar 2016	Quino #3	0930 to 1330 hours	G. Cummings	< 2.2 mph	73.1°F	Clear	< 2.7 mph	82.0°F	Clear
20 Mar 2016	Quino #4	1015 to 1415 hours	G. Cummings	< 2.1 mph	73.1°F	10%	< 3.0 mph	79.3°F	40%
25 Mar 2016	Quino #5	1315 to 1715 hours	G. Cummings	< 3.0 mph	77.9°F	30%	< 3.3 mph	74.9°F	10%

Date	Purpose of Visit	Times of survey	Observer	Beginning of Observational Period			End of Observational Period		
				Wind	Air Temp	Cloud Cover	Wind	Air Temp	Cloud Cover
5 Apr 2016	Quino #6	1045 to 1445 hours	G. Cummings	< 3.3 mph	77.4°F	100% high, thin clouds	< 5.2 mph	83.3°F	95% high, thin clouds
16 May 2016	General bio and Spring Plant Survey	1115 to 1430 hours	G. Cummings	< 2.3 mph	61.4°F	100%	< 1.5 mph	65.1°F	100%
18 Jan 2017	Wetland Delineation	1400 to 1645 hours	G. Cummings	< 4.4 mph	64.3°F	95%	< 5.2 mph	63.0°F	100%

1.4 Environmental Setting

The 80.7-acre Alpine 21 property is bounded by Interstate 8 along the southwestern edge, and by residential development to the north, west, and east. Land ownership adjacent to the parcel is private except for Interstate 8. The subject property contains a main, central drainage, and a smaller, southern drainage. Both the main drainage and the southern drainages flow from the eastern property boundary to the western property boundary. To the north of the main drainage are rocky slopes. In between the main and southern drainages is a ridgeline with scattered boulder outcrops. The climate in Alpine is fairly typical of the Mediterranean climate in southern California. Alpine is found in the foothills of southern California where average temperatures are warmer than those along the coast in the summer and cooler than those along the coast in the winter. Average rainfall in Alpine is between 10 to 15-inches. The main drainage flows seasonally when there are sufficient rains and, on certain years, a small pond fills with water at the western edge of the property off of the main drainage. The subdivision will be served by the Padre Dam Municipal Water District, not by wells.

The geological formation underlying the site is Tonalite of Alpine (Ka) - Todd, 2004. The overlying biological soils on the property are mapped as (Bowman, et al., 1973):

- Cieneba rocky coarse sandy loam, 9 - 30% slopes, eroded (CmE2) — these soils are found over a majority of the property.
- Cieneba-Fallbrook rocky sandy loams, 30 - 65% slopes, eroded (CnG2) — these soils are found in the extreme northern edge of the site and on the ridge between the main and southern drainages.

1.4.1 Regional Context

In California, there is a state-wide effort known as the Natural Community Conservation Planning (NCCP) program established to preserve ecosystems, while at the same time allowing for planned development. Locally, there are several jurisdictions that have established plans as part of the NCCP program. The County of San Diego is a participant in the local Multiple Species Conservation Program (MSCP) with an approved South County Subarea Plan. The Alpine 21 property falls within the approved MSCP South County Subarea Plan. Specifically, the parcel is mapped as “Unincorporated Land in Metro-Lakeside-Jamul Segment” outside of the Pre-Approved Mitigation Area (PAMA).

1.4.2 Habitat Types/Vegetation Communities

Vegetation mapping on the parcel consists of “Chaparral” and “Riparian Forest” per the County of San Diego Planning and Development Services GIS data. This mapping is consistent with the current conditions on-site as can be seen in Figures 2 and 3. The 80.7-acre Alpine 21 property contains approximately 1.1-acre of Urban/Developed land, 6.6-acres of Southern Coast Live Oak Riparian Forest, 0.8-acre of Coast Live Oak Woodland, 0.2-acre of Open Water, and 72.0-acres of Southern Mixed Chaparral (see Figure 3a in pocket and on the previous page 8). Generally, these habitats are relatively undisturbed with only a few foot trails. The Southern Coast Live Oak Riparian Forest occurs along the main and southern drainages with the Coast Live Oak Woodland in isolated patches on the upland slopes above the main drainage. The remaining areas are occupied by the Southern Mixed Chaparral.

Granitic Southern Mixed Chaparral (Holland Element Code 37121). Approximately 72.0-acres of Granitic Southern Mixed Chaparral (SMC) is located on the property. This habitat contains the following shrub species indicative of this habitat type:

Chamise	<i>Adenostoma fasciculatum</i>
Ramona Lilac	<i>Ceanothus tomentosus</i>
Buckbrush	<i>Ceanothus cuneatus</i> var. <i>cuneatus</i>
Toyon	<i>Heteromeles arbutifolia</i>
Laurel Sumac	<i>Malosma laurina</i>
Sugarbush	<i>Rhus ovata</i>

Granitic boulder outcrops are concentrated on the northern slopes within this habitat (see top photo of Figure 4). This habitat is considered a sensitive habitat by the County of San Diego and requires mitigation at a 0.5:1 ratio.

Southern Coast Live Oak Riparian Forest (Holland Element Code 61310). Approximately 6.6-acres of this habitat occur along the southern and main drainages (see bottom photo of Figure 4). This habitat is dominated by Coast Live Oak trees (*Quercus agrifolia*) with scattered Western Sycamore trees (*Platanus racemosa*), Fremont Cottonwood trees (*Populus fremontii* ssp. *fremontii*), Goodding’s Black and Arroyo Willows (*Salix gooddingii*) and (*Salix lasiolepis*), and

Blue Elderberry (*Sambucus nigra* ssp. *caerulea*). This habitat is considered a sensitive habitat by the County and by the California Department of Fish and Wildlife and requires mitigation at a 1:1 ratio for creation for “no net loss” of wetlands.

Coast Live Oak Woodland (Holland Element Code 71160). Two small patches of Coast Live Oak Woodland encompass approximately 0.8-acre on the Alpine 21 property. These patches of habitat are isolated from the Southern Coast Live Oak Riparian Forest and are located in the uplands. This habitat is considered a sensitive habitat by the County and by the California Department of Fish and Wildlife and requires mitigation at a 1:1 ratio by the BMO.

Open Water (Holland Element Code 64100). Along the western edge of the central drainage, water occasionally ponds. When full, the open water occupies 0.2-acre. This habitat is considered a sensitive habitat by the County and by the California Department of Fish and Wildlife and requires mitigation at a minimum of a 1:1 ratio.

Urban/Developed Land (Holland Element Code 12000). There is 1.1-acre of what is best classified as Urban/Developed land on-site. These areas are adjacent to existing residences and include areas of fuel modification. This habitat is not considered a sensitive habitat by the County and does not require any mitigation.

1.4.3 Flora

One hundred and eleven plant species were identified on the Alpine 21 property (please see the attached Table 1). Of the one hundred and eleven species, only seventeen of them are non-native species. The remaining ninety-four are native species.

1.4.4 Fauna

Generally, the types and diversity of wildlife encountered on the Alpine 21 property were those to be expected given the large area of relatively undisturbed habitats. Twenty-six insects, five reptiles, four mammal species, and twenty-five bird species were noted on the property and in the vicinity (please refer to the attached Table 2 for a complete list of wildlife species observed on-site). Of the four mammal species seen, only one was a large mammal. Coyotes (*Canis latrans*) were heard in the central drainage and their tracks were noted along the trails. The three other mammals seen on-site were the Audubon’s Cottontail (*Sylvilagus audubonii*), California Ground Squirrel (*Spermophilus beecheyi*), and Dusky-footed Woodrat (*Neotoma fuscipes*). These smaller mammals are potential prey for the Coyotes on-site.

1.4.5 Sensitive Plant Species

One principal goal of the biological survey was to determine the presence or absence of sensitive plant species. A spring plant survey was conducted on 16 May 2016. Prior to initiation of the field work in 2016, a search was made of the on-line California Native Plant Society (CNPS) Rare and Endangered Plant Inventory to determine those plant species considered sensitive and

known to occur within an approximately 10-mile radius of the subject property. The CNPS was accessed again in 2017 to update the list. This search resulted in a list of one hundred and five species (CNPS, 2017). This list was then augmented with three plants from a nine-quad search of the California Natural Diversity Database (CNDDDB) (CDFW, 2017a). This revised list of one hundred and eight plant species is presented as Table 3 (the reader's attention is directed to that table for additional information). Each entry in the table has been annotated as to the potential occurrence on site, given the habitats present, specific soil requirements, elevational limits, etc. Of the one hundred and eight species, five were found. Seventy-one species are unlikely, fourteen have a low potential to be found on-site, seven have a medium potential, and eleven have a high potential. The five species that were found are detailed in the paragraphs below.

Engelmann Oak (*Quercus engelmannii*). The Engelmann Oak is a perennial deciduous tree found in Chaparral, Cismontane Woodland, Riparian Woodland, and Valley and Foothill Grassland habitats at elevations of 164 - 4,277 feet. This tree is classified by the CNPS as having a Rare Plant Rank of 4.2 which means that this plant has a limited distribution and is on a "watch list". This plant is fairly threatened in California with 20-80% of the occurrences having a moderate degree and immediacy of threat. According to California's CNDDDB ranking system, the Engelmann Oak has a state rank of S3 which means that it is vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation. The County of San Diego places this species on the County of San Diego Sensitive Plant List D. List D plants are those with a limited distribution and are uncommon, but not presently rare or endangered. This species was detected within the Southern Coast Live Oak Riparian Forest and, to a lesser extent, in the Southern Mixed Chaparral.

San Diego Sagewort (*Artemisia palmeri*). The San Diego Sagewort is a perennial deciduous shrub found primarily along creeks and drainages on sandy soils within Chaparral, Coastal Scrub, and riparian habitats at elevations of 49 - 3,011 feet. This plant is classified by the CNPS as having a Rare Plant Rank of 4.2 which means that this plant has a limited distribution and is on a "watch list". This plant is fairly threatened in California with 20-80% of the occurrences having a moderate degree and immediacy of threat. According to California's CNDDDB ranking system, the San Diego Sagewort has a state rank of S3? which means that it is vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation. The County of San Diego places this species on the County of San Diego Sensitive Plant List D. List D plants are those with a limited distribution and are uncommon, but not presently rare or endangered. On-site, approximately 70 plants were observed along the western edge of the central drainage (see Figure 3a). These plants will be protected in Open Space.

Chaparral Rein-Orchid (*Piperia cooperi*). The Chaparral Rein-Orchid is a perennial herb found in Chaparral, Cismontane Woodland, and Valley and Foothill Grassland habitats at elevations of 49 - 5,215 feet. This plant is classified by the CNPS as having a Rare Plant Rank of 4.3 which means that this plant has a limited distribution and is on a "watch list". This plant is not very threatened in California with < 20% of the occurrences being threatened/having a low

degree and immediacy of threat, or no current threats are known. According to California's CNDDDB ranking system, the Chaparral Rein-Orchid has a state rank of S3 which means that it is vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation. The County of San Diego places this species on the County of San Diego Sensitive Plant List D. List D plants are those with a limited distribution and are uncommon, but not presently rare or endangered. During a previous biological study by RC Biological Consulting, Inc. in March 2007, a single Chaparral Rein-Orchid was found in the southern portion of the site (see Figure 3a). This plant was searched for during the 2016 field effort but was not refound. If this plant still occurs on-site, its previously mapped location will be protected in Open Space.

Palmer's Grappling Hook (*Harpagonella palmeri*). The Palmer's Grappling Hook is an annual herb found in Chaparral, Coastal Scrub, and Valley and Foothill Grassland habitats at elevations of 65 - 3,142 feet. This plant is classified by the CNPS as having a Rare Plant Rank of 4.2 which means that this plant has a limited distribution and is on a "watch list". This plant is fairly threatened in California with 20-80% of the occurrences having a moderate degree and immediacy of threat. According to California's CNDDDB ranking system, the Palmer's Grappling Hook has a state rank of S3 which means that it is vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation. The County of San Diego places this species on the County of San Diego Sensitive Plant List D. List D plants are those with a limited distribution and are uncommon, but not presently rare or endangered. On-site, approximately 1,000 plants were observed along the western property boundary just north of the central drainage (see Figure 3a). These plants will be protected in Open Space.

Fish's Milkwort (*Polygala cornuta* var. *fishiae*). The Fish's Milkwort is a perennial deciduous shrub found in Chaparral, Riparian Woodland or Cismontane Woodland habitats with Coast Like Oaks at elevations of 329 - 3,290 feet. This plant is classified by the CNPS as having a Rare Plant Rank of 4.3 which means that this plant has a limited distribution and is on a "watch list". This plant is not very threatened in California with < 20% of the occurrences being threatened/having a low degree and immediacy of threat, or no current threats are known. According to California's CNDDDB ranking system, the Fish's Milkwort has a state rank of S4 which means that it is apparently secure as it is uncommon, but not rare. There is some cause for long-term concern due to declines or other factors. The County of San Diego places this species on the County of San Diego Sensitive Plant List D. List D plants are those with a limited distribution and are uncommon, but not presently rare or endangered. During a previous biological study by RC Biological Consulting, Inc. in March 2007, five Fish's Milkwort were found on the western side of the property, just south of the central drainage (see Figure 3a). These shrubs were searched for during the 2016 field effort but were not refound (this is probably due to the dense, impenetrable Poison Oak in this area). If this plant still occurs on-site, its previously mapped location will be protected in Open Space.

1.4.6 Sensitive Wildlife Species

Another goal of the biological survey effort was to identify any sensitive wildlife species that occur on, or in the immediate vicinity of, the Alpine 21 property. A list of fifty-five sensitive species known to occur within a ten-mile radius of the subject property was generated from a nine-quad search of the CNDDDB (CDFW, 2017a). This list was augmented with five sensitive species from the County of San Diego's sensitive wildlife list. The revised list of sixty species is found as Table 4 (the reader's attention is directed to that table for additional information). Of the sixty species, six were found. These six species were the Orange-throated Whiptail, Coastal Western Whiptail, San Diego Horned Lizard, Cooper's Hawk, Rufous-crowned Sparrow, and the Western Bluebird (see Figure 3a for the locations of these observations). One other species required a focused survey but was not found; the Quino Checkerspot Butterfly.

Quino Checkerspot Butterfly (*Euphydryas editha quino*). The Quino Checkerspot is listed as a federally endangered subspecies under the Endangered Species Act. It is considered a Group 1 species on the County's Sensitive Animal List, and the Xerces Society defines this butterfly as critically imperiled. A federal protocol survey for this species was conducted during the 2016 flight season per the Proposed 2016 Quino Checkerspot Survey Protocol (USFWS, 2016) with negative results.

1.4.7 Wetlands/Jurisdictional Waters

The Alpine 21 property was inspected for any water features that would be considered jurisdictional under the County of San Diego's Resource Protection Ordinance (RPO), or jurisdictional to the Army Corps of Engineers (ACOE), the Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW).

The County of San Diego RPO defines what is and what is not a wetland:

“(1) Lands having one or more of the following attributes are ‘wetlands’:

- (aa). At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
- (bb). The substratum is predominantly undrained hydric soil; or
- (cc). An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.

(2) Notwithstanding paragraph (1) above, the following shall not be considered 'Wetlands':

(aa) Lands which have attribute(s) specified in paragraph (1) solely due to man-made structures (e.g. culverts, ditches, road crossings, or agricultural ponds), provided that the Director of Planning and Land Use determines that they:

- (I) Have negligible biological function or value as wetlands;
- (ii) Are small and geographically isolated from other wetland systems;
- (iii) Are not Vernal Pools; and
- (iv) Do not have substantial or locally important populations of wetland dependent sensitive species.

(bb) Lands that have been degraded by past legal land disturbance activities, to the point that they meet the following criteria as determined by the Director of Planning and Land Use:

- (I) Have negligible biological function or value as wetlands even if restored to the extent feasible; and,
- (ii) Do not have substantial or locally important populations of wetland dependent sensitive species. ”

For the purposes of federal regulatory programs, federal wetlands are defined as areas meeting all three of the following criteria:

1. A predominance of hydrophytic vegetation; and
2. Sufficient hydrology (or water flow) such that there is an anaerobic growing condition in the soil for at least one week during the growing season; and
3. A predominance of hydric soils.

In addition to federal wetlands, “waters of the U.S.” are also protected under the Clean Water Act. In non-tidal situations, “waters of the U.S.” are delineated by the Ordinary High Water Mark (OHWM) which is defined as, “. the line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural lines impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation or presence of litter and debris. .”

For CDFW and RWQCB purposes, the definition of a wetland is defined by the occurrence of at least one of the following three attributes: 1) at least periodically, the land supports hydrophytes,

2) the substrate is predominantly undrained hydric soil, and 3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year. Also, CDFW (at least the staff members at the San Diego office) and RWQCB utilize the Ordinary High Water Mark (OHWM) as an indication of waters of the state.

Based upon the 2017 field efforts, there are two RPO wetlands and jurisdictional wetlands, waters of the state, and waters of the U.S. within the bounds of the Alpine 21 project. The central drainage contains federal jurisdictional wetlands, CDFW and RPO wetlands indicated by the presence of all three indicators; hydrology, hydric soil and hydrophytic vegetation. The southern drainage contains waters of the U.S./waters of the state. An RPO wetland buffer distance of 50-feet is proposed for these two RPO wetlands. In some areas, the wetland buffer distance is > 50-feet. Per the County's RPO, "Buffer widths shall be 50 to 200 feet from the edge of the wetland as appropriate. . . ." A 50-foot buffer is deemed appropriate in this case as these RPO wetlands are not within the PAMA and are not considered to meet the criteria of a BRCA. The RPO wetlands occur on an undeveloped property in an otherwise developed neighborhood. Interstate 8 is located to the south, and residential development surrounds the property. The RPO drainages contain an Ordinary High Water Mark in the bottom of the drainage channel and the adjacent banks are occupied with Coast Live Oak Riparian Forest or Granitic Southern Mixed Chaparral.

1.4.8 Habitat Connectivity and Wildlife Corridors

The subject property is not within the PAMA, and there are no habitat corridors connecting off-site. As can be seen in Figure 2, the Alpine 21 project is a rectangular-shaped property with a series of east-west drainages and ridges. Wildlife is anticipated to move through the drainages on-site where there is water and riparian canopy cover. These species have nowhere to go off-site though. To the south and west is Interstate 8, and to the east is a small drainage that is surrounded by residences. This effectively makes the property an isolated habitat patch with no pass-through connectivity or corridors.

1.5 Applicable Regulations

There are several regulations that apply to the Alpine 21 project in terms of biological resources. These regulations include the Migratory Bird Treaty Act (federal), the Clean Water Act (federal), the Porter-Cologne Water Quality Control Act (state), the California Environmental Quality Act (state), the California Fish and Game Code (state), the Natural Community Conservation Planning Act (state), the Multiple Species Conservation Program (County), the Resource Protection Ordinance (County), and the Biological Mitigation Ordinance (County).

2.0 Project Effects

The specific design of the Alpine 21 project has potentially significant direct biological effects to Southern Mixed Chaparral, Coast Live Oak Woodland, and Coast Live Oak Riparian Forest habitats. Below is a table detailing the habitat/vegetation communities, the existing acreage

amounts, the proposed impacts, and the proposed impact neutral areas (also please see Figures 3a and 3b for the Vegetation Map and Project Impacts).

Habitat/Vegetation Communities and Impact Summary

Habitat/Vegetation Community	Existing Acreage On-site	Acres Impacted On-site ¹	Acres Impact Neutral ²	Acres Used for On-site Mitigation ³
Granitic Southern Mixed Chaparral (Element Code 37121)	72.0	38.40	33.45	0.15
Coast Live Oak Woodland (Element Code 71160)	0.8	0.30	0.5	None
Southern Coast Live Oak Riparian Forest (Element Code 61310)	6.6	0.30	6.3	None
Open Water (Element Code 64100)	0.2	None	None	0.2
Urban/Developed (Element Code 12000)	1.1	0.22	0.63	0.25
TOTAL:	80.7	39.22	40.88	0.6

¹ Calculated impacts include those due to grading, tree wells, the water easement, and fuel modification. For the Southern Mixed Chaparral, the 0.02-acre of temporary impacts caused by accessing the mitigation area for restoration work have been included.

^{2,3} The majority of the on-site Open Space is not counted towards mitigation or counted as impacts, it is considered impact neutral. The only exception to this is the 0.6-acre area along the western property boundary being used to mitigate for impacts to wetlands, waters of the state, waters of the U.S., and Southern Coast Live Oak Riparian Forest. The area containing the Open Water will be recontoured to create natural flows thereby removing the Open Water created by the unnatural berm, and replacing it with Southern Coast Live Oak Riparian Forest.

3.0 Special Status Species

This section pertains to the determination of significant impacts, as a result of the project, to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service.

3.1 Guidelines for the Determination of Significance

Any of the following conditions would be considered significant:

- A. The project would impact one or more individuals of a species listed as federally or state endangered or threatened.
- B. The project would impact the survival of a local population of a County Group A or B plant species, or a County Group 1 animal species, or a species listed as a state Species of Special Concern.
- C. The project would impact the regional long-term survival of a County Group C or D plant species or a County Group 2 animal species.
- D. The project may impact arroyo toad aestivation or breeding habitat.
- E. The project would impact golden eagle habitat.
- F. The project would result in a loss of functional foraging habitat for raptors.
- G. The project would increase noise and/or nighttime lighting to a level above ambient proven to adversely affect sensitive species.
- H. The project would impact the viability of a core wildlife area, defined as a large block of habitat (typically 500 acres or more not limited to project boundaries, though smaller areas with particularly valuable resources may also be considered a core wildlife area) that supports a viable population of a sensitive wildlife species or an area that supports multiple wildlife species.
- I. The project would increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect sensitive species.
- J. The project would impact the nesting success of sensitive animals (as listed in the Guidelines for Determining Significance) through grading, clearing, fire fuel modification and/or noise generating activities such as construction.

3.2 Analysis of Project Effects

The proposed project will not result in significant impacts to sensitive species under the Guidelines in Section 3.1 for the Determination of Significance for the following reasons:

- 3.1.A No federal or state listed threatened or endangered species were noted on-site.
- 3.1.B No Group A or B sensitive plant species were noted during the surveys. The two County Group 1 animal species detected on-site were the Cooper's Hawk and Rufous-crowned Sparrow. The Cooper's Hawk was seen overflying the property, and only one Rufous-crowned Sparrow was detected on-site. As such, the project would not impact the survival of a local population of a County Group A or B plant species, or a County Group 1 animal species.
- 3.1.C All five of the sensitive plant species found during the surveys are County Group D sensitive plant species (San Diego Sagewort, Palmer's Grappling Hook, Chaparral Rein-Orchid, Fish's Milkwort, and Engelmann Oak). Four of these five species will be completely protected in Open Space. The Engelmann Oak occurs occasionally within the Coast Live Oak Woodland and Southern Coast Live Oak Riparian Forest habitats. Half of the Coast Live Oak Woodland (0.30-acre) will be impacted by the project and 0.3-acre of Southern Coast Live Oak Riparian Forest will be impacted. The remaining 6.3-acres of Southern Coast Live Oak

Riparian Forest will be protected in Open Space. Four County Group 2 animal species were detected on-site (Orange-throated Whiptail, Coastal Western Whiptail, San Diego Horned Lizard, and Western Bluebird). The Western Bluebird was noted as an overflight of the property. The three lizard species occur in small numbers on-site and a mitigation measure pertaining to preventing the introduction of Argentine Ants onto the site to protect the San Diego Horned Lizard will be implemented. As such, the project would not impact the regional long-term survival of a County Group C or D plant species or a County Group 2 animal species.

- 3.1.D The project site does not contain breeding habitat suitable for the Arroyo Toad.
- 3.1.E There are no suitable Golden Eagle nest sites on the property. The closest CNDDDB record of a Golden Eagle nest is 6.2-miles to the northwest just northwest of El Capitan Reservoir (CDFW, 2017a).
- 3.1.F The only raptor noted on the property was a Cooper's Hawk. During two of the visits, a single individual was seen overflying the site. As such, this mostly Chaparral-covered property does not seem to function as foraging habitat for raptors.
- 3.1.G Lighting will be shielded away from the Open Space areas by requiring downward shielded light fixtures in the backyards that comply with the Palomar Dark Sky Policy. This requirement shall be included on the plans. Increased noise will occur with the addition of twenty residences. However, Interstate 8 already generates high ambient noise levels.
- 3.1.H The 80.7-acre property is located just north of Interstate 8 and is basically an island of habitat in an otherwise suburban setting.
- 3.1.I Six sensitive wildlife species were noted during the field surveys. These six species were the Orange-throated Whiptail, Coastal Western Whiptail, San Diego Horned Lizard, Cooper's Hawk, Rufous-crowned Sparrow, and the Western Bluebird. While the project will introduce more humans and domestic pets to the area, the property is surrounded on three sides by suburban development and by Interstate 8 on the fourth side. Domestic predators, such as dogs, were already noted on-site during the surveys. It is anticipated that the addition of twenty residences will increase the number of domestic pets, but the backyards will all be fenced limiting the intrusion into the adjacent Open Space areas.
- 3.1.J Three sensitive bird species were noted during the field survey. These three species were the Cooper's Hawk, Rufous-crowned Sparrow, and Western Bluebird. The Cooper's Hawk and Western Bluebird were noted as overflights, and only one individual Rufous-crowned Sparrow was observed on-site. Avian breeding season avoidance for vegetation clearing will be proposed. As such, the project would not impact the nesting success of these sensitive animals.

3.3 Cumulative Impact Analysis

California Environmental Quality Act (CEQA) Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified. The County of San Diego certified an EIR for the General Plan Update on August 3, 2011. Since 1) this project is consistent with the development density established by the General Plan Update EIR, 2) there are no project specific effects which are peculiar to the project or its site, 3) there are no project specific impacts which the General Plan Update EIR failed to analyze as significant effects, 4) there are no potential significant off-site and/or cumulative impacts which the General Plan Update EIR failed to evaluate, and 5) there is no substantial new information which results in more severe impacts than anticipated by the General Plan Update EIR, then this project qualifies for the CEQA Section 15183 exemption. Therefore, there will be no additional cumulative effects as long as the Alpine 21 project provides appropriate habitat mitigation and implements avian breeding season avoidance mitigation measures as outlined in this report.

3.4 Mitigation Measures and Design Considerations

The following mitigation measures will be implemented:

1. The preferred approach to site development would be for no grading, grubbing or clearing of vegetation to occur during the general avian breeding season (February 15 to September 15). All grading permits, improvement plans, and the final map shall include such statement. If grubbing or clearing must occur during the general avian breeding season within 300 feet of general nesting bird habitat, a pre-construction survey shall be conducted by a qualified biologist no more than three days prior to the commencement of the activities to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/ nesting behavior) within this area, with results submitted to the County and Wildlife Agencies for review, clearing and grubbing shall be allowed to proceed. Furthermore, if construction activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting will be conducted, with results submitted to the County and Wildlife Agencies for review. If active nests or nesting birds are observed within the area, the biologist shall submit the nesting bird survey results and proposed buffers to the County and Wildlife Agencies for review and will be required to receive written approval from the County regarding proposed buffers, prior to work proceeding. The biologist shall then flag buffers around the active nests and construction activities shall avoid active nest buffers until nesting behavior has ceased, nests have failed, or young have fledged, with results submitted to the County and Wildlife Agencies.

2. During construction, no activity shall occur within 500-feet of active raptor nests. All grading permits, improvement plans and the final map will include such statement. If grubbing, clearing or grading is proposed during the raptor breeding season (January 15 to September 15), a pre-grading nesting raptor survey will be conducted within three days prior to clearing to determine if raptors occur within 500-feet of the areas proposed to be directly impacted by grading, grubbing, or clearing, or indirectly impacted by noise. If there are no raptors nesting within 500-feet (includes nest building or other breeding/nesting behavior), development will be allowed to proceed upon approval of the Director of PDS with concurrence from USFWS and CDFW. However, if raptors are observed nesting or displaying breeding/nesting behavior within the area, construction will be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after September 15; or (2) a temporary noise barrier or berm is constructed at the edge of the development footprint to reduce noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ), to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. Alternatively, if approved by the Director of PDS with concurrence from USFWS and CDFW, the duration of construction equipment operation could be controlled to keep noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ) in lieu of or in concert with a wall or other sound attenuation barrier.
3. Prior to offloading nursery products from delivery trucks and prior to installation of common landscape improvements, container plants shall be inspected by the project biologist for the presence of disease, weeds, and pests, including Argentine Ants. Plants with pests, weeds, or diseases will be rejected. In addition, watering restrictions shall be implemented through the Homeowners Association within the Limited Building Zone.

3.5 Conclusions

By implementing the three mitigation measures outlined in Section 3.4 above, the potentially significant impacts will be mitigated to a less than significant level.

4.0 Riparian Habitat or Sensitive Natural Community

This section pertains to the determination of significant impacts, as a result of the project, to riparian habitat or a sensitive natural community. Jurisdictional federal wetlands are discussed in Section 5.0 below.

4.1 Guidelines for the Determination of Significance

Any of the following conditions would be considered significant:

- A. Project-related construction, grading, clearing, or other activities would temporarily or permanently remove sensitive native or naturalized habitat (as listed in Table 5 of the County Guidelines for Determining Significance) on or off the project site.
- B. Any of the following will occur to or within jurisdictional wetlands and/or riparian habitats as defined by ACOE, CDFW and the County of San Diego: removal of vegetation; grading; obstruction or diversion of water flow; adverse change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; any disturbance of the substratum; and/or any activity that may cause an adverse change in native species composition, diversity and abundance.
- C. The project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels.
- D. The project would increase human access or competition from domestic animals, pests or exotic species to levels proven to adversely affect sensitive habitats.
- E. The project does not include a wetland buffer adequate to protect the functions and values of existing wetlands.

4.2 Analysis of Project Effects

The potentially significant effects to riparian or other sensitive habitat per the Guidelines in Section 4.1 above are analyzed below:

- 4.1.A Under Section 4.1.A, the proposed project will permanently impact 0.3-acre of Coast Live Oak Woodland, 0.3-acre of Southern Coast Live Oak Riparian Forest, and 38.4-acres of Southern Mixed Chaparral, but these impacts will be mitigated by acquiring 0.3-acre of Tier I habitat and 19.2-acres of Tier III habitat at Crestridge Conservation Bank or another suitable mitigation site within the MSCP, and by creating/restoring 0.6-acre of Southern Coast Live Oak Riparian Forest on-site. The 0.02-acre of temporary impacts to Southern Mixed Chaparral will be restored after completion of the restoration work in the on-site mitigation area. In an effort to minimize disturbances to the open space areas on-site, signs will be installed around both the open space areas not being used for on-site mitigation (see Figure 5) and around the wetland creation/restoration area that is being used as on-site mitigation (Figure 6). Signage along the Biological Open Space will include language to keep pets on leash, and that pedestrian access is restricted.
- 4.1.B The subdivision of the property will result in permanent impacts to approximately 150-square feet of waters of the U.S./waters of the state, and approximately 1,800-square feet of temporary impacts federal wetlands/waters of the state. Approximately 0.3-acre of CDFW and RPO wetlands classified as Southern Coast Live Oak Riparian Forest will be permanently impacted. These impacts will be mitigated on-site through the creation of 0.6-acre of Southern Coast Live

Oak Riparian Forest, and by the removal of an earthen dam and restoration of the natural drainage flows in this area.

- 4.1.C The project will be serviced by the Padre Dam Water District, not by wells.
- 4.1.D Domestic pets, such as dogs, were already noted on-site. It is anticipated that the addition of twenty residences will increase the number of domestic pets, but the backyards will all be fenced limiting the intrusion into the adjacent open areas.
- 4.1.E. There is a 50-foot wetland buffer proposed around the two RPO wetlands that extends from the furthest edge of the delineated wetland (typically from the riparian canopy driplines). A 50-foot buffer is appropriate for this project as the site is not located within the PAMA and does not meet the criteria for a BRCA.

4.3 Cumulative Impact Analysis

Since the Alpine 21 project is proposing to acquire 0.3-acre of Tier I habitat and 19.2-acres of Tier III habitat at the Crestridge Conservation Bank or other suitable mitigation site within the MSCP for permanent impacts to 0.3-acre of Coast Live Oak Woodland and 38.4-acres of Southern Mixed Chaparral, respectively, and is also proposing to create 0.6-acre of Southern Coast Live Oak Riparian Forest habitat on-site for the impacts to 0.3-acre of Southern Coast Live Oak Riparian Forest, then the project's contribution to a cumulative impact on these habitats will be less than cumulatively considerable. The impacts to wetlands, waters of the state, waters of the U.S., and Southern Coast Live Oak Riparian Forest will be mitigated on-site by the removal of an earthen dam, recontouring of the ponded area created by the dam, and restoration/creation of Southern Coast Live Oak Riparian Forest. These impacts will be mitigated at a minimum of a 1:1 ratio to ensure "no net loss".

4.4 Mitigation Measures and Design Considerations

The following mitigation measure will be implemented to mitigate the potentially significant impacts to the natural upland and wetlands habitats to a less than significant level:

- 4. Mitigation for the loss of 0.3-acre of Coast Live Oak Woodland and 0.3-acre of Southern Coast Live Oak Riparian Forest will be mitigated through the acquisition of 0.3-acre of Tier I habitat at the Crestridge Conservation Bank or other suitable mitigation site within the MSCP and the creation of 0.6-acre of Southern Coast Live Oak Riparian Forest habitat on-site. The perimeter of this 0.6-acre area, as well as other open space areas not being used for on-site mitigation will be marked with signs to indicate the areas are protected open space (see Figures 5 and 6). Signage along the Biological Open Space will include language to keep pets on leash, and that pedestrian access is restricted. Mitigation for the permanent loss of 38.4-acres of Southern Mixed Chaparral will be mitigated through the acquisition of 19.2-acres of Tier III habitat at the Crestridge Conservation Bank or other suitable mitigation site within the MSCP. Mitigation for the combined permanent and temporary loss of 0.04-acre of wetlands, waters of the state, and waters of the U.S. will be mitigated by removing an earthen dam and restoring the

natural flow to the on-site drainage. Temporary impacts to 0.02-acre of Southern Mixed Chaparral will be mitigated on-site by restoring this habitat after machine access to the mitigation area is complete.

4.5 Conclusions

The potentially significant impacts resulting from the permanent loss of 38.4-acres of Southern Mixed Chaparral, 0.3-acre of Southern Coast Live Oak Riparian Forest, 0.3-acre of Coast Live Oak Woodland, 150-square feet of waters of the U.S., and temporary impacts to 0.02-acre of Southern Mixed Chaparral and 1,800-square feet of waters of the state and waters of the U.S. will be mitigated to a less than significant level by acquiring 0.3-acre of Tier I habitat and 19.2-acres of Tier III habitat at the Crestridge Conservation Bank or other suitable mitigation site, by creating 0.6-acre of Southern Coast Live Oak Riparian Forest on-site, by restoring the 0.02-acre of Southern Mixed Chaparral on-site, and by removing an on-site, existing earthen dam and restoring the natural flows to the drainages in this area. The perimeter of this 0.6-acre creation/restoration area, as well as other open space areas not being used for on-site mitigation, will be marked with signs to indicate that the areas are protected open space (see Figures 5 and 6 for locations of signs). Signage along the Biological Open Space will include language to keep pets on leash, and that pedestrian access is restricted.

5.0 Jurisdictional Wetland and Waterways

Per the 2017 results, there are two jurisdictional wetlands, waters of the state, and waters of the U.S. within the bounds of the Alpine 21 project. There will be 0.04-acre of combined temporary and permanent impacts to these jurisdictional wetlands and waters resulting from the construction of Chelsea Leigh Way and the installation of the water line from the southeast corner of the site. The remainder of these jurisdictional wetlands and waters will be protected in open space. In addition, there will be a wildlife underpass created along the proposed Chelsea Leigh Way access road. This underpass will consist of an earthen bottom and an arch pipe culvert providing approximately 6-foot of clearance for passage of wildlife. Larger wildlife, such as Mule Deer and Coyotes, as well as small animals, such as Racoons and Opossum, are anticipated to utilize this underpass.

5.1 Guidelines for the Determination of Significance

The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means because only 150-square feet of permanent impacts to waters of the U.S. /waters of the state, and 1,800-square feet of temporary impacts to jurisdictional wetlands/waters of the state are proposed by the subdivision.

5.2 Analysis of Project Effects

Although the permanent and temporary impacts to wetlands, waters of the state, and waters of the U.S, are small (only 0.04-acre combined), mitigation will be required at a minimum of a 1:1 ratio, and permits from the ACOE, RWQCB and CDFW will be necessary. The 1:1 ratio ensures that there will be “no net loss”.

5.3 Cumulative Impact Analysis

Since the impacts to jurisdictional wetlands, waters of the state and waters of the U.S. will be mitigated at a minimum of a 1:1 ratio by removing an earthen dam and restoring the natural flows of the drainages in that area, there will be “no net loss” and no cumulative impacts.

5.4 Mitigation Measures and Design Considerations

5. Permanent impacts to 150-square feet of waters of the U.S./waters of the state, and temporary impacts to 1,800-square feet of wetlands/waters of the state will be mitigated at a minimum of a 1:1 ratio by removing an existing earthen dam and recontouring the area to its pre-berm, natural flows.

5.5 Conclusions

The 150-square feet of waters of the U.S./waters of the state, and 1,800-square feet of wetlands/waters of the state will be mitigated to a less than significant level by removing an existing earthen dam and recontouring the area to its pre-berm, natural flows at a minimum of a 1:1 ratio.

6.0 Wildlife Movement and Nursery Sites

This section pertains to the determination of significant impacts, as a result of the project, to wildlife movement and nursery sites.

6.1 Guidelines for the Determination of Significance

Any of the following conditions would be considered significant:

- A. The project would prevent wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction.
- B. The project would substantially interfere with connectivity between blocks of habitat or would potentially block or substantially interfere with a local or regional wildlife corridor or linkage.
- C. The project would create artificial wildlife corridors that do not follow natural movement patterns.

- D. The project would increase noise and/or nighttime lighting in a wildlife corridor or linkage to levels proven to affect the behavior of the animals identified in a site-specific analysis of wildlife movement.
- E. The project does not maintain an adequate width for an existing wildlife corridor or linkage and/or would further constrain an already narrow corridor through activities such as (but not limited to) reduction of corridor width, removal of available vegetative cover, placement of incompatible uses adjacent to it, and placement of barriers in the movement path.
- F. The project does not maintain adequate visual continuity (i.e. long lines-of-site) within wildlife corridors or linkages.

6.2 Analysis of Project Effects

The Alpine 21 project is a rectangular-shaped property with a series of east-west drainages and ridges. Wildlife is anticipated to move within the drainages on-site where there is water and riparian canopy cover. These species have nowhere to go off-site though. To the south and west is Interstate 8, and to the east is a small drainage that is surrounded by residences. This effectively makes the property an isolated habitat block with no pass-through connectivity or corridors.

The potential impacts to wildlife movement per the Guidelines in Section 6.1 above are analyzed below.

- 6.1.A Wildlife is anticipated to move within the drainages on-site where there is water and riparian canopy cover. These drainages have been avoided except for two crossings. One of these crossings has been designed with an earthen bottom and arch culvert specifically to promote wildlife movement under the crossing.
- 6.1.B The current design of the Alpine 21 project does not interfere with the wildlife movement, as wildlife is anticipated to move through the drainages on-site. Coyotes were noted in the central drainage, and their presence is expected to continue even after development as Coyotes are well adapted to moving through rural neighborhoods and the central drainage crossing will have an earthen bottom and arch culvert.
- 6.1.C The proposed project is located adjacent to existing residences to the north, east and west, and as such will not create an artificial wildlife corridor. The site is basically an isolated habitat patch with no off-site connectivity.
- 6.1.D With regard to the potential increased noise and/or nighttime lighting, all exterior lighting will be shielded away from the RPO wetlands and associated Open Space in compliance with the Palomar Dark Sky Policy to minimize the nighttime light intrusion. This requirement shall be included on the plans. Increased noise will occur with the addition of twenty residences. However, Interstate 8 is located to the south and creates a high level of ambient noise already.
- 6.1.E The project is an isolated block of habitat with no off-site habitat connectivity.
- 6.1.F The project is an isolated block of habitat with no off-site habitat connectivity.

6.3 Cumulative Impact Analysis

Since the property is an isolated block of habitat with no through movement of wildlife, there is no wildlife corridor to protect. The current design of the Alpine 21 project impacts 0.04-acre of wetlands, waters of the U.S. and waters of the state and 0.3-acre of Southern Coast Live Oak Riparian Forest. Mitigation for these impacts will occur on-site through creation of 0.6-acre of Southern Coast Live Oak Riparian Forest and removal of an earthen berm with recontouring of the drainages in this area to their natural flows. In addition, the one drainage crossing has been designed with an earthen bottom and arch top to facilitate wildlife movement along the drainage underneath the road crossing. With regard to the potential increase in noise and/or nighttime lighting, the outdoor lighting will be shielded away from the RPO wetlands and associated Open Space. There will be increased noise from the addition of twenty residences. However, Intestate 8 already generates a high ambient noise level. Therefore, this potential impact is not believed to be cumulatively considerable.

6.4 Mitigation Measures and Design Considerations

The following mitigation measure will be implemented to mitigate the potentially significant impacts to the existing wildlife on-site:

6. Outdoor lighting will be shielded away from the existing RPO wetlands and associated Open Space by requiring downward shielded lights in compliance with the Palomar Dark Sky Policy to minimize the nighttime light intrusion. This requirement shall be included on the plans.

6.5 Conclusions

Since the Alpine 21 property does not contain any wildlife corridors, there are no significant impacts to wildlife movement and none that are believed to be cumulatively considerable. Similarly, the potential increase in noise and nighttime lighting is being mitigated through project design and the requirement to shield outdoor lighting away from the RPO wetland and associated Open Space.

7.0 Local Policies, Ordinances, Adopted Plans

This section pertains to the determination of significant impacts, as a result of the project, with respect to local policies, ordinances and adopted plans.

7.1 Guidelines for the Determination of Significance

Any of the following conditions would be considered significant:

- A. For lands outside of the MSCP, the project would impact coastal sage scrub (CSS) vegetation in excess of the County's 5% habitat loss threshold as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines.
- B. The project would preclude or prevent the preparation of the subregional Natural Communities Conservation Planning Process (NCCP). For example, the project proposed development within areas that have been identified by the County or resource agencies as critical to future habitat preserves.
- C. The project will impact any amount of sensitive habitat lands as outlined in the Resource Protection Ordinance (RPO).
- D. The project would not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the Natural Communities Conservation Planning Process (NCCP) Guidelines.
- E. The project does not conform to the goals and requirements as outlined in any applicable Habitat Conservation Plan (HCP), Habitat Management Plan (HMP), Special Area Management Plan (SAMP), Watershed Plan, or similar regional planning effort.
- F. For lands within the Multiple Species Conservation program (MSCP), the project would not minimize impacts to Biological Resource Core Areas (BRCAs), as defined in the Biological Mitigation Ordinance (BMO).
- G. The project would preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines.
- H. The project does not maintain existing movement corridors and/or habitat linkages as defined by the Biological Mitigation Ordinance (BMO).
- I. The project does not avoid impacts to MSCP narrow endemic species and would impact core populations of narrow endemics.
- J. The project would reduce the likelihood of survival and recovery of listed species in the wild.
- K. The project would result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (Migratory Bird Treaty Act).
- L. The project would result in the take of eagles, eagle eggs or any part of an eagle (Bald and Golden Eagle Protection Act).

7.2 Analysis of Project Effects

The potentially significant effects on local policies, ordinances or adopted plans per the Guidelines in Section 7.1 above are analyzed below.

- 7.1.A There is no Diegan Coastal Sage Scrub on the Alpine 21 property.
- 7.1.B The Alpine 21 property is located within the approved MSCP Subarea Plan. No portion of the property is located within the Pre-Approved Mitigation Area (PAMA). Therefore, the project would not preclude or prevent the preparation of the subregional NCCP.

- 7.1.C Under Section 7.1.C, 0.3-acre of Coast Live Oak Woodland, 0.3-acre of Southern Coast Live Oak Riparian Forest, and 38.4-acres of Southern Mixed Chaparral will be permanently impacted. These impacts will be mitigated by acquiring 0.3-acre of Tier I habitat and 19.2-acres of Tier III habitat at the Crestridge Conservation Bank or other suitable mitigation site within the MSCP, and by creating/restoring 0.6-acre of Southern Coast Live Oak Riparian Forest on-site.
- 7.1.D There is no Diegan Coastal Sage Scrub on the Alpine 21 property.
- 7.1.E The project does conform to the goals and requirements as outlined in the regional planning efforts, such as the MSCP. The project is located outside of a PAMA and appropriate mitigation is proposed for impacts to sensitive habitats.
- 7.1.F The Alpine 21 property is within the County of San Diego South County MSCP Subarea Plan, but the site is outside of the PAMA.
- 7.1.G There is no Diegan Coastal Sage Scrub on the Alpine 21 property.
- 7.1.H There are no wildlife corridors or linkages within the bounds of the Alpine 21 property.
- 7.1.I No narrow endemics were noted during the field surveys.
- 7.1.J No listed species were noted during the field surveys.
- 7.1.K Under Section 7.1.K, the proposed project could result in the take of migratory birds or destruction of active migratory bird nests and/or eggs. However, it is recommended that grading for the project should occur outside of the avian breeding season (January 15 to September 15 for raptors and February 15 to September 15 for other nesting birds).
- 7.1.L There are no suitable nest sites for either the Bald Eagle or Golden Eagle on the property.

7.3 Cumulative Impact Analysis

Any projects that go through the County that could impact migratory birds are conditioned such that any grading, clearing or grubbing activity shall occur outside of the avian breeding season. With this condition, there are no cumulative effects because there are no impacts to migratory birds.

“Sensitive Habitat Lands” are defined in the RPO as, “Land which supports unique vegetation communities, or the habitats of rare or endangered species or sub-species of animals or plants including the area which is necessary to support a viable population of any of the above species in perpetuity, or which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor”. Using this definition, the Southern Mixed Chaparral, Southern Coast Live Oak Riparian Forest, and Coast Live Oak Woodlands are considered sensitive habitats. The portions of these habitats that will be unavoidably impacted will be mitigated for as described in the above Section 4.4. Therefore, there are no cumulative impacts anticipated.

7.4 Mitigation Measures and Design Considerations

The following mitigation measures will be implemented to mitigate the potentially significant effects on sensitive habitat lands and migratory birds to a less than significant level:

1. The preferred approach to site development would be for no grading, grubbing or clearing of vegetation to occur during the general avian breeding season (February 15 to September 15). All grading permits, improvement plans, and the final map shall include such statement. If grubbing or clearing must occur during the general avian breeding season within 300 feet of general nesting bird habitat, a pre-construction survey shall be conducted by a qualified biologist no more than three days prior to the commencement of the activities to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/ nesting behavior) within this area, with results submitted to the County and Wildlife Agencies for review, clearing and grubbing shall be allowed to proceed. Furthermore, if construction activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting will be conducted, with results submitted to the County and Wildlife Agencies for review. If active nests or nesting birds are observed within the area, the biologist shall submit the nesting bird survey results and proposed buffers to the County and Wildlife Agencies for review and will be required to receive written approval from the County regarding proposed buffers, prior to work proceeding. The biologist shall then flag buffers around the active nests and construction activities shall avoid active nest buffers until nesting behavior has ceased, nests have failed, or young have fledged, with results submitted to the County and Wildlife Agencies.
2. During construction, no activity shall occur within 500-feet of active raptor nests. All grading permits, improvement plans and the final map will include such statement. If grubbing, clearing or grading is proposed during the raptor breeding season (January 15 to September 15), a pre-grading nesting raptor survey will be conducted within three days prior to clearing to determine if raptors occur within 500-feet of the areas proposed to be directly impacted by grading, grubbing, or clearing, or indirectly impacted by noise. If there are no raptors nesting within 500-feet (includes nest building or other breeding/nesting behavior), development will be allowed to proceed upon approval of the Director of PDS with concurrence from USFWS and CDFW. However, if raptors are observed nesting or displaying breeding/nesting behavior within the area, construction will be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after all birds have fledged; or (2) a temporary noise barrier or berm is constructed at the edge of the development footprint to reduce noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ), to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. Alternatively, if approved by the Director of PDS with concurrence from USFWS and CDFW,

the duration of construction equipment operation could be controlled to keep noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ) in lieu of or in concert with a wall or other sound attenuation barrier.

3. Permanent impacts to the 0.3-acre of Coast Live Oak Woodland, 0.3-acre of Southern Coast Live Oak Riparian Forest and 38.4-acres of Southern Mixed Chaparral will be mitigated by acquiring 0.3-acre of Tier I habitat and 19.2-acres of Tier III habitat at the Crestridge Conservation Bank or other suitable mitigation site within the MSCP, and by creating 0.6-acre of Southern Coast Live Oak Riparian Forest habitat on-site. Impacts to the 0.04-acre of combined wetlands, waters of the state, and waters of the U.S. will be mitigated by removing an existing earthen berm on-site and recontouring the drainage to its natural flows.
4. Outdoor lighting will be shielded away from the RPO wetlands and associated Open Space by requiring downward shielded lights in compliance with the Palomar Dark Sky Policy to minimize the nighttime light intrusion. This requirement shall be included on the plans.
5. An open space easement will be dedicated over the RPO wetlands and proposed 50-foot wetland buffer.

7.5 Conclusions

By implementing the five mitigation measures outlined in Section 7.4 above, the potentially significant impact to RPO sensitive habitat lands and migratory birds will be mitigated to a less than significant level.

8.0 Summary of Project Impacts and Mitigation

The areas of vegetation by type within the Alpine 21 Subdivision and the associated mitigation requirements are summarized in the following table:

Vegetation Impact and Mitigation Summary¹

Vegetation Community	Existing Acreage On-site	Acres Impacted On-site	Acres Impact Neutral ²	Acres Used for On-site Mitigation ³	Mitigation Ratio ⁴	Required Mitigation (acres)	Proposed Mitigation (acres)
Granitic Southern Mixed Chaparral (Element Code 37121)	72.0	38.4	33.45	0.15	0.5:1	19.2	Acquisition of 19.2-acres of Tier III habitat at Crestridge Conservation Bank or other suitable mitigation site within the MSCP and restoration of 0.02-acre of temporary impacts
Coast Live Oak Woodland (Element Code 71160)	0.8	0.3	0.5	None	1:1	0.3	Acquisition of 0.3-acres of Tier I habitat at Crestridge Conservation Bank or other suitable mitigation site within the MSCP
Southern Coast Live Oak Riparian Forest (Element Code 61310)	6.6	0.3	6.3	None	2:1	0.6	On-site creation of 0.28-acre of Southern Coast Live Oak Riparian Forest and Restoration of 0.32-acre of Southern Coast Live Oak Riparian Forest (see Open Water)
Open Water (Element Code 64100)	0.2	None	None	0.2	N/A	N/A	Restoration to 0.2-acre of Southern Coast Live Oak Riparian Forest

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Vegetation Community	Existing Acreage On-site	Acres Impacted On-site	Acres Impact Neutral ²	Acres Used for On-site Mitigation ³	Mitigation Ratio ⁴	Required Mitigation (acres)	Proposed Mitigation (acres)
Urban/Developed (Element Code 12000)	1.1	0.22	0.63	0.25	N/A	None	None
Totals	80.7	39.22	40.88	0.6		20.02	Acquisition of 19.2-acres of Tier III habitat and 0.3-acre of Tier I habitat at Crestridge Conservation Bank or other suitable mitigation site within the MSCP, and On-site creation of 0.6-acre of Southern Coast Live Oak Riparian Forest, and Restoration of 0.02-acre of Southern Mixed Chaparral

¹ Calculated impacts include those due to grading, tree wells, the water easement, and fuel modification. For the Granitic Southern Mixed Chaparral, the 0.02-acre of temporary impacts caused by accessing the mitigation area for restoration work have been included.

^{2,3} The majority of the on-site Open Space is not counted towards mitigation or counted as impacts, it is considered impact neutral. The only exception to this is the 0.6-acre area along the western property boundary being used to mitigate for impacts to wetlands, waters of the state, waters of the U.S., and Southern Coast Live Oak Riparian Forest. The area containing the Open Water will be recontoured to create natural flows thereby removing the Open Water and replacing it with Southern Coast Live Oak Riparian Forest. The 0.02-acre of temporary impacts to the Granitic Southern Mixed Chaparral caused by accessing the mitigation area for restoration work has been included in the impact neutral category as it will be restored after the restoration work is complete.

⁴ Mitigation Ratios were taken from the County of San Diego Biological Mitigation Ordinance for Impacted Land Does Not Meet Criteria for BRCA and either Mitigation Site Meets Criteria for BRCA or Mitigation Site Does Not Meet Criteria for BRCA. The N/A for Open Water is a result of the area being restored to pre-berm conditions of Southern Coast Live Oak Riparian Forest.

Implementation of the project as proposed will have the following effects on existing biological resources. These anticipated effects are:

1. The loss of 0.3-acre of Coast Live Oak Woodland;

2. The loss of 0.3-acre of Southern Coast Live Oak Riparian Forest;
3. The permanent loss of 38.4-acres of Southern Mixed Chaparral;
4. The temporary loss of 0.02-acre of Southern Mixed Chaparral;
5. The permanent loss of 150-square feet of waters of the U.S./waters of the state;
6. The temporary loss of 1,800-square feet of federal jurisdictional wetlands/waters of the state;
7. The construction of a homes near RPO wetlands, CDFW wetlands, waters of the state, waters of the U.S, and ACOE wetlands; and
8. The construction of homes in an area utilized by migratory birds.

Of these effects, all eight can be considered potentially significant. Implementation of the following selected mitigation measures can reduce these eight effects to a level less than significant.

1. Permanent impacts to the 0.3-acre of Coast Live Oak Woodland, 0.3-acre of Southern Coast Live Oak Riparian Forest and 38.4-acres of Southern Mixed Chaparral will be mitigated by acquiring 0.3-acres of Tier I habitat and 19.2-acres of Tier III habitat at the Crestridge Conservation Bank or other suitable mitigation site within the MSCP, and by creating 0.6-acre of Southern Coast Live Oak Riparian Forest on-site. Impacts to the combined 0.04-acre of wetlands, waters of the state and waters of the U.S, will be mitigated by removing an existing earthen dam on-site and recontouring the drainage in this area to its natural flows.
2. Temporary impacts to 0.02-acre of Southern Mixed Chaparral caused by accessing the mitigation area for the restoration work will be restored on-site after the work within the mitigation area is complete.
3. During construction, no activity shall occur within 500-feet of active raptor nests. All grading permits, improvement plans and the final map will include such statement. If grubbing, clearing or grading is proposed during the raptor breeding season (January 15 to September 15), a pre-grading nesting raptor survey will be conducted within three days prior to clearing to determine if raptors occur within 500-feet of the areas proposed to be directly impacted by grading, grubbing, or clearing, or indirectly impacted by noise. If there are no raptors nesting within 500-feet (includes nest building or other breeding/nesting behavior), development will be allowed to proceed upon approval of the Director of PDS with concurrence from USFWS and CDFW. However, if raptors are observed nesting

or displaying breeding/nesting behavior within the area, construction will be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after all birds have fledged; or (2) a temporary noise barrier or berm is constructed at the edge of the development footprint to reduce noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ), to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. Alternatively, if approved by the Director of PDS with concurrence from USFWS and CDFW, the duration of construction equipment operation could be controlled to keep noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ) in lieu of or in concert with a wall or other sound attenuation barrier.

4. Prior to offloading nursery products from delivery trucks and prior to installation of common landscape improvements, container plants shall be inspected by the project biologist for the presence of disease, weeds, and pests, including Argentine Ants. Plants with pests, weeds, or diseases will be rejected. In addition, watering restrictions shall be implemented through the Homeowners Association within the Limited Building Zone.
5. Outdoor lighting will be shielded away from the RPO wetlands and adjoining Open Space by requiring downward shielded lights in compliance with the Palomar Dark Sky Policy to minimize the nighttime light intrusion. This requirement shall be included on the plans.
6. An open space easement will be dedicated over the RPO wetlands and proposed 50-foot wetland buffer.

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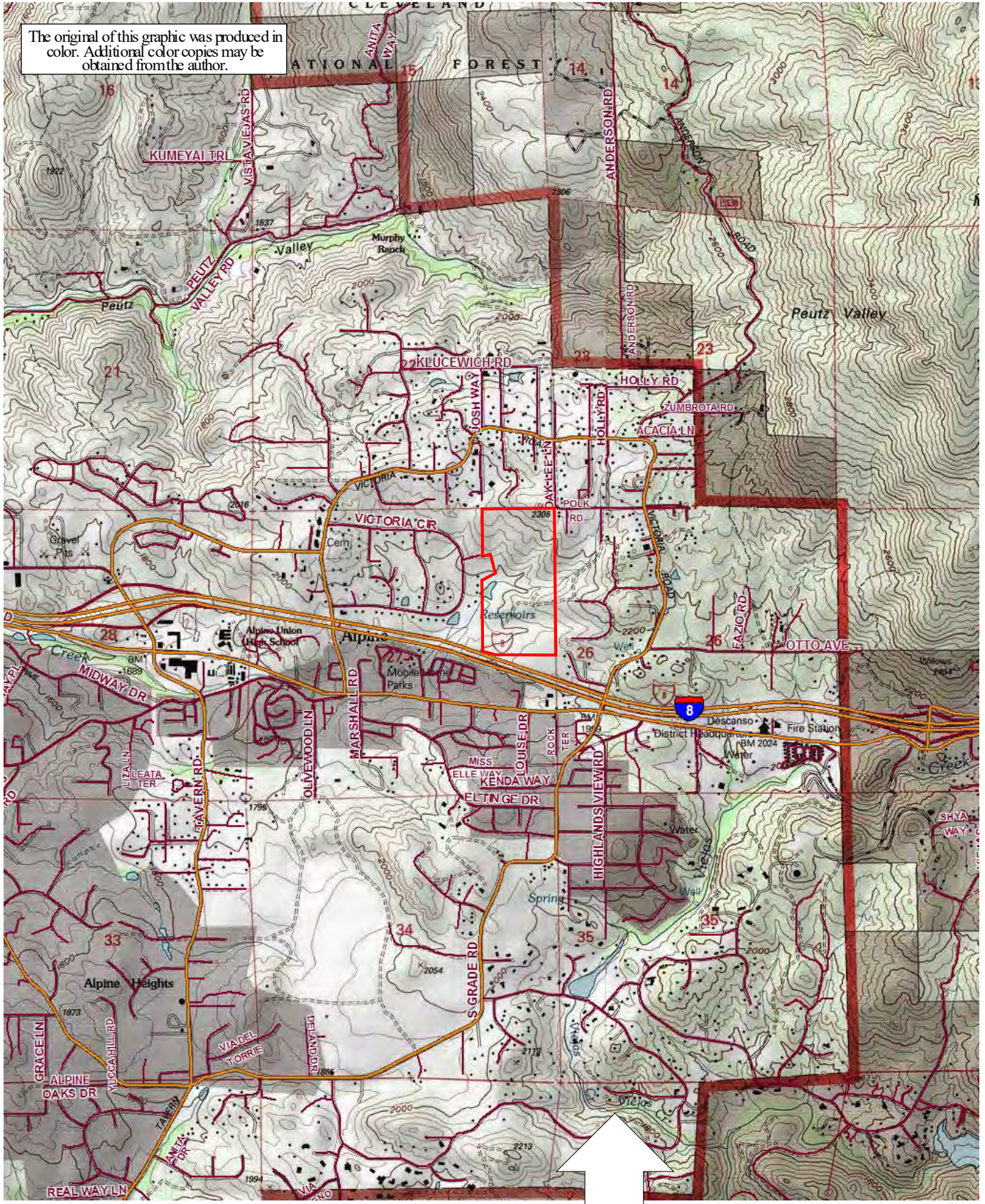
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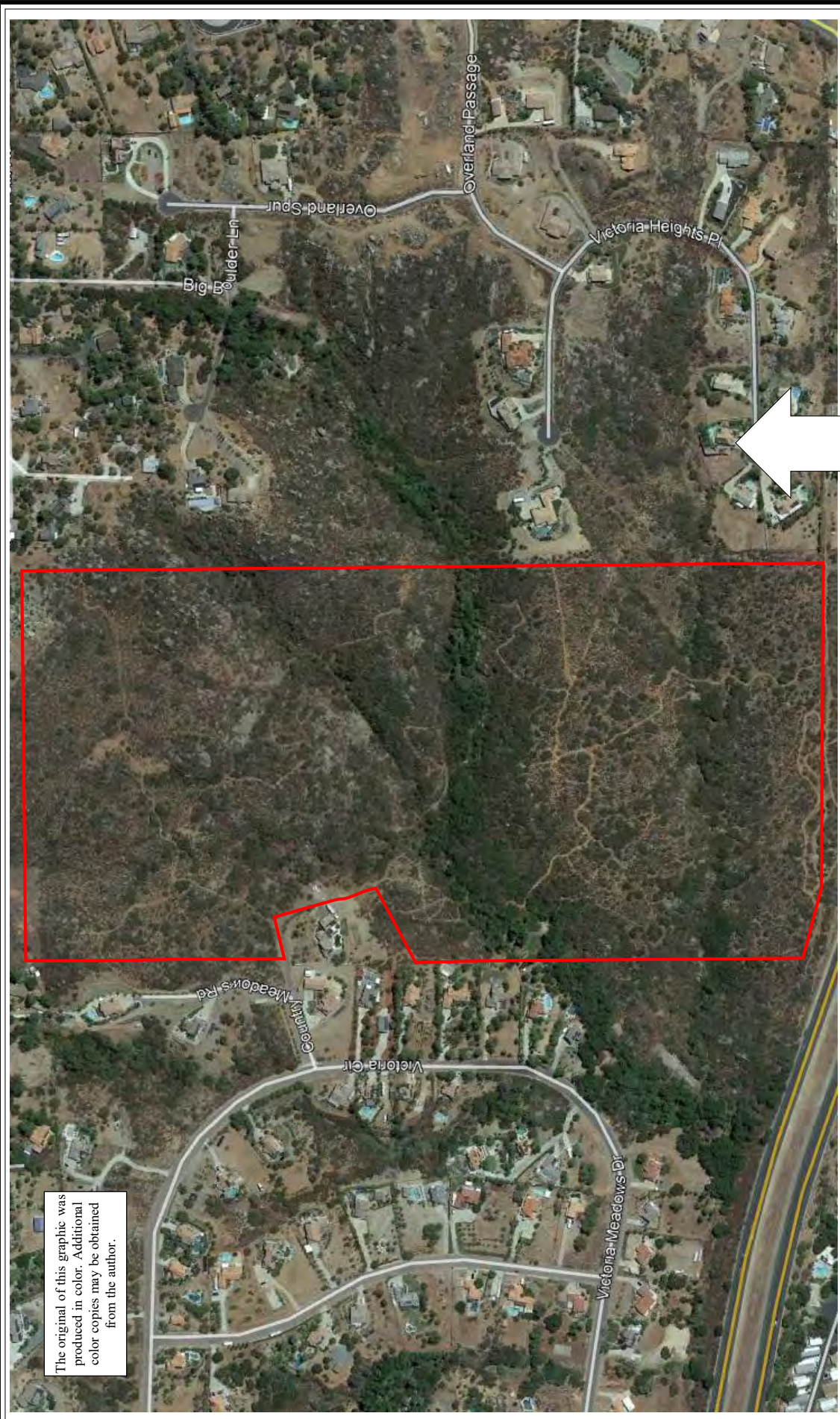
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**Alpine 21 Project Shown on the U.S.G.S.
7½-minute Alpine Quad Map**
[Base Map Created with TOPO!® ©2006 National Geographic;
©2005 TeleAtlas]

**Figure
1**



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Scale: 1-inch = 500-feet

23 October 2019

Cummings Environmental Job Number 1722.21D

Figure 2

Alpine 21 Project Shown on an Aerial Photo
 [Base Photo © 2018 Google; Imagery Date 8/13/2018]

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KEY

Waters of the State and Waters of the U.S.	Palmer's Grappling Hook (1,000 plants)
Granitic Southern Mixed Chaparral (Holland, 1986 as modified by Oberbauer, 1996; Element Code 37121)	Fish's Milkwort (5 plants)
Southern Coast Live Oak Riparian Forest (Holland, 1986 as modified by Oberbauer, 1996; Element Code 61310)	San Diego Sagewort (70 plants)
Coast Live Oak Woodland (Holland, 1986 as modified by Oberbauer, 1996; Element Code 71160)	Chaparral Rein-Orchid (1 plant)
Open Water (Holland, 1986 as modified by Oberbauer, 1996; Element Code 64100)	San Diego Horned Lizard
Urban/Developed (Holland, 1986 as modified by Oberbauer, 1996; Element Code 12000)	Coastal Western Whiptail
	Rufous-crowned Sparrow
	Orange-throated Whiptail

N
 Scale: 1-inch = 120-feet



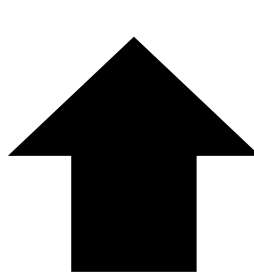
Vegetation Map and Sensitive Species Locations on TM 5431 Shown on the Preliminary Grading Plan
[Base Plan Prepared by Jones Engineers, Incorporated]

Figure
3a

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KEY	
	Waters of the State and Waters of the U.S.
	Granitic Southern Mixed Chaparral (Holland, 1986 as modified by Oberbauer, 1996; Element Code 37121)
	Southern Coast Live Oak Riparian Forest (Holland, 1986 as modified by Oberbauer, 1996; Element Code 61310)
	Coast Live Oak Woodland (Holland, 1986 as modified by Oberbauer, 1996; Element Code 71160)
	San Diego Horned Lizard
	Coastal Western Whiptail
	Rufous-crowned Sparrow
	Orange-throated Whiptail


N
 Scale: 1-inch = 120-feet

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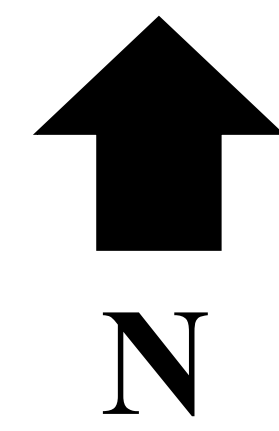


See Figure 6 for Map of Enlarged Wetland Creation/Restoration Area

(SEE SHEET 3 FOR DETAILS)

KEY






- Parcel Boundary
- Enlarged Map Area on Figure 6
- ◆ Open Space Signs



Scale: 1-inch = 120-feet

The original of this graphic was produced in color. Additional color copies may be obtained from the author.

KEY

-  Parcel Boundary
-  Hydromodification Area (Removal of Historical Earthen Dam, Recontouring of Ponded Area, and 0.32-acre of Restoration/Creation of Southern Coast Live Oak Riparian Forest)
-  Proposed Alignment of Drainages to Recreate Pre-Dam Flows
-  Creation of Southern Coast Live Oak Riparian Forest (0.28-acre)
-  Open Space Signs

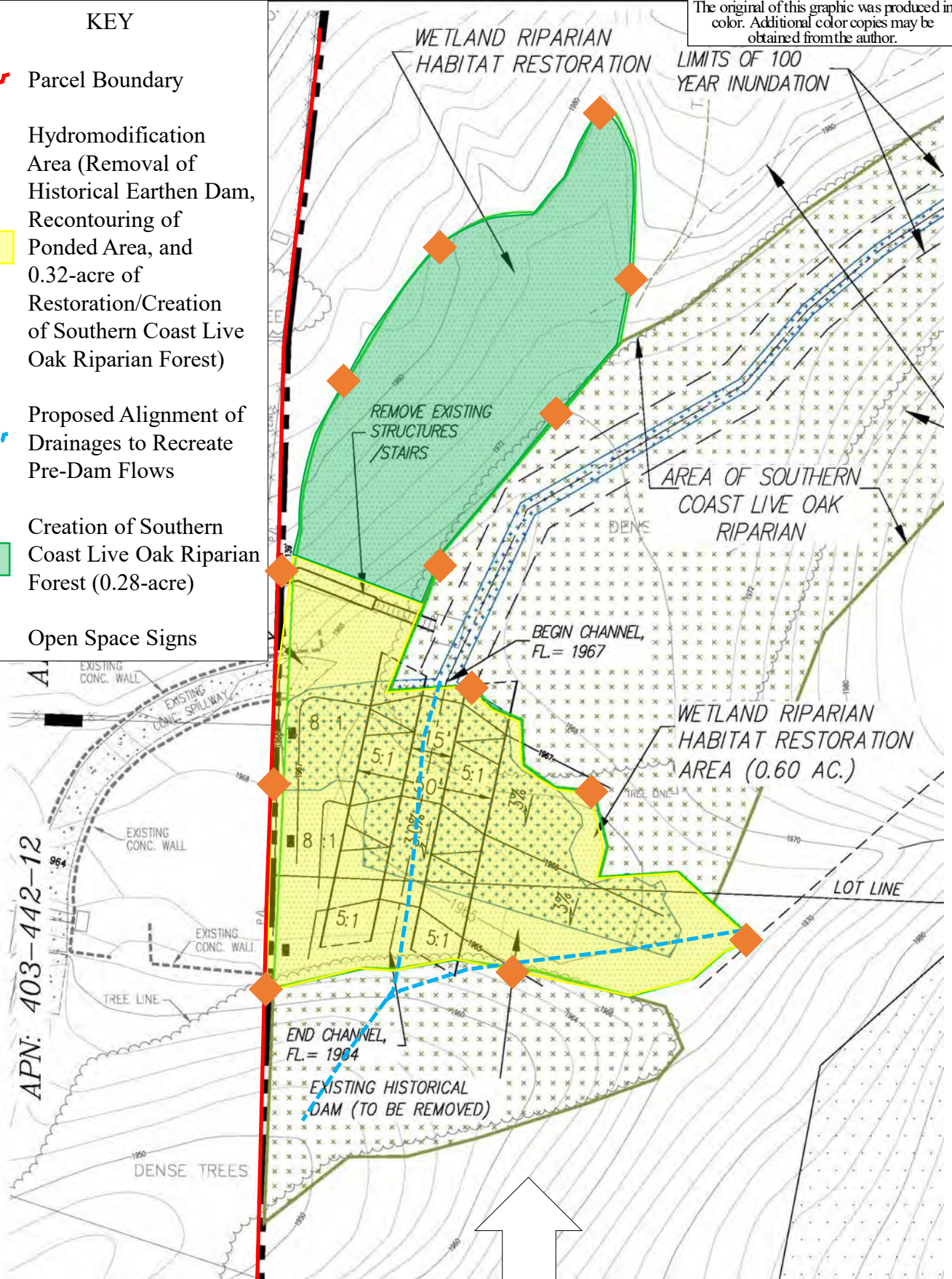


Table 1

Vascular Plants Observed on the Alpine 21 Property (TM 5431)

Plant Family	Scientific Name Common Name	Vegetative Community in which the Species was Observed¹	Native (N) or Introduced (I)
Adoxaceae Muskroot Family	<i>Sambucus nigra</i> ssp. <i>caerulea</i> Blue Elderberry	SCLORF	N
Agavaceae Century Plant Family	<i>Chlorogalum</i> cf. <i>parviflorum</i> Small-Flower Soap Plant	SMC	N
	<i>Hesperoyucca whipplei</i> Chaparral Yucca	SMC	N
Anacardiaceae Sumac Family	<i>Malosma laurina</i> Laurel Sumac	SMC	N
	<i>Rhus ovata</i> Sugar Bush	SMC	N
	<i>Schinus molle</i> Pepper Tree	Dev	I
	<i>Toxicodendron diversilobum</i> Western Poison Oak	SCLORF	N
Apiaceae Carrot Family	<i>Lomatium dasycarpum</i> ssp. <i>dasycarpum</i> Woolly-fruit Lomatium	SMC	N
Asteraceae Sunflower Family	<i>Ambrosia psilostachya</i> Western Ragweed	SCLORF	N
	<i>Artemisia californica</i> California Sagebrush	SMC	N
	<i>Artemisia douglasiana</i> Mugwort	SCLORF	N
	<i>Artemisia palmeri</i> San Diego Sagewort	SCLORF	N

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Plant Family	Scientific Name Common Name	Vegetative Community in which the Species was Observed ¹	Native (N) or Introduced (I)
	<i>Baccharis sarothroides</i> Broom Baccharis	SMC	N
	<i>Brickellia californica</i> California Brickellbush	SMC	N
	<i>Centaurea melitensis</i> Tocalote	Dev, SMC	I
	<i>Chaenactis artemisiifolia</i> White Pincushion	SMC	N
	<i>Chaenactis glabriuscula</i> var. <i>glabriuscula</i> Yellow Pincushion	SMC	N
	<i>Encelia californica</i> California Encelia	SMC	N
	<i>Erigeron canadensis</i> Horseweed	SMC	N
	<i>Eriophyllum confertiflorum</i> Golden-Yarrow	SMC	N
	<i>Gutierrezia sarothrae</i> Matchweed	SMC	N
	<i>Hazardia squarrosa</i> Saw-toothed Goldenbush	SMC	N
	<i>Helianthus gracilentus</i> Slender Sunflower	SMC	N
	<i>Hemizonella minima</i> Miniature Tarweed	SMC	N
	<i>Heterotheca grandiflora</i> Telegraph Weed	SMC	N
	<i>Hypochaeris glabra</i> Smooth Cat's-ear	Dev, SMC	I
	<i>Logfia gallica</i> Daggerleaf Cottonrose	Dev, SMC	I

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Plant Family	Scientific Name Common Name	Vegetative Community in which the Species was Observed¹	Native (N) or Introduced (I)
	<i>Pseudognaphalium biolettii</i> Bicolor Cudweed	SMC	N
	<i>Pseudognaphalium californicum</i> California Everlasting	SMC	N
Boraginaceae Borage Family	<i>Amsinckia menziesii</i> Common Fiddleneck	SMC	N
	<i>Cryptantha</i> sp. Cryptantha	SMC	N
	<i>Eucrypta chrysanthemifolia</i> var. <i>chrysanthemifolia</i> Common Eucrypta	SMC	N
	<i>Harpagonella palmeri</i> Palmer's Grapplinghook	SMC	N
	<i>Pectocarya linearis</i> ssp. <i>ferocula</i> Narrow-toothed Pectocarya	SMC	N
	<i>Phacelia parryi</i> Parry's Phacelia	SMC	N
	<i>Plagiobothrys</i> sp. Popcorn Flower	SMC	N
Brassicaceae Mustard Family	<i>Brassica nigra</i> Black Mustard	Dev, SMC	I
	<i>Hirschfeldia incana</i> Shortpod Mustard	Dev, SMC	I
	<i>Raphanus sativus</i> Radish	Dev, SMC	I
Cactaceae Cactus Family	<i>Opuntia xoccidentalis</i> Western Prickly-Pear	SMC	N
Caprifoliaceae Honeysuckle Family	<i>Lonicera subspicata</i> var. <i>denudata</i> Honeysuckle	SMC, SCLORF	N

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Plant Family	Scientific Name Common Name	Vegetative Community in which the Species was Observed¹	Native (N) or Introduced (I)
Chenopodiaceae Goosefoot Family	<i>Salsola tragus</i> Russian Thistle	Dev, SMC	I
Cistaceae Rock-Rose Family	<i>Cistus incanus</i> Purple Rock-Rose	SMC	I
	<i>Helianthemum scoparium</i> Peak Rush-Rose	SMC	N
Convolvulaceae Morning-Glory Family	<i>Calystegia macrostegia</i> Morning Glory	SMC	N
	<i>Cuscuta californica</i> Chaparral Dodder	SMC	N
Crassulaceae Stonecrop Family	<i>Crassula connata</i> Pygmy-weed	SMC	N
	<i>Dudleya pulverulenta</i> Chalk Dudleya	SMC	N
Cucurbitaceae Gourd Family	<i>Marah macrocarpa</i> Chilicothe	SMC	N
Ericaceae Heath Family	<i>Arctostaphylos glandulosa</i> ssp. <i>glandulosa</i> Eastwood Manzanita	SMC	N
	<i>Xylococcus bicolor</i> Mission Manzanita	SMC	N
Fabaceae Legume Family	<i>Acacia</i> sp. Wattle	Dev	I
	<i>Acmispon glaber</i> Deerweed	SMC	N
	<i>Acmispon strigosus</i> Strigose Lotus	SMC	N
	<i>Lupinus bicolor</i> Miniature Lupine	SMC	N

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Plant Family	Scientific Name Common Name	Vegetative Community in which the Species was Observed¹	Native (N) or Introduced (I)
	<i>Lupinus hirsutissimus</i> Stinging Lupine	SMC	N
Fagaceae Oak Family	<i>Quercus agrifolia</i> Coast Live Oak	SCLORF, CLOW	N
	<i>Quercus berberidifolia</i> Scrub Oak	SMC	N
	<i>Quercus engelmannii</i> Engelmann Oak	SMC, CLOW, SCLORF	N
Gentianaceae Gentian Family	<i>Zeltnera venusta</i> California Centaury	SMC	N
Geraniaceae Geranium Family	<i>Erodium cicutarium</i> Redstem Filaree	SMC	I
Lamiaceae Mint Family	<i>Salvia apiana</i> White Sage	SMC	N
	<i>Salvia clevelandii</i> Fragrant Sage	SMC	N
	<i>Salvia columbariae</i> Chia	SMC	N
	<i>Trichostema parishii</i> Mountain Bluecurls	SMC	N
Liliaceae Lily Family	<i>Calochortus splendens</i> Splendid Mariposa Lily	SMC	N
	<i>Calochortus weedii</i> var. <i>weedii</i> Weed's Mariposa Lily	SMC	N
Myrsinaceae Myrsine Family	<i>Anagallis arvensis</i> Scarlet Pimpernel	Dev, SMC	I
Nyctaginaceae Four O'clock Family	<i>Mirabilis laevis</i> var. <i>crassifolia</i> Wishbone Bush	SMC	N

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Plant Family	Scientific Name Common Name	Vegetative Community in which the Species was Observed¹	Native (N) or Introduced (I)
Onagraceae Evening-Primrose Family	<i>Camissoniopsis hirtella</i> Field Sun Cup	SMC	N
Orchidaceae Orchid Family	<i>Piperia cooperi</i> Chaparral Rein-Orchid	SMC	N
Paeoniaceae Peony Family	<i>Paeonia californica</i> California Peony	SMC, SCLORF	N
Phrymaceae Lopseed Family	<i>Mimulus aurantiacus</i> Monkeyflower	SMC	N
Plantaginaceae Plantain Family	<i>Antirrhinum nuttallianum</i> Nuttall's Snapdragon	SMC	N
	<i>Keckiella cordifolia</i> Climbing Bush Penstemon	SCLORF	N
	<i>Plantago erecta</i> Dot-seed Plantain	SMC	N
Platanaceae Sycamore Family	<i>Platanus racemosa</i> Western Sycamore	SCLORF	N
Poaceae Grass Family	<i>Bromus madritensis ssp. rubens</i> Red Brome	Dev, SMC	I
	<i>Cortaderia selloana</i> Pampas Grass	Dev	I
	<i>Elymus condensatus</i> Giant Wild-Rye	SMC	N
	<i>Pennisetum villosum</i> Feathertop	SMC	I
	<i>Stipa lepida</i> Foothill Needle Grass	SMC	N
Polemoniaceae Phlox Family	<i>Eriastrum sapphirinum</i> Woolly-Star	SMC	N
	<i>Navarretia hamata</i> Hooked Skunkweed	SMC	N

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Plant Family	Scientific Name Common Name	Vegetative Community in which the Species was Observed¹	Native (N) or Introduced (I)
Polygalaceae Milkwort Family	<i>Polygala cornuta</i> var. <i>fishiae</i> Fish's Milkwort	SCLORF	N
Polygonaceae Milkwort Family	<i>Chorizanthe fimbriata</i> var. <i>laciniata</i> Laciniate Spineflower	SMC	N
	<i>Chorizanthe procumbens</i> Prostrate Spineflower	SMC	N
	<i>Chorizanthe staticoides</i> Turkish Rugging	SMC	N
	<i>Eriogonum fasciculatum</i> California Buckwheat	SMC	N
	<i>Pterostegia drymarioides</i> Woodland Threadstem	SMC	N
	<i>Rumex crispus</i> Curly Dock	SCLORF	I
Pteridaceae Brake Family	<i>Pellaea mucronata</i> Bird's-foot Fern	SMC, SCLORF	N
	<i>Pentagramma triangularis</i> Goldback Fern	SMC, SCLORF	N
Rhamnaceae Buckthorn Family	<i>Ceanothus cuneatus</i> var. <i>cuneatus</i> Buckbrush	SMC	N
	<i>Ceanothus tomentosus</i> Ramona Lilac	SMC	N
	<i>Rhamnus ilicifolia</i> Hollyleaf Redberry	SMC	N
Rosaceae Rose Family	<i>Adenostoma fasciculatum</i> Chamise	SMC	N
	<i>Cercocarpus betuloides</i> var. <i>betuloides</i> Birch-leaf Mountain Mahogany	SMC	N
	<i>Heteromeles arbutifolia</i> Toyon	SMC	N

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Plant Family	Scientific Name Common Name	Vegetative Community in which the Species was Observed¹	Native (N) or Introduced (I)
	<i>Prunus ilicifolia</i> ssp. <i>ilicifolia</i> Holly-leafed Cherry	SMC	N
Rubiaceae Madder Family	<i>Galium angustifolium</i> ssp. <i>angustifolium</i> Narrowly Leaved Bedstraw	SMC	N
	<i>Galium aparine</i> Goose Grass	SMC, SCLORF	N
Salicaceae Willow Family	<i>Populus fremontii</i> ssp. <i>fremontii</i> Fremont Cottonwood	SCLORF	N
	<i>Salix gooddingii</i> Goodding's Black Willow	SCLORF	N
	<i>Salix lasiolepis</i> Arroyo Willow	SCLORF	N
Scrophulariaceae Figwort Family	<i>Scrophularia californica</i> California Figwort	SMC	N
Selaginellaceae Spike-Moss Family	<i>Selaginella bigelovii</i> Bigelow's Spike-Moss	SMC	N
Solanaceae Nightshade Family	<i>Datura wrightii</i> Jimson Weed	SMC	N
	<i>Solanum parishii</i> Parish's Nightshade	SMC	N
Themidaceae Brodiaea Family	<i>Dichelostemma capitatum</i> Blue Dicks	SMC	N
Zygophyllaceae Caltrop Family	<i>Tribulus terrestris</i> Puncture Vine	Dev, SMC	I

¹ Holland Element Codes (1986) as modified by Oberbauer (1996) are as follows: Southern Mixed Chaparral (SMC; Element Code 37121), Southern Coast Live Oak Riparian Forest (SCLORF; Element Code 61310), Coast Live Oak Woodland (CLOW; Element Code 71160), Open Water (OW; Element Code 13140), and Urban/Developed (Dev; Element Code 12000).

111 Plants

Table 2
Wildlife Species Observed
on the Alpine 21 Property, TM 5431
County of San Diego, California

Common Name <i>Scientific Name</i>	Vegetative Community ¹ in which the Species was Observed	Observations
Insects		
<i>Adelpha bredowii</i> California Sister	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Anthocharis sara</i> Sara Orangetip	SMC, SCLORF	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Plebejus acmon</i> Acmon Blue	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Apodemia mormo virgulti</i> Mormon Metalmark	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Brephidium exile</i> Western Pygmy-Blue	Dev, SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.

Common Name Scientific Name	Vegetative Community ¹ in which the Species was Observed	Observations
<i>Callophrys augustinus</i> Brown Elfin	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Callophrys dumetorum</i> Bramble Hairstreak	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Colias eurytheme</i> Orange Sulphur	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Erynnis funeralis</i> Funereal Duskywing	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Erynnis pacuvius</i> Pacuvius Duskywing	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Glaucopsyche lygdamus</i> Silvery Blue	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Junonia coenia</i> Common Buckeye	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Limenitis lorquini</i> Lorquin's Admiral	SCLORF	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.

Common Name Scientific Name	Vegetative Community ¹ in which the Species was Observed	Observations
<i>Nymphalis antiopa</i> Mourning Cloak	SCLORF	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Papilio eurymedon</i> Pale Swallowtail	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Papilio rutulus</i> Western Tiger Swallowtail	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Phyciodes mylitta</i> Mylitta Crescent	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Pieris rapae</i> Cabbage White	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Plebejus acmon</i> Acmon Blue	Dev, SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Pontia protodice</i> Checkered White	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Pyrgus albescens</i> White Checkered-Skipper	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.

Common Name Scientific Name	Vegetative Community ¹ in which the Species was Observed	Observations
<i>Strymon melinus</i> Gray Hairstreak	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Vanessa annabella</i> West Coast Lady	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Vanessa atalanta</i> Red Admiral	SCLORF	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Vanessa cardui</i> Painted Lady	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
<i>Vanessa virginiensis</i> American Lady	SMC	Seen during the federal protocol survey for the Quino Checkerspot Butterfly. Please see Appendix A for specific survey results.
Reptiles		
<i>Aspidoscelis hyperythra</i> Orange-throated Whiptail	SMC	Nine individuals of this species were noted in the northern half of the site during the 2/25/16, 2/27/16, 3/17/16 and 4/5/16 site visits.
<i>Aspidoscelis tigris stejnegeri</i> Coastal Western Whiptail	SMC	One individual Coastal Western Whiptail was observed just north of the central drainage along the western property boundary during the 3/20/16 visit.

Common Name Scientific Name	Vegetative Community ¹ in which the Species was Observed	Observations
<i>Phrynosoma blainvillii</i> San Diego Horned Lizard	SMC	Three individuals were seen in the northeast portion of the site during the 4/5/16 visit.
<i>Sceloporus occidentalis</i> Western Fence Lizard	SMC	A single individual was noted on 4/5/16.
<i>Uta stansburiana</i> Side-blotched Lizard	SMC	Single individuals were seen during the 2/19/15, 2/27/16, and 4/5/16 visits. Two lizards were seen during the 3/17/16 survey
Mammals		
<i>Canis latrans</i> Coyote	SMC, SCLORF	Tracks of this species were noted in the northern and central portions of the site. A pack of Coyotes was heard howling in response to a siren during the 3/20/16 visit.
<i>Neotoma fuscipes</i> Dusky-footed Woodrat	SMC, SCLORF	Stick nests assignable to this species were noted throughout the property within the Southern Coast Live Oak Riparian Forest and Southern Mixed Chaparral habitats.
<i>Spermophilus beecheyi</i> California Ground Squirrel	SMC	Individuals were seen around the boulder outcrops on-site during the 3/17/16, 4/5/16, and 5/16/16 visits.
<i>Sylvilagus audubonii</i> Audubon's Cottontail	SMC	Individuals and pellets assignable to this genus were found at scattered locations within the Southern Mixed Chaparral on the property.

Common Name <i>Scientific Name</i>	Vegetative Community ¹ in which the Species was Observed	Observations
Birds		
Cooper's Hawk <i>Accipiter cooperi</i>	N/A	Individuals were seen as overflights in the northern portion of the property during the 5/16/16 and 3/17/16 surveys.
California Quail <i>Callipepla californica</i>	SMC	On 5/16/16, a covey was seen and heard in the northwest corner of the site.
Mourning Dove <i>Zenaidura macroura</i>	SMC	This species was flushed from the ground in the southern portion of the site on 5/16/16.
Anna's Hummingbird <i>Calypte anna</i>	SMC	This species was heard and seen at scattered locations on-site during the 5/16/16 visit.
Costa's Hummingbird <i>Calypte costae</i>	SMC	During the 5/16/16 visit, a male was heard performing an aerial display.
Rufous Hummingbird <i>Selasphorus rufus</i>	SMC	During the 3/17/16 visit, a male was heard performing an aerial display.
Nuttall's Woodpecker <i>Picoides nuttallii</i>	SCLORF, CLOW	During the 5/16/16 visit, this species was heard in the Oak habitats in the central portions of the site.
Pacific-slope Flycatcher <i>Empidonax difficilis</i>	SCLORF	During the 3/17/16 and 5/16/16 surveys, individuals were heard calling from the Southern Coast Live Oak Riparian Forest near the central drainage.

Common Name <i>Scientific Name</i>	Vegetative Community ¹ in which the Species was Observed	Observations
Ash-throated Flycatcher <i>Myiarchus cinerascens</i>	SMC	A single individual was heard during the 5/16/16 visit in the southern portion of the site.
California Scrub Jay <i>Aphelocoma californica</i>	SMC	This species was detected in the northern portion of the site during the 5/16/16 visit.
American Crow <i>Corvus brachyrhynchos</i>	N/A	This species was seen as an overflight on 5/16/16.
Cliff Swallow <i>Petrochelidon pyrrhonota</i>	N/A	This species was seen as overflights during the 5/16/16 survey.
Oak Titmouse <i>Baeolophus inornatus</i>	SCLORF, CLOW	During the 5/16/16 visit, this species was heard and seen in the Oak habitats in the central portions of the site.
Bushtit <i>Psaltriparus minimus</i>	SMC	A small flock of Bushtits was seen moving through the Southern Mixed Chaparral in the northeast portion of the property on 5/16/16.
Bewick's Wren <i>Thryomanes bewickii</i>	SMC	An individual was heard scolding just south of the central drainage on 5/16/16.
Blue-gray Gnatcatcher <i>Poliopitila caerulea</i>	SMC	A pair of Blue-gray Gnatcatchers was seen during the 3/17/16 visit.
Western Bluebird <i>Sialia mexicana</i>	N/A	This species was observed as an overflight in the central portion of the site during the 2/19/15 survey.

Common Name Scientific Name	Vegetative Community ¹ in which the Species was Observed	Observations
Wrentit <i>Chamaea fasciata</i>	SMC	Heard and seen throughout the Chaparral habitat.
California Thrasher <i>Toxostoma redivivum</i>	SMC	This species was heard and seen south of the central drainage calling from a Manzanita on 5/16/16.
Phainopepla <i>Phainopepla nitens</i>	SMC	A pair of Phainopepla was seen in the southwestern part of the site on 5/16/16.
Spotted Towhee <i>Pipilo maculatus</i>	SMC, CLOW	During the 5/16/16 visit, this species was heard in the central part of the property.
California Towhee <i>Pipilo crissalis</i>	SMC	Several pair were noted throughout the site during the 5/16/16 visit.
Rufous-crowned Sparrow <i>Aimophila ruficeps</i> ssp. <i>canescens</i>	SMC	An individual was heard and seen in the northeastern portion of the property on the rocky, steep slopes during the 2/27/16 site visit.
House Finch <i>Carpodacus mexicanus</i>	N/A	This species was noted as overflights during the 5/16/16 visit.
Lesser Goldfinch <i>Carduelis psaltria</i>	N/A	This species was detected as overflights on 5/16/16.

¹ Holland Element Codes (1986) as modified by Oberbauer (1996) are as follows: Southern Mixed Chaparral (SMC; Element Code 37121), Southern Coast Live Oak Riparian Forest (SCLORF; Element Code 61310), Coast Live Oak Woodland (CLOW; Element Code 71160), Open Water (OW; Element Code 13140), and Urban/Developed (Dev; Element Code 12000).

60 Species

Table 3
Sensitive Plant Species Known to Occur Within an
Approximate 10-mile Radius¹ of the Alpine 21 Property (TM 5431)

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Acanthomintha ilicifolia</i> San Diego Thormmint	List A/Rank 1B.1/S1/CE/FT	Occurs on heavy clay soils in a variety of habitats at elevations of 32 - 3,159 feet.	N	U	There are no heavy clay soils mapped on the property (Bowman, 1973).
<i>Adolphia californica</i> California Adolphia	List B/Rank 2B.1/S2/-/-	Found on sandy/gravelly to clay soils in Coastal Sage Scrub, Chaparral, and Valley and Foothill Grassland habitats at elevations of 148 - 2,435 feet.	N	U	There are no clay soils mapped on-site, but there are sandy loams (Bowman, 1973). These sandy loams are occupied by Chaparral habitat within the known range of the species. However, there are no records of this species within the Alpine quad (CDFW, 2017a, and CNPS, 20170. NOTE: San Diego Adolphia is a synonym.
<i>Ambrosia monogyra</i> Singlewhorl Burrobrush	- /Rank 2B.2/S2/-/-	Found in sandy washes in the south coastal portion of San Diego County. Known elevations range from 32 – 1,645 feet.	N	U	This species is found at elevations lower than those represented on-site. NOTE: <i>Hymenoclea monogyra</i> is a synonym.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Ambrosia pumila</i> San Diego Ambrosia	List A/Rank 1B.1/S1/-/FE	Found in sandy loam or clay soils in Chaparral, Sage Scrub, or Valley and Foothill Grassland habitats at elevations of 65 - 1,366 feet.	N	U	This species is found at elevations lower than those represented on the property. NOTE: Dwarf Burr Ambrosia is a synonym.
<i>Arctostaphylos otayensis</i> Otay Manzanita	List A/Rank 1B.2/S1/-/- CA Endemic	Found in Chaparral and Cismontane Woodlands at elevations ranging from 900 - 5,600 feet. Also, this species is found on metavolcanic soils.	N	U	There are no metavolcanic soils mapped on the property (Bowman, 1973).
<i>Artemisia palmeri</i> San Diego Sagewort	List D/Rank 4.2/S3?/-/-	Found primarily along creeks and drainages on sandy soils within Chaparral, Coastal Scrub, and riparian habitats at elevations of 49 - 3,011 feet.	Y	Observed	Approximately 70 plants were observed along the western edge of the central drainage. NOTE: Palmer's Sage is a synonym.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Asplenium vesperatinum</i> Western Spleenwort	List D/Rank 4.2/S4/-/-	Found among boulders and rock outcrops within Chaparral, Coastal Sage, and Cismontane Woodland habitats at elevations of 592 - 3,290 feet.	N	H	There are boulder outcrops in Chaparral habitat on the property within the known elevation range of the species. According to the CNPS (2017), this species is documented within the Alpine quad.
<i>Astragalus deanei</i> Dean's Milkvetch	List A/Rank 1B.1/S1/-/- CA Endemic	Found in Chaparral, Coastal Scrub, Cismontane Woodland, and Riparian Forest habitats at elevations of 246 - 2,287 feet. It is often found on south-facing slopes.	N	M	There are Chaparral and Cismontane Woodland habitats within the known elevational range of the species. The closest CNDDDB record is approximately 4.5-miles to the northwest (CDFW, 2017a).
<i>Astragalus douglasii</i> var. <i>perstrictus</i> Jacumba Milkvetch	List A/Rank 1B.2/S2S3/-/-	Found in open areas at elevations of 2,960 - 4,510 feet.	N	U	This species is found at elevations higher than those found on the subject property.
<i>Astragalus oocarpus</i> San Diego Milkvetch	List A/Rank 1B.2/S2?/-/- CA Endemic	Found in Chaparral and Cismontane Woodland habitats at elevations of 1,003 - 5,018 feet.	N	M	There are Chaparral and Cismontane Woodland habitats on the property within the known elevational range of the species. The only CNDDDB record from the Alpine quad is located in the Cleveland National Forest approximately 4-miles to the southwest (CDFW, 2017a).

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Atriplex pacifica</i> South Coast Saltscale	List A/Rank 1B.2/S2/-/-	Found in Coastal Bluff Scrub, Coastal Dune, Coastal Scrub, and Playa habitats at elevations of 0 - 461 feet.	N	U	There are no Coastal Bluff Scrub, Coastal Dune, Coastal Scrub, or Playa habitats on the property. Also, this species is found at elevations lower than those found on-site.
<i>Baccharis vanessae</i> Encinitas Baccharis	List A/Rank 1B.1/S1/CE/FT CA Endemic	Found on soils derived from marine sandstones in Chaparral habitat at elevations of 197 - 2,369 feet.	N	U	The soils on-site are derived from granodiorite, not marine sandstones (Bowman, 1973).
<i>Bloomeria clevelandii</i> San Diego Goldenstar	List A/Rank 1B.1/S2/-/-	Found in a variety of habitats on clay soils at elevations of 164 - 1,530 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973). NOTE: <i>Muilla clevelandii</i> is a synonym.
<i>Brodiaea orcuttii</i> Orcutt's Brodiaea	List A/Rank 1B.1/S2/-/-	Found on clay and sometimes serpentine soils in Vernal Pools and small drainages at elevations of 98 - 5,577 feet.	N	U	There are no clay or serpentine soils mapped on the property (Bowman, 1973).
<i>Calandrinia breweri</i> Brewer's Calandrinia	List D/Rank 4.2/S4/-/-	Found on sandy and loamy soils in disturbed or burned Chaparral and Coastal Scrub at elevations of 32 - 4,014 feet.	N	H	There are sandy loams mapped on the property (Bowman, 1973) within Chaparral habitat and this species is documented within the Alpine quad (CNPS, 2017).

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>California macrophylla</i> Round-Leaved Filaree	List B/Rank 1B.2/S3?/-/-	Found on clay soils in Cismontane Woodland and Valley and Foothill Grassland habitats at elevations of 49 – 3,948 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973). NOTE: <i>Erodium macrophyllum</i> is a synonym.
<i>Calochortus dumii</i> Dunn's Mariposa Lily	List A/Rank 1B.2/S2S3/CR/-	Found on metavolcanic or gabbroic soils in Chaparral and Closed-Cone Coniferous Forest habitats at elevations of 608 - 6,021 feet.	N	U	There are no metavolcanic or gabbroic soils mapped on the property (Bowman, 1973).
<i>Camissoniopsis lewisii</i> Lewis' Evening-Primrose	List C/Rank 3/S4/-/-	Found in sandy or clay soils in a variety of habitats at elevations from 0 - 987 feet.	N	U	This species is found at elevations lower than those represented on the property. NOTE: <i>Camissonia lewisii</i> is a synonym.
<i>Carex obispoensis</i> San Luis Obispo Sedge	-/Rank 1B.2/S3?/-/- CA Endemic	Found in Chaparral, Closed-cone Coniferous Forest, Coastal Prairie, Coastal Scrub and Valley and Foothill Grassland habitats in sand, clay, gabbroic, or serpentine soils at elevations of 32 - 2,698 feet.	N	M	There are sandy loams mapped on the property (Bowman, 1973) in Chaparral habitat within the known elevational range of the species. There are two CNDDB records within the Alpine quad. The closest record is approximately 6.42-miles to the southwest on Sycuan Peak (CDFW, 2017a).

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Castilleja plagiotoma</i> Mojave Paintbrush	-/Rank 4.3/S4/-/- CA Endemic	Found in Great Basin Scrub, Joshua Tree Woodland, Lower Montane Coniferous Forest, and Pinyon and Juniper Woodland habitats at elevations of 987 - 8,225 feet.	N	U	There are no Great Basin Scrub, Joshua Tree Woodland, Lower Montane Coniferous Forest, or Pinyon and Juniper Woodland habitats on the property.
<i>Caulanthus simulans</i> Payson's Jewel-flower	List D/Rank 4.2/S4/-/- CA Endemic	Found in Juniper Woodland, Chaparral, and Sage Scrub habitats at elevations of 296 - 7,238 feet.	N	M	There is Chaparral habitat on the property within the known elevational range of the species. This species is documented within the Alpine quad (CNPS, 2017).
<i>Ceanothus cyaneus</i> Lakeside Ceanothus	List A/Rank 1B.2/S2/-/-	Found in Chaparral and Closed-cone Coniferous Forest habitats at elevations of 656 - 3,412 feet.	N	M	There is Chaparral habitat on the property within the known elevational range of the species. The closest CNDDDB record is approximately 2.5-miles to the southwest (CDFW, 2017a).
<i>Ceanothus otayensis</i> Otay Mountain Ceanothus	-/Rank 1B.2/S1/-/-	Found in Chaparral habitats on gabbroic or metavolcanic soils at elevations of 1,950 - 3,600 feet.	N	U	There are no gabbroic or metavolcanic soils mapped on the property (Bowman, 1973).

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Ceanothus verrucosus</i> Wart-stemmed Ceanothus	List B/Rank 2B.2/S2/-/-	Associated with Chaparral habitats, it is frequently an indicator of Southern Maritime Chaparral. Known elevations range from 3 - 1,250 feet.	N	U	There is Chaparral habitat on the property, but the lowest elevation on the property is ± 700-feet higher than the highest known elevation of the species.
<i>Centromadia pungens</i> ssp. <i>laevis</i> Smooth Tarplant	List A/Rank 1B.1/S2/-/- CA Endemic	Found on alkaline soils in mesic habitats, such as Meadows and Seeps, Playas, and Riparian Woodlands at elevations of 0 - 1,580 feet.	N	U	There are no alkaline soils mapped on the property (Bowman, 1973).
<i>Chamaebatia australis</i> Southern Mountain Misery	List D/Rank 4.2/S4/-/-	Grows in gabbroic or metavolcanic soil in Chaparral at elevations from 987 - 2,303 feet.	N	U	There are no gabbroic or metavolcanic soils mapped on the property (Bowman, 1973).
<i>Chorizanthe leptotheca</i> Peninsular Spineflower	List D/Rank 4.2/S3/-/-	Found in xeric openings in Chamise Chaparral at elevations of 987 - 6,251 feet.	N	H	There is Southern Mixed Chaparral habitat on the property within the known elevational range of the species. This species is documented from the Alpine quad (CNPS, 2017).
<i>Chorizanthe polygonoides</i> var. <i>longispina</i> Long-Spined Spineflower	List A/Rank 1B.2/S3/-/-	Found on clay soils in a variety of habitats at elevations of 98 - 5,034 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Clarkia delicata</i> Delicate Clarkia	List A/Rank 1B.2/S3/-/-	Found in Chaparral and Cismontane Woodland habitats on gabbroic soils at elevations of 775 - 4,200 feet.	N	U	There are no gabbroic soils mapped on the property (Bowman, 1973).
<i>Clinopodium chandleri</i> San Miguel Savory	List A/Rank 1B.2/S2/-/-	Found on gabbroic or metavolcanic soils in a variety of habitats at elevations of 394 - 3,537 feet.	N	U	There are no gabbroic or metavolcanic soils mapped on the property (Bowman, 1973). NOTE: <i>Satureja chandleri</i> is a synonym.
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> Summer Holly	List A/Rank 1B.2/S2/-/-	Found in coastal and inland Chaparral habitats, as well as Cismontane Woodlands at elevations of 98 - 1,809 feet.	N	U	Although there are Chaparral and Cismontane Woodland habitats on the property, this species is found at elevations lower than those represented on-site.
<i>Convolvulus simulans</i> Small-Flowered Morning-Glory	List D/Rank 4.2/S4/-/-	Grows on friable clay soils in a variety of habitats in areas devoid of shrubs. Found at elevations of 98 - 2,303 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Cordylanthus rigidus</i> ssp. <i>brevibracteatus</i> Short-bracted Bird's-Beak	-/Rank 4.3/S4/-/- CA Endemic	Found in granitic openings within Chaparral, Lower Montane Coniferous Forest, Pinyon and Juniper Woodland, and Upper Montane Coniferous Forest habitats at elevations of 2,007 - 8,521 feet.	N	M	There are granitic openings within Chaparral habitat on the property within the known elevational range of the species. This subspecies is typically found in Kern and Tulare counties, but has recently (within the 30 years) been found in San Diego County (Rebman, J.P. and Simpson, M., 2006). Per the CNPS (2017), this subspecies is only found within the Alpine quad in San Diego county.
<i>Corethrogyne filaginifolia</i> var. <i>incana</i> San Diego Sand Aster	List A/Rank 1B.1/S1/-/-	Grows in coastal sandy areas at elevations of 9 - 379 feet.	N	U	This variety of Sand Aster is found at elevations much lower than those found on the property. NOTE: The Flora of North America (Volume 20) and the 2 nd Edition of the Jepson Manual unite this variety and <i>C. f. var. linifolia</i> as a single species, <i>Corethrogyne filaginifolia</i> .
<i>Cylindropuntia californica</i> var. <i>californica</i> Snake Cholla	List A/Rank 1B.1/S1/-/-	Found in Coastal Scrub and Chaparral habitats at elevations of 98 - 494 feet.	N	U	This variety of Cholla is found at elevations much lower than those found on-site NOTE: <i>Opuntia californica</i> var. <i>californica</i> and <i>Opuntia parryi</i> var. <i>serpentina</i> are synonyms.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Deinandra conjugens</i> Otay Tarplant	List A/Rank 1B.1/S1/CE/FT	Found on clay soils in Coastal Scrub and Valley and Foothill Grassland habitats at elevations of 82 - 987 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
<i>Deinandra floribunda</i> Tecate Tarplant	List A/Rank 1B.2/S2/-/-	Found in Chaparral and Coastal Scrub habitats, often in washes or disturbed areas, at elevations of 230 - 4,014 feet.	N	L	There is Chaparral habitat on the property within the known elevational range of the species. However, there are no CNDDDB records within the Alpine quad (CDFW, 2017a).
<i>Deinandra paniculata</i> Paniculate Tarplant	List D/Rank 4.2/S4/-/-	Found in vernal mesic areas within Coastal Scrub, Valley and Foothill Grassland, Vernal Pool or other wetland habitats at elevations of 82 -3,093 feet.	N	L	There are wetland habitats on the property within the known elevational range of the species. However, there are no records of this species within the Alpine quad (CNPS, 2017).
<i>Delphinium parishii</i> <i>ssp. subglobosum</i> Colorado Desert Larkspur	List D/Rank 4.3/S4/-/-	Grows in open Sonoran Desert Scrub at elevations of 1,974 - 5,922 feet.	N	U	There is no Sonoran Desert Scrub habitat on the property. NOTE: Desert Larkspur is a synonym.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Dichondra occidentalis</i> Western Dichondra	List D/Rank 4.2/S3S4/-/-	Found in Chaparral, Cismontane Woodland, Coastal Scrub, and Valley and Foothill Grassland habitats at elevations of 164 - 1,645 feet.	N	U	This species is found at elevations lower than those represented on-site.
<i>Dicranostegia orcuttiana</i> Orcutt's Bird's Beak	List B/Rank 2B.1/S1/-/-	Associated with Sage Scrub habitats at elevations of 35 - 1,150 feet.	N	U	There is no Sage Scrub habitat on the property, and this species is found at elevations lower than those represented on-site. NOTE: <i>Cordylanthus orcuttianus</i> is a synonym.
<i>Diplaucus clevelandii</i> Cleveland's Bush Monkeyflower	List D/Rank 4.2/S4/-/-	Found in Chaparral, Cismontane Woodland, and Lower Montane Coniferous Forest habitats at elevations of 1,480 - 6,580 feet.	N	L	There are Chaparral and Cismontane Woodland habitats on the property within the known elevational range of the species. However, this species is not documented within the Alpine quad (CNPS, 2017). NOTE: <i>Mimulus clevelandii</i> is a synonym.
<i>Dudleya variegata</i> Variegated Dudleya	List A/Rank 1B.2/S2/-/-	Found on rocky or clay soils in Chaparral, Cismontane Woodland, Coastal Scrub and Valley and Foothill Grassland habitats at elevations of 9 - 1,909 feet.	N	U	Although there are Chaparral and Cismontane Woodland habitats on rocky sandy loams on the property, this species is found at elevations lower than those represented on-site.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Ericameria palmeri</i> ssp. <i>palmeri</i> Palmer's Goldenbush	List B/Rank 1B.1/S2/-/-	Associated with granitic soils in Chaparral and Sage Scrub habitats. Seasonally wet/moist locales are strongly preferred. Grows at elevations of 98 - 1,974 feet.	N	L	Although there is Chaparral habitat on granitic soils on the property, this subspecies is generally found at elevations lower than those represented on-site.
<i>Eriogonum evanidum</i> Vanishing Wild Buckwheat	List A/Rank 1B.1/S1/-/-	Found at sandy sites within Chaparral, Cismontane Woodland, Lower Montane Coniferous Forest, and Pinyon and Juniper Woodland habitats at elevations are 3,619 - 7,321 feet.	N	U	This species is found at elevations much higher than those found on the property. NOTE: <i>Eriogonum foliosum</i> is a synonym.
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego Button-Celery	List A/Rank 1B.1/S1/CE/FE	Typically found in Vernal Pools, but this species is also tolerant of some of the habitats adjacent to Vernal Pools, such as Coastal Scrub and Valley and Foothill Grassland habitats. Grows at elevations of 65 - 2,040 feet.	N	U	There are no Vernal Pools on or adjacent to the subject property.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Erythranthe diffusa</i> Palomar Monkey Flower	List D/Rank 4.3/S3/-/-	Found in Chaparral and Lower Montane Coniferous Forest habitats on sandy or gravelly soils at elevations of 4,013 - 6,021 feet.	N	U	This species is found at elevations much higher than those represented on the property. NOTE: <i>Mimulus palmeri</i> is a synonym.
<i>Euphorbia abramsiana</i> Abrams' Spurge	-/Rank 2B.2/S2/-/-	Found in Mojavean Desert Scrub and Sonoran Desert Scrub habitats at elevations of -17 - 3,011 feet.	N	U	There are no Mojavean Desert Scrub or Sonoran Desert Scrub habitats on the property. NOTE: <i>Chamaesyce abramsiana</i> is a synonym.
<i>Ferocactus viridescens</i> San Diego Barrel Cactus	List B/Rank 2B.1/S2S3/-/-	Found in a variety of habitats, such as Sage Scrub, Chaparral, and Valley and Foothill Grassland. Often found on south-facing slopes at elevations of 9 - 1,481 feet.	N	U	This species is found at elevations lower than those represented on the subject property.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Fraxinus parryi</i> Chaparral Ash	-/Rank 2B.2/S1/-/-	Found in Chaparral at elevations of 700 - 2,040 feet.	N	U	Although there is Chaparral habitat on the property within the known elevational range of the species, there are no CNDDDB records within the Alpine quad (CDFW, 2017a). In fact, the only CNDDDB record within 10-miles of the project is of a single shrub approximately 8.1-miles to the southwest.
<i>Fremontodendron mexicanum</i> Mexican Flannelbush	List A/Rank 1B.1/S1/CR/FE	Found on gabbroic, metavolcanic or serpentine soils within Chaparral, Cismontane Woodland and Closed-Cone Coniferous Forest habitats at elevations of 32 - 2,356 feet.	N	U	There are no gabbroic, serpentine, or metavolcanic soils mapped on the property (Bowman, 1973).
<i>Galium prolijferum</i> Desert Bedstraw	-/Rank 2B.2/S2/-/-	Found in Joshua Tree Woodland, Mojavean Desert Scrub and Pinyon and Juniper Woodland habitats at elevations of 3,915 - 4,959 feet.	N	U	There are no Joshua Tree Woodland, Mojavean Desert Scrub, or Pinyon and Juniper Woodland habitats on the property.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Geraea viscida</i> Sticky Geraea	List B/Rank 2B.3/S3/-/-	Found in Chaparral, often in habitat recovering from a fire and other disturbed areas, at elevations of 1,480 - 5,593 feet.	N	L	There is Chaparral habitat on the property within the known elevational range of the species. However, there are no CNDDDB records within the Alpine quad (CDFW, 2017a).
<i>Githopsis diffusa</i> ssp. <i>filicaulis</i> Mission Canyon Bluecup	List C/Rank 3.1/S1/-/- CA Endemic	Found on mesic soils or in disturbed areas within Chaparral habitats at elevations of 1,480 - 2,300 feet.	N	L	There are disturbed areas in the Chaparral habitat on the property within the known elevational range of the species. However, there are no CNDDDB records within the Alpine quad (CDFW, 2017a).
<i>Grindelia hallii</i> San Diego Gumplant	List A/Rank 1B.2/S2/-/- CA Endemic	Found in Chaparral, Lower Montane Coniferous Forest, Meadows and Seeps, and Valley and Foothill Grassland habitats, frequently in low moist areas within meadows, at elevations of 608 - 5,742 feet.	N	U	There is Chaparral on the property within the known elevational range of the species. However, there are no meadows on-site. Also, there are no CNDDDB records of this species within the Alpine quad (CDFW, 2017a). In fact, the only CNDDDB record within 10-miles of the project is a record from 1949 in the Spring Valley area. NOTE: <i>Grindelia hirsutula</i> var. <i>hallii</i> is a synonym.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Harpagonella palmeri</i> Palmer's Grapplinghook	List D/Rank 4.2/S3/-/-	Found in clay soils within Chaparral, Coastal Scrub, and Valley and Foothill Grassland habitats at elevations of 65 - 3,142 feet.	Y	Observed	Although there are no clay soils mapped on the property (Bowman, 1973), and the location of the Palmer's Grapplinghook is underlain by granitic soils, approximately 1,000 individuals were documented along the western property boundary, just north of the central drainage.
<i>Hesperocyparis forbesii</i> Tecate Cypress	List A/Rank 1B.1/S2/-/-	Found on clay or gabbroic soils in Chaparral and Closed-cone Coniferous Forest habitats at elevations of 263 - 4,935 feet.	N	U	There are no gabbroic or clay soils mapped on the property (Bowman, 1973). NOTE: <i>Callitropsis forbesii</i> and <i>Cupressus forbesii</i> are synonyms.
<i>Hesperocyparis stephensonii</i> Cuyamaca Cypress	List A/Rank 1B.1/S1/-/- CA Endemic	Found on gabbroic soils within Closed-cone Coniferous Forests and Montane Chaparral at elevations of 3,405 - 5,610 feet.	N	U	There are no gabbroic soils mapped on the property (Bowman, 1973). NOTE: <i>Cupressus stephensonii</i> , and <i>Callitropsis stephensonii</i> are synonyms. Reberman lists this species as <i>Cupressus arizonica</i> .
<i>Holocarpha virgata</i> ssp. <i>elongata</i> Graceful Tarplant	List D/Rank 4.2/S3/-/- CA Endemic	Found in annual and perennial grasslands at elevations of 197 - 3,619 feet.	N	U	There are no annual or perennial grasslands on the property.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Hordeum intercedens</i> Bobtail Barley	List C/Rank 3.2/S3S4/-/-	Occurs on alkaline flats, dry, saline streambeds, and Vernal Pool basins at elevations of 16 - 3,290 feet.	N	U	There are no alkaline flats, dry, saline streambeds, or Vernal Pools on the property. NOTE: Vernal Barley is a synonym.
<i>Horkelia truncata</i> Ramona Horkelia	List A/Rank 1B.3/S3/-/-	Found on clay, and sometimes, gabbroic soils within Chaparral and Cismontane Woodlands at elevations of 1,300 - 4,270 feet.	N	U	There are no clay or gabbroic soils mapped on the property (Bowman, 1973).
<i>Hulsea californica</i> San Diego Sunflower	List A/Rank 1B.3/S3/-/- CA Endemic	Found in Upper and Lower Montane Coniferous Forests and Chaparral habitats at elevations of 3,010 - 9,591 feet.	N	U	This species is found at elevations much higher than those represented on-site.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Isocoma menziesii</i> var. <i>decumbens</i> Decumbent Goldenbush	List A/Rank 1B.2/S2/-/-	Associated with Sage Scrub habitats at elevations of 30 - 440 feet.	N	U	There is no Sage Scrub habitat on the property, and this variety is found at elevations much lower than those represented on-site. NOTE: The Flora of North America (volume 20) has eliminated all varieties and just calls the plant <i>Isocoma menziesii</i> . Rebman identifies the plant as <i>Isocoma menziesii</i> var. <i>menziesii</i> and calls it Spreading Goldenbush.
<i>Iva hayesiana</i> San Diego Marsh-Elder	List B/Rank 2B.2/S2/-/-	A species found in marshy habitats in slow moving waters at elevations of 32 - 1,645 feet.	N	U	This species is found at elevations lower than those represented on-site.
<i>Juncus acutus</i> ssp. <i>leopoldii</i> Southwestern Spiny Rush	List D/Rank 4.2/S4/-/-	Found in mesic Coastal Dunes, Meadows and Seeps, and coastal Marshes and Swamps at elevations that range from 9 - 2,961 feet.	N	U	There are no Coastal Dunes, Meadows and Seeps, or Coastal Marshes and Swamps on this property in Alpine.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's Goldfields	List A/Rank 1B.1/S2/-/-	Found in Salt Marshes, Playas and Vernal Pools at elevations of 3 - 4,014 feet.	N	U	There are no Salt Marshes, Playas, or Vernal Pools on the property.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Lathyrus splendens</i> Pride-of-California	List D/Rank 4.3/S4/-/-	Found in Chaparral at elevations of 658 - 5,018 feet.	N	H	There is Chaparral habitat on the property within the known elevational range of the species. This species is documented from the Alpine quad (CNPS, 2017).
<i>Lepechinia cardiophylla</i> Heart-leaved Pitcher Sage	List A/Rank 1B.2/S2S3/-/-	In San Diego County, this species is found in Chaparral habitat on Iron Mountain at an elevation of 2,000 feet.	N	U	Although there is Chaparral habitat on the property within the known elevational range of the species, the project is located in Alpine approximately 14.2-miles to the southeast of the Iron Mountain location.
<i>Lepechinia ganderi</i> Gander's Pitcher Sage	List A/Rank 1B.3/S3/-/-	Found in a variety of habitats on metavolcanic or gabbroic soils at elevations ranging from 1,003 - 3,307 feet.	N	U	There are no metavolcanic or gabbroic soils mapped on the property (Bowman, 1973).
<i>Lepidium virginicum</i> ssp. <i>robinsonii</i> Poor Man's Pepper	List A/Rank 4.3/S3/-/-	Found in Coastal Scrub and Chaparral habitats in relatively dry, exposed locales at elevations of 3 - 2,912 feet.	N	H	There is Chaparral habitat on the property within the known elevational range of the subspecies. The closest CNDDDB records are <1-mile to the northwest and northeast (CDFW, 2017a). NOTE: <i>Lepidium virginicum</i> var. <i>menziesii</i> is a synonym.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Lilium parryi</i> Lemon Lily	List A/Rank 1B.2/S3/-/-	Occurs in wet, mountainous areas at elevations of 4,013 - 9,032 feet.	N	U	This species occurs at elevations much higher than those represented on-site.
<i>Microseris douglasii</i> <i>ssp. platycarpa</i> Small-flowered Microseris	List D/Rank 4.2/S4/-/-	Found on clay soils in Cismontane Woodland, Coastal Scrub, Valley and Foothill Grassland, and Vernal Pool habitats at elevations of 49 - 3,521 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
<i>Monardella hypoleuca</i> <i>ssp. lanata</i> Felt-Leaved Monardella	List A/Rank 1B.2/S3/-/-	Found in Chaparral and Cismontane Woodland habitats on sandy soils at elevations of 987 - 5,182 feet.	N	H	There are Chaparral and Cismontane Woodland habitats on the sandy loams at the project location within the known elevational range of the subspecies. The closest CNDDB record is 0.6-mile to the northeast (CDFW, 2017a).
<i>Monardella viminea</i> Willow Monardella	List A/Rank 1B.1/S1/CE/FE CA Endemic	A species found in canyons and washes within riparian, Sage Scrub, and Chaparral habitats at elevations of 148 - 757 feet.	N	U	There are canyons within Chaparral habitat on the property. However, this species is found at elevations much lower than those represented on-site.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Myosurus minimus</i> ssp. <i>Apus</i> . Little Mousetail	List C/Rank 3.1/S2/-/-	Found in Vernal Pools and occasionally in Valley and Foothill Grasslands adjacent to Vernal Pools at elevations of 65 – 2,106 feet.	N	U	There are no Vernal Pools on or adjacent to the subject property.
<i>Nama stenocarpa</i> Mud Nama	List B/Rank 2B.2/S1S2/-/-	This species is found on the muddy embankments of ponds, lakes, and occasionally rivers. Grows at elevations of 16 - 1,645 feet.	N	L	There is an old reservoir along the western edge of the property, but this species is found at elevations lower than those represented on-site.
<i>Navarretia fossalis</i> Spreading Navarretia	List A/Rank 1B.1/S2/-/FT	In San Diego County, the preferred habitat of this species is Vernal Pools. Found at elevations of 98 - 2,155 feet.	N	U	There are no Vernal Pools on the property.
<i>Nolina cismontana</i> Chaparral Nolina	List A/Rank 1B.2/S3/-/- CA Endemic	Found in Chaparral and Coastal Scrub habitats on gabbroic or sandstone soils at elevations of 460 - 4,195 feet.	N	U	There are no gabbroic or sandstone soils mapped on the property (Bowman, 1973). NOTE: Chaparral Beargrass is a synonym.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Nolina interrata</i> Dehesa Nolina	List A/Rank 1B.1/S2/CE/-	Found in Chaparral habitats on gabbroic or metavolcanic soils at elevations of 592 - 2,813 feet.	N	U	There are no gabbroic or metavolcanic soils mapped on the property (Bowman, 1973).
<i>Ophioglossum californicum</i> California Adder's-Tongue	List D/Rank 4.2/S4/-/-	Found on the periphery of Vernal Pools and seeps and other vernal moist locales at elevations of 197 - 1,728 feet.	N	U	There are no Vernal Pools on the property.
<i>Packera ganderi</i> Gander's Ragwort	List A/Rank 1B.2/S2/CR/- CA Endemic	A species found in Chaparral habitat on gabbroic soils at elevations of 1,316 - 3,948 feet.	N	U	There are no gabbroic soils mapped on the property (Bowman, 1973). NOTE: <i>Senecio ganderi</i> is a synonym.
<i>Pentachaeta aurea</i> ssp. <i>aurea</i> Golden-rayed Pentachaeta	List D/Rank 4.2/S3/-/-	Found in Chaparral, Cismontane Woodland, Coastal Scrub, Lower Montane Coniferous Forest, and Valley and Foothill Grassland habitats at elevations of 263 - 6,087 feet.	N	H	There are Chaparral and Cismontane Woodland habitats on the property within the known elevational range of the subspecies. Also, this subspecies is documented from the Alpine quad (CNPS, 2017). NOTE: The County List D only refers to the specific epithet, not to any subspecies.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Pickeringia montana</i> var. <i>tomentosa</i> Woolly Chaparral Pea	-/Rank 4.3/S3S4/-/-	Found on gabbroic, granitic, or clay soil within Chaparral habitat at elevations of 0 – 5,593 feet.	N	H	There are granitic soils within Chaparral habitat on the property within the known elevational range of this variety. Also, this subspecies is documented from the Alpine quad (CNPS, 2017).
<i>Piperia colemanii</i> Coleman’s Rein Orchid	Rank 4.3/S4/-/- CA Endemic	Found in Chaparral and Lower Montane Coniferous Forest at elevations of 3,948 - 7,567 feet.	N	U	There is Chaparral on the property within the known elevational range of the species. However, this species is generally found in counties further north, such as Butte, Tulare, Fresno and Shasta. Per the CNPS (2017), this species has been documented in San Diego only from the Viejas Mountain quad.
<i>Piperia cooperi</i> Chaparral Rein-Orchid	List D/Rank 4.2/S3/-/-	Found in Chaparral, Cismontane Woodland, and Valley and Foothill Grassland habitats at elevations of 49 - 5,215 feet.	Y	Observed	This species was found during a previous biological survey in 2007 by RC Biological Consulting, Inc. According to the data collected, only one individual orchid was found in the extreme southern portion of the site.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Polygala cornuta</i> var. <i>fishiae</i> Fish's Milkwort	List D/Rank 4.3/S4/-/-	Found in Chaparral, Riparian Woodland, or Cismontane Woodland with Coast Live Oaks at elevations of 329 - 3,290 feet.	Y	Observed	This species was found during a previous biological survey in 2007 by RC Biological Consulting, Inc. According to the data collected, five plants were found in the central drainage.
<i>Pseudognaphalium leucocephalum</i> White Rabbit-Tobacco	-/Rank 2B.2/S2/-/-	Found in Chaparral, Coastal Scrub, Riparian Woodland and Cismontane Woodland habitats at elevations ranging from 0 - 6,900-feet.	N	L	There are Chaparral and Cismontane Woodland habitats on the property within the known elevational range of the species. However, there are no CNDDDB records within the Alpine quad (CDFW, 2017a). NOTE: <i>Gnaphalium leucocephalum</i> is a synonym.
<i>Quercus cedrosensis</i> Cedros Island Oak	List B/Rank 2B.2/S1/-/-	Found in Closed-cone Coniferous Forest, Chaparral, and Coastal Scrub at elevations of 838 - 3,159 feet.	N	L	There is Chaparral habitat on the property within the known elevational range of the species. However, there are no CNDDDB or CNPS records of this species within the Alpine quad (CDFW, 2017a and CNPS, 2017).
<i>Quercus dumosa</i> Nuttall's Scrub Oak	List A/Rank 1B.1/S3/-/-	A coastal form of the Scrub Oak found in Chaparral, Closed-cone Coniferous Forest, and Coastal Scrub habitats at elevations of 49 - 1,316 feet.	N	U	This species of scrub oak is found at elevations lower than those represented on-site.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Quercus engelmannii</i> Engelmann Oak	List D/Rank 4.2/S3/-/-	Found in Chaparral, Cismontane Woodland, Riparian Woodland and Valley and Foothill Grassland habitats at elevations of 164 - 4,277 feet.	Y	Observed	There are Chaparral, Riparian Woodland, and Cismontane Woodland habitats on the property. This species was mostly concentrated within the drainages containing the Southern Coast Live Oak Riparian Forest.
<i>Ribes canthariforme</i> Moreno Currant	List A/Rank 1B.3/S2/-/- CA Endemic	Found in Chaparral and Riparian Scrub habitats at elevations of 1,118 - 3,948 feet.	N	M	There is Chaparral habitat on-site within the known elevational range of the species. The closest CNDDDB record is approximately 4.7-miles to the southeast (CDFW, 2017a).
<i>Romneya coulteri</i> Coulter's Matilija Poppy	List D/Rank 4.2/S4/-/-	Found in Chaparral, Coastal Scrub, and Desert Washes at elevations of 65 - 3,948 feet.	N	L	Although there is Chaparral on the property within the known elevational range of the species, there are no CNPS records within the Alpine quad (CNPS, 2017).
<i>Salvia munzii</i> Munz's Sage	List B/Rank 2B.2/S2/-/-	Found in Coastal Scrub and Chaparral habitats at elevations of 394 - 3,504 feet.	N	L	There is Chaparral habitat within the known elevational range of the species. However, the only CNDDDB record within the Alpine quad is located 2.6-miles to the southwest at the intersection of Japatul Lane and Via Asoleado (CDFW, 2017a). According to the source who submitted this record to the CNDDDB, this colony was possibly planted by Caltrans.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Scutellaria bolanderi</i> ssp. <i>austriomontana</i> Southern Mountains Skullcap	List A/Rank 1B.2/S3/-/- CA Endemic	Found in gravelly soils on stream banks, or in mesic sites within Chaparral, Oak Woodland, or Pine Woodland habitats at elevations of 1,398 - 6,580 feet.	N	L	There are rocky sand loams with Chaparral and Oak Woodlands on the property within the known elevational range of the subspecies. However, there are no CNDDDB or CNPS records of this skullcap in the Alpine quad (CDFW, 2017a and CNPS, 2017).
<i>Selaginella cinerascens</i> Ashy Spike-Moss	List D/Rank 4.1/S3/-/-	Found in undisturbed Chaparral and Diegan Sage Scrub. Rarely inhabits disturbed soils. Grows at elevations of 66 - 2,106 feet.	N	L	There is undisturbed Chaparral habitat on the property within the known elevational range of this species. However, this species is not documented within the Alpine quad (CNPS, 2017).
<i>Senecio aphanactis</i> Chaparral Ragwort	List B/Rank 2B.2/S2/-/-	Found on alkaline soils in Chaparral, Coastal Scrub and Cismontane Woodland habitats. Grows at elevations of 49 - 2,632 feet.	N	U	There are no alkaline soils mapped on the property (Bowman, 1973). Also, there are no CNPS or CNDDDB records of this species within the Alpine quad (CNDDDB, 2017a and CNPS, 2017). NOTE: Rayless Ragwort is a synonym.
<i>Senna covesii</i> Coves' Cassia	List B/Rank 2B.2/S3/-/-	Found in Sonoran Desert Scrub on slopes and in washes at elevations of 1,003 - 3,521 feet.	N	U	There is no Sonoran Desert Scrub habitat on the property. NOTE: <i>Cassia covesii</i> is a synonym.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Sibaropsis hammittii</i> Hammitt's Clay-Cress	List A/Rank 1B.2/S2/-/- CA Endemic	Found in Chaparral and Valley and Foothill Grassland habitats on clay soils at elevations ranging from 2,368 - 3,504 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973), and this species is found at elevations slightly higher than those found on-site.
<i>Sphenopholis obtusata</i> Prairie Wedge Grass	-/Rank 2B.2/S2/-/-	Found in moist sites within Cismontane Woodland habitats at elevations of 987 - 6,580 feet.	N	U	Although there is Cismontane Woodland habitat on-site within the known elevational range of the species, the only CNDDDB record in San Diego County is an occurrence within the Cuyamaca Peak quadrangle (CDFW, 2017a). NOTE: According to Rebman and Simpson (2006), this species is a new find in San Diego County.
<i>Stemodia durantiifolia</i> Purple Stemodia	List B/Rank 2B.1/S2/-/-	A species of mesic, sandy areas in Sonoran Desert Scrub. Grows at elevations of 592 - 987 feet.	N	U	There is no Sonoran Desert Scrub habitat on the property. Also, this species is found at elevations much lower than those represented on-site.

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Stipa diegoensis</i> San Diego County Needle Grass	List D/Rank 4.2/S4/-/-	Found in Chaparral and Coastal Scrub habitats on rocky soils at elevations of 32 - 2,632 feet.	N	H	There is Chaparral habitat on the property within the known elevational range of the species. Also, this species has been documented from the Alpine quad (CNPS, 2017). NOTE: <i>Achnatherum diegoensis</i> is a synonym.
<i>Streptanthus bernardinus</i> Laguna Mountains Jewelflower	List D/Rank 4.3/S3S4/-/- CA Endemic	Found in Chaparral or Lower Montane Coniferous Forrest habitats on clay or decomposed granite soils at elevations of 4,737 -8,225 feet.	N	U	This species is found at elevations much higher than those found on-site.
<i>Suaeda esteroa</i> Estuary Seablite	List A/Rank 1B.2/S2/-/-	Found in Coastal Salt Marshes at elevations of 0 - 17 feet.	N	U	There are no Coastal Salt Marshes on this inland property in Alpine.
<i>Symphotrichum defoliatum</i> San Bernardino Aster	-/Rank 1B.2/S2/-/- CA Endemic	Found in a variety of habitats near ditches, streams or springs. Known elevations range from 6 - 6,711 feet.	N	L	There are a few drainages on-site within the known elevational range of the species. However, this species is not documented within the Alpine quad (CNPS, 2017).

Scientific Name Common Name ²	Sensitivity Code and Status ³	Habitat Preference	Found On-site (Y or N)	Potential On-site ⁴	Factual Basis for Potential
<i>Tetracoccus dioicus</i> Parry's Tetracoccus	List A/Rank 1B.2/S2/-/-	Found in Chaparral and Sage Scrub habitats on stony, decomposed gabbroic soil at elevations ranging from 493 – 3,290 feet.	N	U	There are no gabbroic soils mapped on the property (Bowman, 1973).
<i>Triquetrella californica</i> Coastal Triquetrella	-/Rank 1B.2/S2/-/-	Grows within 100 feet of the coast in Coastal Bluff Scrub and Coastal Scrub habitats at elevations of 32 – 329 feet.	N	U	There are no Coastal Bluff Scrub or Coastal Scrub habitats within this inland property in Alpine.
<i>Viguiera laciniata</i> San Diego County Viguiera	List D/Rank 4.3/S4/-/-	Found in Chaparral and Coastal Scrub habitats at elevations of 197-2,468 feet.	N	H	There is Chaparral habitat on the property within the known elevational range of the species. Also, this species is documented from the Alpine quad (CNPS, 2017).
<i>Xanthisma junceum</i> Rush-like Bristleweed	List D/Rank 4.3/S4/-/-	Found in Chaparral and Coastal Scrub habitats at elevations of 789 – 3,290 feet.	N	H	There is Chaparral habitat on the property within the known elevational range of the species. Also, this species is documented from the Alpine quad (CNPS, 2017). NOTE: <i>Haplopappus junceus</i> and <i>Machaeranthera juncea</i> are synonyms.

¹ This plant list was generated by the nine quad search function of the on-line California Native Plant Society (CNPS) inventory. This list was augmented with plants from the San Diego County Sensitive Plant Lists A, B, C, and D and a nine quad search of the California Natural Diversity Data Base (CNDDDB).

² The Common Names were taken from Baldwin, B.G., Goldman, D.H., Keil, D.J., Patterson, R., Rosatti, T.J., and Wilken, D.H. eds. 2012. The Jepson Manual Vascular Plants of California, 2nd Edition. University of California Press, Berkeley, xxii + 1568 pp.

³ The first line in the "Sensitivity Code and Status" column shows the California Rare Plant Rank with threat code extensions/the state ranking of the California Natural Diversity Database (CNDDDB) with the threat rank extension/the California state threatened and endangered status code/the federal threatened and endangered status code. The second line in the "Sensitivity Code and Status" column identifies whether the species is a California Endemic as identified by the CNPS or not (blank second line). Following is a key to the codes in the table.

Key to the California Rare Plant Ranking System

- Rare Plant Rank 1A — Extirpated in California, Rare or Extinct Elsewhere
- Rare Plant Rank 1B — Rare, Endangered
- Rare Plant Rank 2A — Extirpated in California, Common Elsewhere
- Rare Plant Rank 2B — Endangered in California
- Rare Plant Rank 3 — Needs Review
- Rare Plant Rank 4 — Uncommon in California

Key to the California Rare Plant Rank Threat Code Extensions

- .1 — Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)
- .2 — Fairly threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat)
- .3 — Not very threatened in California (<20% of occurrences threatened/low degree and immediacy of threat or no current threats known)

Key to the State Ranking of the CNDDDB

- S1 — Critically Imperiled — Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province
- S2 — Imperiled — Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province
- S3 — Vulnerable — Vulnerable in the state due to restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation
- S4 — Apparently Secure — Uncommon but not rare; some cause for long-term concern due to declines or other factors
- S5 — Secure — Common, widespread, and abundant in the state
- ? — By adding a question mark, it represents uncertainty. For example, a S2? means more certainty than S2S3, but less certainty than S2
- Two S Ranks — Two S Ranks represent a range of values. For example, a S2S3 means the rank is somewhere between S2 and S3.
- SXC — All sites in California are extirpated, but the species exists in cultivation
- SH — All California sites are historical

Key to the Threat Rank Extensions of S1, S2 or S3 (if assigned)

- .1 — very threatened
- .2 — threatened
- .3 — no current threats are known

State and Federal Threatened and Endangered Species Status Codes

- CR — State of California listed as rare
- CE — State of California listed as endangered
- CT — State of California listed as threatened
- PT — Proposed for Listing as Threatened under the Federal Endangered Species Act
- PE — Proposed for Listing as Endangered under the Federal Endangered Species Act
- FC — Candidate for Listing under the Federal Endangered Species Act
- FE — Designated Endangered under Federal Endangered Species Act
- FT — Designated as Threatened under the Federal Endangered Species Act

⁴ The "Potential On-site" column assesses the potential for the particular species to occur on the subject property given the known habitat preferences and distribution of that species. The codes used in this column are defined as follows:

- Observed — Individuals of this species were found within the bounds of the site
- H — The potential for occurrence is "high". Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.
- M — The potential for occurrence is "medium". Habitats and conditions on-site are considered possible for the species.
- L — The potential for occurrence is "low". The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it's occurrence can not be precluded.
- U — The potential for occurrence is "unlikely". The habitat requirements of the species are not present on the subject property.

Table 4
Sensitive Wildlife Species Known to Occur Within an
Approximate 10-mile Radius¹ of the Alpine 21 Property (TM 5431)

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
Insects					
<i>Bombus crotchii</i> Crotch Bumble Bee	—, —/—/—	Food plants include <i>Antirrhinum</i> spp., <i>Phacelia</i> spp., <i>Clarkia</i> spp., <i>Dendromecon</i> spp., <i>Eschscholzia</i> ssp., and <i>Eriogonum</i> spp.	N	U	There are <i>Antirrhinum nuttallianum</i> , and <i>Eriogonum fasciculatum</i> plants on-site. The closest CNDDDB record is 15-miles to the southwest and is from 1979 (CDFW, 2017a).
<i>Callophrys thornei</i> Thorne's Hairstreak	Group 1, —/—/BLM Sensitive SD County Endemic	Restricted to the vicinity of Otay Mountain. Found in Tecate Cypress groves in woody Chaparral slopes. Larval host plant is Tecate Cypress (<i>Callitropsis forbesii</i>).	N	U	The property is in Alpine and there are no Tecate Cypress trees on-site. NOTE: <i>Mitoura thornei</i> is a synonym.

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<p><i>Euphydryas editha quino</i> Quino Checkerspot Butterfly</p>	<p>Group 1, FE/—/X-CI</p>	<p>The Quino is found in a variety of open canopy habitats where the butterfly's larval host plants are found. These host plants include, Dot-seed Plantain (<i>Plantago erecta</i>), Desert Plantain (<i>Plantago patagonica</i>), Owl's Clover (<i>Castilleja exserta</i>), Coulter's Snapdragon (<i>Antirrhinum coulterianum</i>), Chinese Houses (<i>Collinsia heterophylla</i>), and Thread-leaved Bird's Beak (<i>Cordylanthus rigidus</i>). It is precluded from closed canopy situations and is a hilltopping species.</p>	<p>N</p>	<p>U</p>	<p>A federal protocol survey for this species was conducted on the property in 2016. Populations of the primary host plant, <i>Plantago erecta</i> were noted on-site. However, the protocol survey was negative for the butterfly.</p>
<p><i>Halictus harmonius</i> Harmonius Halictid Bee</p>	<p>—, —/—/X-CI</p>	<p>No habitats per se, but from the one known location in San Diego County, this bee was collected from the flowers of <i>Chorizanthe procumbens</i>, <i>Calochortus splendens</i>, <i>Lotus scoparius</i>, <i>Eriophyllum confertiflorum</i>, <i>Eriogonum fasciculatum</i>, and <i>Adenostoma fasciculatum</i>.</p>	<p>N</p>	<p>U</p>	<p>Found mostly in San Bernardino and Riverside Counties. The one CNDDDB record for this species in San Diego County is within the Descanso quad (CDFW, 2017a).</p>

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<i>Lycæna hermes</i> Hermes Copper Butterfly	Group 1, — /— /—	Associated closely with the larval food plant, Redberry (<i>Rhamnus crocea</i>). Recent studies indicate that the butterfly prefers those Redberry that are roughly 18-years and older.	N	U	No Redberry shrubs were noted on the property.
Crustaceans					
<i>Branchinecta sandiegonensis</i> San Diego Fairy Shrimp	Group 1, FE/— /—	A Vernal Pool obligate.	N	U	There are no Vernal Pools on the property.
Amphibians					
<i>Anaxyrus californicus</i> Arroyo Southwestern Toad	Group 1, FE/SSC/—	Found primarily in the foothills and mountains along stream courses that afford open, sunny sandbars.	N	U	The central drainage only carries water seasonally and this drainage contains a dense canopy. The closest known occurrence of Arroyo Toads is 2.7-miles to the southeast at the upper end of Loveland Reservoir along the Sweetwater River (CDFW, 2017a). NOTE: <i>Bufo microscaphus californicus</i> and <i>Bufo californicus</i> are synonyms.
<i>Spea hammondi</i> Western Spadefoot Toad	Group 2, — /SSC/BLM Sensitive	A cryptic species, this toad probably occurs throughout the coastal plain and foothills, anywhere ephemeral water sources develop.	N	H	The central drainage carries water seasonally and the closest CNDDDB record of this species is 1-mile to the southwest (CDFW, 2017a). NOTE: <i>Spea scaphiopus hammondi</i> is a synonym.

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<i>Taricha torosa</i> Coast Range Newt	Group 2, —/SSC/—	Found in creeks surrounded by Oak Woodland, Sage Scrub, and Chaparral habitats.	N	L	The central drainage is a seasonal one surrounded by Coast Live Oak Riparian Woodland and Southern Mixed Chaparral. However, the closest CNDDDB record is 9.8-miles to the northeast in the Cleveland National Forest (CDFW, 2017a).
Reptiles					
<i>Anniella pulchra pulchra</i> Silvery Legless Lizard	Group 2, —/SSC/FS Sensitive	Occurs throughout the County (except for the low desert) where it is fossorial in soft soils and deep leaf litters. Some soil moisture is preferred.	N	U	The soils on-site are rocky loams, but there are some areas along the drainages with deep leaf litter. However, only one CNDDDB record was found within 10-miles of the property. This CNDDDB record is of a single specimen noted in 1995 approximately 8-miles to the northwest in Lakeside (CDFW, 2017a).
<i>Aspidoscelis hyperythra</i> Orange-throated Whiptail	Group 2, —/WL/—	Occupies scrub habitats on the coastal plain and lower foothills where Subterranean Termite (<i>Reticulitermes</i> sp.), the principal prey species, is found. Shrub cover with openings are required for thermoregulation.	Y	Observed	Nine individuals of this species were noted in the northern half of the site during the 2/25/16, 2/27/16, 3/17/16 and 4/5/16 site visits. NOTE: Synonyms are <i>Aspidoscelis hyperythrus beldingi</i> and <i>Cnemidophorus hyperythrus</i> .

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<i>Aspidoscelis tigris stejnegeri</i> Coastal Western Whiptail	Group 2, —/SSC/—	Occupies scrub habitats on the coastal plain and lower foothills where shrub cover with openings is required for thermoregulation.	Y	Observed	One individual Coastal Western Whiptail was observed just north of the central drainage along the western property boundary during the 3/20/16 visit. NOTE: A synonym is <i>Cnemidophorus tigris multiscutatus</i> .
<i>Coluber fuliginosus</i> Baja California Coachwhip	—, —/SSC/—	Found in open areas within Grassland and Coastal Sage Scrub.	N	U	There are no Grasslands or Sage Scrub habitats on the property.
<i>Crotalus ruber</i> Red Diamond Rattlesnake	Group 2, —/SSC/FS Sensitive	In a variety of habitats, although most frequently found in Sage Scrub and Chaparral. It is found throughout the County except for the low desert.	N	M	There is Chaparral habitat on the property, but the closest CNDDDB record is 1.5-miles to the northwest (CDFW, 2017a).
<i>Diadophis punctatus similis</i> San Diego Ringneck Snake	Group 2, —/—/FS Sensitive	In San Diego, this snake is found in a variety of habitats from the coast to the mountains. It is typically found under rotting logs, bark, rocks and damp leaves.	N	L	There are boulders/rocks under which this snake could be found. However, the closest CNDDDB record is 9.1-miles to the northwest (CDFW, 2017a).
<i>Emys marmorata</i> Southwestern Pond Turtle	Group 1, —/SSC/FS and BLM Sensitive	Found in environments where water persists year-round. It has also been found at two drainages in the desert. It prefers lakes, streams, ponds or other areas with emergent or floating vegetation and often basks on rocks or protruding logs.	N	U	There central drainage only carries water seasonally. NOTE: Synonyms are <i>Clemmys marmorata pallida</i> and <i>Actinemys marmorata pallida</i> .

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<i>Phrynosoma blainvillii</i> San Diego Horned Lizard	Group 2, —/SSC/ BLM Sensitive	Found throughout the County (except the low deserts) anywhere the primary prey species, harvester ants (<i>Pogonomyrmex</i> sp. and <i>Messor</i> sp.) are found. It requires some openings in vegetation for thermoregulation.	Y	Observed	Three individuals were seen in the northeast portion of the site during the 4/5/16 visit. NOTE: <i>Phrynosoma coronatum</i> is a synonym.
<i>Plestiodon skiltonianus interparietalis</i> Coronado Island Skink	Group 2, — /SSC/BLM Sensitive	In a variety of habitats ranging from coastal scrub, to Chaparral and forested slopes, into the denser desert scrub and Pinyon-Juniper Woodlands.	N	L	There is Chaparral habitat on the property. However, the closest CNDDDB record is 6.5-miles to the southeast (CDFW, 2017a). NOTE: A synonym is <i>Eumeces skiltonianus interparietalis</i> .
<i>Salvadora hexalepis virgultea</i> Coast Patch-nosed Snake	Group 2, —/SSC/—	Found in arid Sage Scrub and Chaparral habitats.	N	M	There is Chaparral habitat on the property. However, the closest CNDDDB record is 2.5-miles to the southeast (CDFW, 2017a).
<i>Thamnophis hammondi</i> Two-striped Garter Snake	Group 1, —/SSC/FS and BLM Sensitive	An aquatic snake found in association with fluvial and lacustrine environments, even cattle tanks. Aestivating individuals may be found some distance from water sources.	N	M	The central drainage carries water seasonally. However, the closest CNDDDB record is 5.4-miles to the southeast (CDFW, 2017a).

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
Mammals					
<i>Antrozous pallidus</i> Pallid Bat	Group 2, —/SSC/FS and BLM Sensitive; WBWG High Priority	A bat that feeds on the ground (Jerusalem Crickets and scorpions are typical fare). This species will roost in any cavity (natural or man-made) that affords a considerable modicum of darkness.	U	L	There are suitable roosting sites on-site, but the closest CNDDDB record is 6.2-miles to the southwest (CDFW, 2017a).
<i>Bassariscus astutus</i> Ringtail	Group 2, —/—/—	Found in brushy, wooded areas, generally at lower and middle elevations. The Ringtail is especially common in foothill canyons. Less common in the high mountains, but is known to live up to 2,600 m.	N	L	The Chaparral and Coast Live Oak Riparian Forest habitats on-site provide brushy and/or wooded areas suitable for this species.
<i>Chaetodipus californicus femoralis</i> Dulzura California Pocket Mouse	Group 2, —/SSC/—	Frequent in arid Chaparral-Grassland edges in the foothills and lower mountain slopes of the County.	N	L	There is Chaparral habitat on the property, but no Chaparral-Grassland edges. Also, the closest CNDDDB record is 4.2-miles to the northwest (CDFW, 2017a).
<i>Chaetodipus fallax fallax</i> Northwestern San Diego Pocket Mouse	Group 2, —/SSC/—	Found in Coastal Sage Scrub, Sage Scrub/grassland ecotones and Chaparral communities. Found in open, sandy areas.	N	L	There is Chaparral habitat on the property. However, the closest CNDDDB record is 7.2-miles to the southwest (CDFW, 2017a).
<i>Choeronycteris mexicana</i> Mexican Long-tongued Bat	Group 2, — /SSC/WBWG High Priority	This bat feeds on the nectar of night-blooming succulents. Occurs occasionally in extreme southern California at the northern edge of its range. Roosts in caves and buildings.	N	U	There are no caves or buildings on the property.

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<i>Corynorhinus townsendii</i> Townsend's Big-eared Bat	Group 2, — /SSC/BLM Sensitive; FS Sensitive; WBWG High Priority	Associated with Desert Scrub and Pinyon and Juniper Woodlands. It roosts in caves or man-made structures.	N	U	There are no caves or man-made structures on the property.
<i>Eumops perotis californicus</i> Greater Western Mastiff Bat	Group 2, — /SSC/BLM Sensitive; WBWG High Priority	Frequently associated with cliffs or abandoned buildings that afford a considerable vertical drop from the roost to become airborne.	N	U	There are no cliffs or abandoned buildings on the property.
<i>Felis concolor</i> Mountain Lion	Group 2, —/—/—	The Mountain Lion prefers habitats with sufficient vegetative cover and ample prey including, deer, rabbits, squirrels, skunks, and other mammals.	N	M	There is suitable habitat and prey on-site, but the property is surrounded by development and Interstate 8.
<i>Lasiurus blossevillii</i> Western Red Bat	Group 2, —/SSC/FS Sensitive; WBWG High Priority	Found in Cismontane Woodland, Lower Montane Coniferous Forest, Riparian Forest, and Riparian Woodland habitats. Roosts primarily in trees.	N	M	There are Cismontane Woodland and Riparian Forest habitats on the property with trees for roosting. However, the closest CNDDDB record is 5.1-miles to the southwest (CDFW, 2017a).
<i>Lasiurus cinereus</i> Hoary Bat	—, —/—/—/WBWG Medium Priority	Seasonally found in forested areas in proximity to water.	N	L	There is Coast Live Oak Riparian Forest habitat along the central drainage that carries water seasonally. Also, the closest CNDDDB record is 11.5-miles to the southwest along Hollenbeck Creek (CDFW, 2017a).

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<i>Lasiurus xanthinus</i> Western Yellow Bat	—, —/SSC/WBVG High Priority	Found in Valley Foothill Riparian, Desert Riparian, Desert Wash, and Palm Oasis habitats. Roosts in trees, particularly palm trees.	N	L	There is Coast Live Oak Riparian Forest habitat along the drainages on-site, but there are no Palm trees. The closest CNDDDB record is 8.3-miles to the northwest and this record was of a single specimen collected in 1979 (CDFW, 2017a).
<i>Lepus californicus bennettii</i> San Diego Black-tailed Jackrabbit	Group 2, —/SSC/—	Found in a variety of habitats throughout the County, but requires open or semi-open vegetation.	N	U	The habitats on-site are too closed to anticipate this species.
<i>Macrotus californicus</i> California Leaf-nosed Bat	Group 2, —/SSC/FS and BLM Sensitive; WBVG High Priority	Found in the arid extreme southern regions of California. This bat roosts in buildings, mines and caves.	N	U	There are no buildings, mines or caves on-site.
<i>Myotis ciliolabrum</i> Small-footed Myotis	Group 2, —/—/BLM Sensitive; WBVG Medium Priority	Roosts alone or in small groups in rock crevices, mines, caves, or buildings.	N	M	There are no mines, caves or buildings, but there are plenty of rock crevices for roosting. The closest CNDDDB record is 2.5- miles to the southeast (CDFW, 2017a).
<i>Myotis evotis</i> Long-eared Myotis	Group 2, —/—/BLM Sensitive; WBVG Medium Priority	Roosts in caves. Nursery colonies are found in buildings and crevices and spaces under bark and snags. Associated with brush, woodland and forest habitats, but prefers those habitats to contain conifers.	N	U	There are no caves on the property, nor are there any coniferous forests.

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<i>Myotis yumanensis</i> Yuma Myotis	Group 2, —/—/BLM Sensitive; WBWG Low to Medium Priority	This species roosts in caves and man-made structures, and is closely associated with water sources.	N	U	There are no caves or man-made structures on the property.
<i>Neotoma lepida intermedia</i> San Diego Desert Woodrat	Group 2, —/SSC/—	An inhabitant of Sage Scrubs and Chaparral, especially with yuccas and cacti. Typical nests are embedded in rock crevices and partially underground.	N	M	There is Southern Mixed Chaparral on the property with yuccas and cacti. The closest CNDDDB record is 7.2-miles to the southwest (CDFW, 2017a).
<i>Nyctinomops femorosaccus</i> Pocketed Free-tailed Bat	Group 2, —/SSC/— ;WBWG Medium Priority	Roosting in a variety of situations, this species is associated with Desert Scrub and Pinyon and Juniper Woodlands.	N	U	There are no Desert Scrub or Pinyon and Juniper Woodland habitats on-site.
<i>Nyctinomops macrotis</i> Big Free-tailed Bat	Group 2, — /SSC/WBWG Medium to High Priority	Roosts in high cliffs and rocky outcrops.	N	L	There are rocky outcrops on-site. The closest CNDDDB record is 8.4-miles to the northwest of two specimens collected in 1989 (CDFW, 2017a).
<i>Odocoileus hemionus</i> Southern Mule Deer	Group 2, —/—/—	Found in habitats with sufficient vegetative cover.	N	L	There is plenty of suitable habitat on-site, but no signs (pellets or tracks) were observed on the property.
<i>Taxidea taxus</i> American Badger	Group 2, —/SSC/—	A fossorial species of open deserts and grassland habitats.	N	U	There are no desert or grassland habitats on-site.

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
Birds					
<i>Accipiter cooperii</i> Cooper's Hawk (nesting)	Group 1, —/WL/—	Nesting Cooper's generally use taller trees, including several horticultural species and native Oaks.	Y	Observed	Individuals were seen as overflights in the northern portion of the property during the 5/16/16 and 3/17/16 surveys.
<i>Agelaius tricolor</i> Tricolored Blackbird (nesting colonies only)	Group 1, BCC/SSC/BLM Sensitive	Breeding colonies are limited to ponds with adjacent, undisturbed foraging habitat.	N	U	There is an area along the western property boundary that contains open water in certain years, but no constant ponding with suitable nesting habitat for this species.
<i>Aimophila ruficeps</i> ssp. <i>canescens</i> Rufous-crowned Sparrow	Group 1, —/WL/—	This species nests in Sage Scrub, open or burned Chaparral, and in Non-Native Grasslands with scattered shrubs.	Y	Observed	An individual was heard and seen in the northeastern portion of the property on the rocky, steep slopes during the 2/27/16 site visit. NOTE: Southern California Rufous-crowned Sparrow is a synonym.
<i>Ammodramus savannarum</i> Grasshopper Sparrow (nesting)	Group 1, —/SSC/—	Found in Native, and to a lesser extent, Non-Native Grasslands.	N	U	There are no Native or Non-Native Grasslands on the property.
<i>Aquila chrysaetos</i> Golden Eagle (nesting and wintering)	Group 1, —/WL; Fully Protected/BLM Sensitive	The Golden Eagle nests on cliff ledges and forages in nearby grassland, Sage Scrub or Chaparral.	N	U	There are no suitable nest sites on the property.
<i>Artemisiospiza belli belli</i> Bell's Sage Sparrow	Group 1, —/WL/—	This species prefers Sage Scrub and Chaparral habitats with an open canopy and areas of bare soil.	N	M	There is Chaparral habitat on-site with areas of bare soil in between shrubs. Per Unitt (2004), this subspecies probably breeds in the area. NOTE: <i>Amphispiza belli belli</i> is a synonym.

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<i>Buteo swainsoni</i> Swainson's Hawk	Group 1, —/CT/FS Sensitive	Found on grasslands and farmlands. Nests in isolated trees. Usually solitary, but migrates in large flocks and large numbers concentrate at migration points. The Borrego Valley is on a migration corridor, the birds stopping to roost in strips of tamarisk trees and at nurseries.	N	U	There are no grasslands or farmlands on the property which is in Alpine, not in the Borrego Valley.
<i>Campylorhynchus brunneicapillum sandiegensis</i> Coastal Cactus Wren	Group 1, BCC/SSC/FS Sensitive	Found in association with stands of <i>Opuntia</i> sp. and/or <i>Cylindropuntia</i> sp. along the coastal strip and lower foothills.	N	U	Although <i>Opuntia</i> cacti were noted on the property, there were no large stands sufficient to provide habitat for this species.
<i>Cathartes aura</i> Turkey Vulture	Group 1, —/—/—	This species nests in rock crevices mainly in the mountains of San Diego County. However, non-breeders assemble in communal roosts elsewhere in the County.	N	L	There are some suitable rock crevices on-site. Per Unitt (2004), breeding is possible in this area.
<i>Elanus leucurus</i> White-tailed Kite (nesting)	Group 1, —/Fully Protected/—	This species nests in tall trees adjacent to foraging habitat that contains its primary prey, the California Vole (<i>Microtus californicus</i>).	N	U	Although there are tall trees on-site that could provide nest sites, there are no adjacent grasslands in which the California Vole would be found. NOTE: <i>Elanus caeruleus</i> is a synonym.

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<i>Empidonax traillii eximius</i> Southwestern Willow Flycatcher (nesting)	Group 1, FE/CE/—	This species is restricted to wide riparian habitats, generally with flowing water.	N	U	There are no wide riparian habitats dominated by willows on-site, only narrow Coast Live Oak Riparian Forest habitat with a few scattered willows.
<i>Eremophila alpestris actia</i> California Horned Lark	Group 2, —/WL/—	A species of open (often disturbed), arid habitats, such as grasslands, coastal strand, and sandy deserts.	N	U	There are no grasslands or sandy deserts on this property in Alpine.
<i>Falco mexicanus</i> Prairie Falcon (nesting)	Group 1, —/WL/—	This falcon nests on cliff ledges, and forages in open desert or grassland.	N	U	The site does not contain appropriate nesting habitat.
<i>Icteria virens</i> Yellow-breasted Chat (nesting)	Group 1, —/SSC/—	In San Diego County, this bird is typically found in the coastal lowland where riparian woodlands occur.	N	U	Although there is Coast Live Oak Riparian Forest habitat on-site with a few scattered willows, this property is in Alpine, not along the coastal lowland.
<i>Phalacrocorax auritus</i> Double-crested Cormorant	Group 2, —/WL/—	A non-breeding visitor on both fresh and salt water.	N	U	There are no suitable water sources on-site for this aquatic species.
<i>Poliptila californica</i> Coastal California Gnatcatcher	Group 1, FT/SSC/—	An obligate inhabitant of Sage Scrub or sometimes Chaparral where the two habitats intermix.	N	U	There is no Sage Scrub habitat on the property.
<i>Setophaga petechia</i> Yellow Warbler (nesting)	Group 2, BCC/SSC/—	Breeding occurs in mature riparian habitats, primarily along the coastal slope.	N	U	There are no mature riparian habitats on this property in Alpine.

Scientific Name Common Name	Sensitivity Code and Status ²	Habitat Preference	Found On-site (Y or N)	Potential On-site ³	Factual Basis for Potential
<i>Sialia mexicana</i> Western Bluebird	Group 2, —/—/—	Found in areas with a combination of trees and open ground.	Y	Observed	This species was observed as an overflight in the central portion of the site during the 2/19/15 survey.
<i>Vireo bellii pusillus</i> Least Bell's Vireo	Group 1, FE/CE/—	An obligate inhabitant of dense, broad, riparian woodlands with adjacent uplands that provide foraging habitat.	N	U	There are no broad riparian habitats dominated by willows on the property.

¹ This sensitive wildlife list is based on a search of the California Natural Diversity Database (CNDDB), the County of San Diego Sensitive Animal List taken from San Diego, County of. 2010a. County of San Diego Guidelines for Determining Significance and Report Format and Contents for Biological Resources. Fourth Revision. Available from the County's website at http://www.sdcountry.ca.gov/dplu/docs/Biological_Guidelines.pdf, and Fish and Wildlife, California Department of. 2015b. California Natural Diversity Data Base: Special Animals. The Author, Sacramento, California, 65 pp. [available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406&inline>], edition of October 2015.

² The status codes are given in the sequence "County Group, federal/state/other." A "—" indicates no status at that level. The codes used are defined as follows:

- FE — Federal Endangered
- pFE — A petition for Federal Endangerment status has been submitted
- FT — Federal Threatened
- D — Delisted from the Endangered Species Act
- BCC — Birds of Conservation Concern on the BCC 2008 list within BCR 32
- CE — State Endangered
- CT — State Threatened
- SSC — Species of Special Concern
- WL — California Department of Fish and Game Watch List
- AFS EN — defined as an endangered species by the American Fisheries Society
- Fully Protected — A species for which special state legislation exists protecting the species
- FS Sensitive — defined as a sensitive species by the USDA Forest Service
- BLM Sensitive — defined as a sensitive species by the Bureau of Land Management
- WBWG — priority status as defined by the multi-agency Western Bat Working Group
- X-CI — defined as critically imperiled by the Xerces Society

³ The "Potential On-site" column assesses the potential for the particular species to occur on the subject property given the known habitat preferences and distribution of that species. The codes used in this column are defined as follows:

Observed — Individuals of this species were found within the bounds of the site.

H — The potential for occurrence is “high”. Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.

M — The potential for occurrence is “medium”. Habitats and conditions on-site are considered possible for the species.

L — The potential for occurrence is “low”. The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it’s occurrence can not be precluded.

U — The potential for occurrence is “unlikely”. The habitat and/or food requirements of the species are not present on the subject property.

[:\1722-Sensitive Wildlife List.wpd]

Appendix A

**Report of a Federal Protocol Survey for the Quino Checkerspot
Butterfly Over the Victoria Estates Property, TM 5431**

Prepared by
Cummings and Associates
25 May 2016

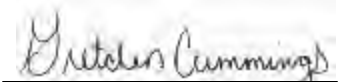
Report of a Federal Protocol Survey for the Quino Checkerspot Butterfly Over the Victoria Estates Property, TM 5431 County of San Diego, California

Prepared for:

Mr. William Goodman
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Prepared By:

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25 May 2016
Job Number 1722.21D

**Report of a Federal Protocol Survey
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Appendix A — Field Notes

Executive Summary

The Quino Checkerspot Butterfly (*Euphydryas editha quino*) is listed under the Federal Endangered Species Act (ESA) as an endangered subspecies. Prior to development-related activities that might adversely affect habitats potentially occupied by the butterfly, surveys are recommended so as to prevent a “take” of the species under the ESA. A federal protocol survey for the Quino Checkerspot Butterfly was conducted by Cummings and Associates during the 2016 flight season. No adult or larval Quino were found during the 2016 survey effort. One larval Quino host plant species, Dot-seed Plantain (*Plantago erecta*), was noted on-site during the field surveys. This plant species is represented as five, medium density populations and one small density population in the southern part of the property.

I. Introduction

The Quino Checkerspot Butterfly (*Euphydryas editha quino*) is a small, spring flying butterfly listed under the Federal Endangered Species Act (ESA) as an endangered subspecies. Thought to be extinct in 1995, a small population was found in Riverside County in 1996 and the subspecies was listed as endangered in 1997 (USFWS, 1997). Critical habitat for this species was dedicated in 2002 (USFWS, 2002), then revised and finalized in 2009 (USFWS, 2009).

The Quino Checkerspot Butterfly is best thought of in two “phases”. The larvae (or first “phase”) are obligate feeders on a limited variety of food plants: Dot-seed Plantain (*Plantago erecta*), Owl’s Clover (*Castilleja exserta*), Woolly Plantain (*Plantago patagonica*), White Snapdragon (*Antirrhinum coulterianum*), Chinese Houses (*Collinsia concolor*), and Thread-leaved Bird’s Beak (*Cordylanthus rigidus*). The second “phase” is the adult butterfly which is much more mobile. The males of the species exhibit what is referred to as “hilltopping” behavior. They fly to prominent topographical points where they inspect each butterfly that passes-by in the hopes of finding a receptive female Quino.

This federal protocol survey for the Quino was conducted in accordance with the Proposed 2016 Quino Checkerspot Survey Protocol (USFWS, 2016). The survey for the Quino focused on the “open” Chaparral areas, the ridge lines, and on the Dot-seed Plantain populations.

II. Property Location and Description

The Victoria Estates property, also known as, Assessor’s Parcel Number 403-160-07 is located in between Victoria Circle and Victoria Heights Place, just north of Interstate 8 (see Figures 1 and 2). The proposed TM 5431 entails subdivision of the property into twenty-one lots, open space, and a remainder lot that includes the existing residence off of Country Meadows Road. With the exception of the existing residence, the parcel is otherwise undeveloped.

The underlying geology of the property is mapped as Tonalite of Alpine (Todd, 2004). The surficial soils mapped by Bowman (1973) include the following:

- Cieneba rocky coarse sandy loam, 9 - 30% slopes, eroded (CmE2); and
- Cieneba-Fallbrook rocky sandy loams, 30 to 65% slopes, eroded (CnG2).

The vegetative communities found on the property can be classified into five types:

Southern Mixed Chaparral. The majority of the site is occupied by Southern Mixed Chaparral (Holland, 1986; Holland Element Code 37121). The denser Chaparral on the north-facing slopes was excluded from the Quino survey, but the more open Chaparral on the south-facing slopes and on the ridge lines was included. Shrub species indicative of this habitat type that were noted on-site included:

Chamise	<i>Adenostoma fasciculatum</i>
Ramona Lilac	<i>Ceanothus tomentosus</i>
Laurel Sumac	<i>Malosma laurina</i>
Scrub Oak	<i>Quercus berberidifolia</i>
Sugar Bush	<i>Rhus ovata</i>
Mission Manzanita	<i>Xylococcus bicolor</i>

Southern Coast Live Oak Riparian Forest. Southern Coast Live Oak Riparian Forest habitat dominated by Coast Live Oaks (Holland, 1986; Holland Element Code 61310) occurs along the two main drainages that cross the property from east to west.

Oak Woodland. A couple of isolated patches of what is best classified as Oak Woodland (Holland, 1986; Holland Element Code 71100) occur along the more minor drainages on-site that feed into the main central drainage.

Urban/Developed. There is an existing residence on the parcel at the terminus of Country Meadows Road. This residence, along with some fuel modification areas in the northwest and southwest corners and along the western property boundary just south of the residence, are best classified as Urban/Developed land (Holland, 1986; Holland Element Code 12000).

Open Water. There is a small ponded area along the central drainage on the western side of the property. Since there is no canopy cover over this area, it is best mapped as Open Water.

III. Methods

Per the 2016 Quino Checkerspot Butterfly Survey Protocol (USFWS, 2016), a site assessment was conducted on 19 February 2015. Approximately half of the site was able to be excluded due to the occurrence of dense Chaparral and Oak canopies (see Figure 2). The host plant mapping was completed on 25 February 2016 prior to the onset of the six Quino surveys which started on 27 February 2016. During all survey efforts for the Quino Checkerspot, the undersigned was equipped with a collapsible insect net (BioQuip), close focusing photographic gear, and close focusing binoculars (8x42). The photographic gear used this season consisted of a Nikon D300 body and a

70 - 300 mm Quantaray lens with a macro function. This equipment allowed a minimum working distance of approximately fourteen inches. During the field work, wind, and air temperature were taken with a Kestrel. With this instrument, it was possible to record wind speed to the nearest 0.1 mph, and temperature to the nearest 1°. Weather conditions at the beginning and ending of each survey period were recorded and are presented in Table 1.

IV. Results

A total of six Quino surveys were conducted over the Victoria Estates property between 27 February and 5 April. Five medium density populations, and one small density population of Dot-seed Plantain (*Plantago erecta*) were observed on-site (see Figures 2 and 3 for locations). No larvae or adult Quino Checkerspot were observed on the property during any of the six Quino site visits.

The following points highlight the results of the butterfly survey effort on the Victoria Estates property:

- A total of 25 butterfly species were identified during the Quino survey (see Figure 4 for photos of the representative butterfly species observed and Table 2 for a list of the butterfly species).
- Three butterfly species, the Sara Orangetip, the Mormon Metalmark and the Acmon Blue, were observed during all six surveys.
- All four of the *Vanessa* species found in the contiguous United States were noted on-site during the Quino surveys; *Vanessa atalanta*, *Vanessa annabella*, *Vanessa cardui*, and *Vanessa virginiensis*.

A compilation of the butterflies observed during the protocol survey effort is presented as Table 2. The reader's attention is directed to that table, to the attached Figure 4, and to the attached Field Notes for additional information and details on the results of the field effort.

During the course of the survey, a concerted effort was made to identify other plant and wildlife species that would be considered sensitive. While this part of the field effort does not constitute a comprehensive survey, any observations of interest must be reported per the requirements of the federal protocol for the Quino. During the Quino surveys, five sensitive species were observed on the Victoria Estates property; Orange-throated Whiptail (*Aspidoscelis hyperythra*), Coastal Western Whiptail (*Aspidoscelis tigris stejnegeri*), San Diego Horned Lizard (*Phrynosoma blainvillii*), Rufous-crowned Sparrow (*Aimophila ruficeps* ssp. *canescens*), and Cooper's Hawk (*Accipiter cooperi*) - see Figure 2 for locations of observations except for the Cooper's Hawk which was an overflight and is not marked on the map.

V. Recommendation

Although populations of Dot-seed Plantain were identified on-site, no larvae nor adults of the Quino Checkerspot were identified during the 2016 protocol survey. Therefore, the proposed future subdivision of the Victoria Estates property will have no effect on the endangered Quino Checkerspot Butterfly. Absent a demonstrable effect on the species, no mitigation measures are required, and none are recommended.

VI. Surveyor Certification

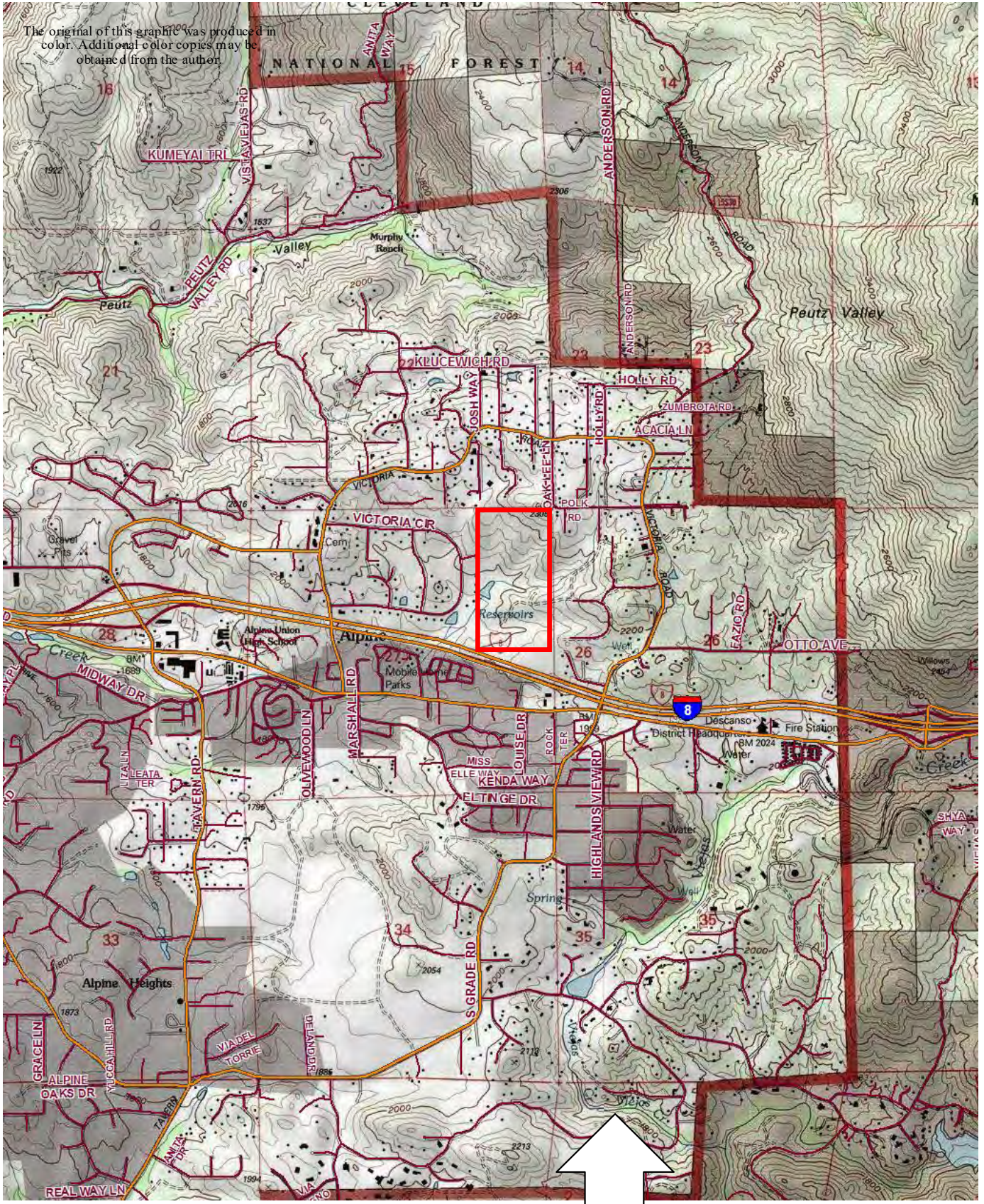
I certify that the information in this survey report and attached exhibits fully and accurately represents my work. Any errors or omissions are solely my responsibility.



Gretchen Cummings
Principal/Consulting Biologist
[TE-031850-4]

5/25/16

Date



Cummings and Associates Job Number 1722.21D 23 February 2016

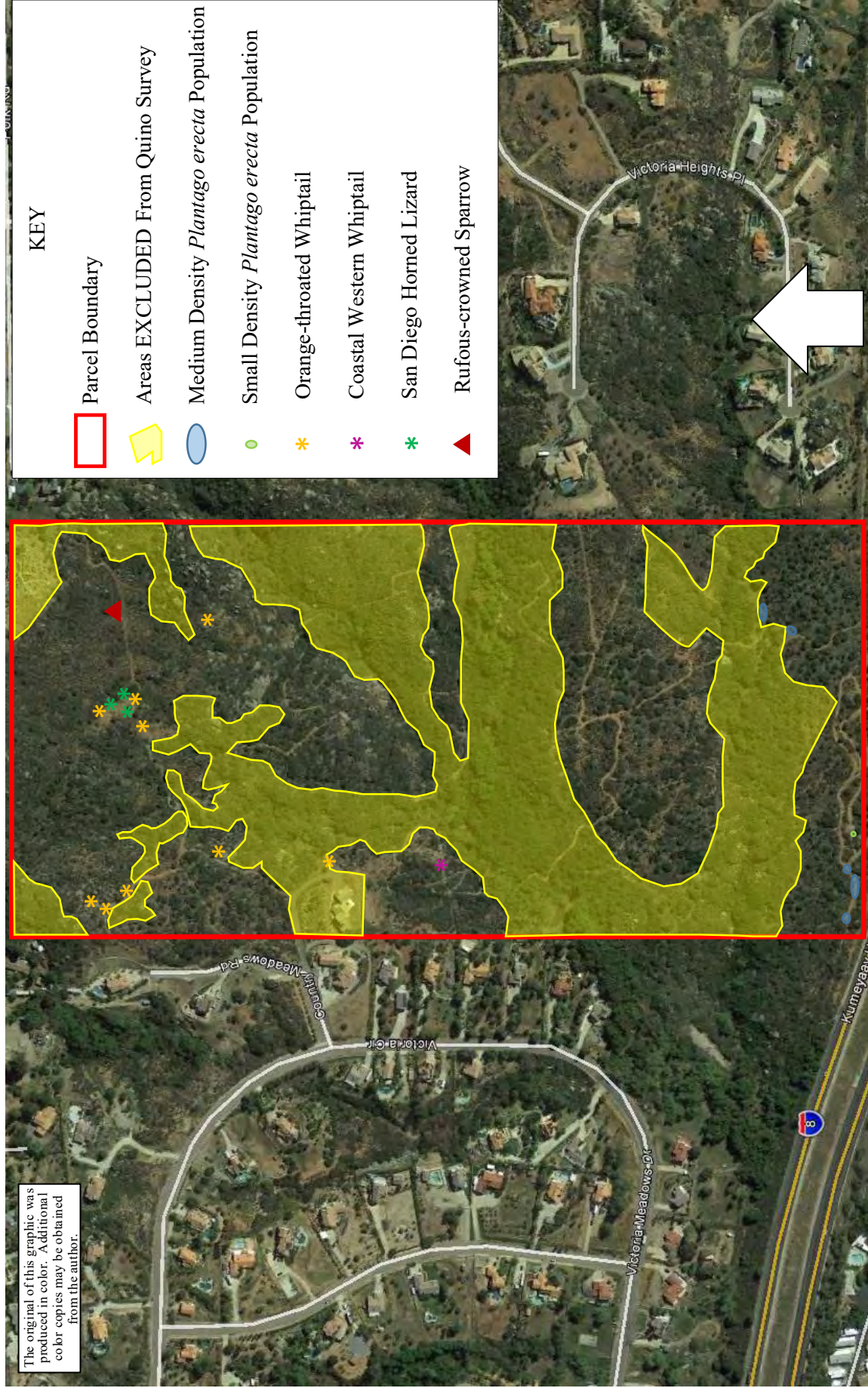
Scale: 1-inch = 2,000-feet

[:\1722-Fig-1-rev.ppp]

**Cummings
and
Associates**

**Victoria Estates Project Shown on the
U.S.G.S. 7 1/2-minute Alpine Quad Map**
[Base Map Created with TOPO!® ©2006 National Geographic;
©2005 TeleAtlas]

**Figure
1**



The original of this graphic was produced in color. Additional color copies may be obtained from the author.

KEY

- Parcel Boundary
- Areas EXCLUDED From Quino Survey
- Medium Density *Plantago erecta* Population
- Small Density *Plantago erecta* Population
- * Orange-throated Whiptail
- * Coastal Western Whiptail
- * San Diego Horned Lizard
- ▲ Rufous-crowned Sparrow

Scale: 1-inch = 500-feet
[.:1722-Quino-Fig-2.pptx]

Figure 2




Quino Survey Area, Quino Host Plant Locations, and Sensitive Species Locations on the Victoria Estates Project Shown on an Aerial Photo
[Base Photo © 2016 Google; Imagery Date 3/22/2016]

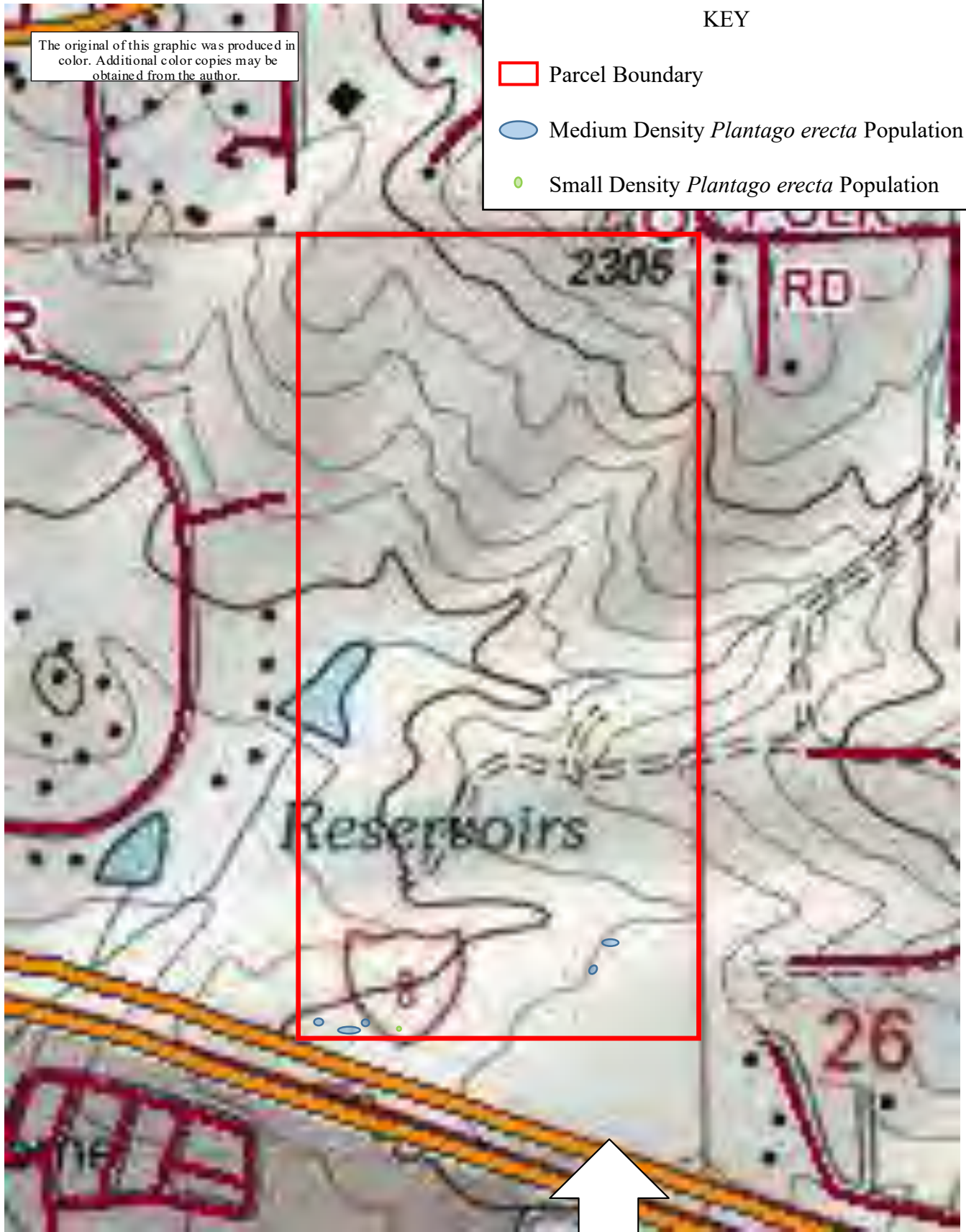
Cummings and Associates

Cummings and Associates Job Number 1722.2 ID 25 May 2016

The original of this graphic was produced in color. Additional color copies may be obtained from the author.

KEY

-  Parcel Boundary
-  Medium Density *Plantago erecta* Population
-  Small Density *Plantago erecta* Population



Cummings and Associates Job Number 1722.21D 25 May 2016

Scale: 1-inch = 500-feet

[:\1722-Quino-Fig-3.pptx]

**Cummings
and
Associates**

**Quino Host Plant Locations on the Victoria
Estates Project Shown on an Enlarged U.S.G.S.
7 1/2-minute Alpine Quad Map [Base Map Created
with TOPO!® ©2006 National Geographic; ©2005 TeleAtlas]**

**Figure
3**

The original of this graphic was produced in color. Additional color copies may be obtained from the author.



Figure 4A — Mormon Metalmark
(*Apodemia mormo virgulti*)
This species was seen during all six surveys.
The larvae feed on California Buckwheat.
[Photo taken at a different site.]

Figure 4B — Bramble Hairstreak
(*Callophrys dumetorum*)

This species was observed during three out of the six surveys.
The larvae feed on Buckwheats and Deerweed.
[Photo taken at a different site.]



Figure 4C — Painted Lady (*Vanessa cardui*)
This butterfly species was seen during four of the six Quino site visits. Numbers of this species were uncharacteristically low this season.
[Photo taken at a different site.]

Figure 4D — Sara Orangetip
(*Anthocharis sara*)

This species was seen during all six surveys. The larvae of this species feed on a variety of Crucifers.
[Photo taken on-site during the Quino survey.]



Table 1
Summary of Weather Conditions at the
Time of the Individual Survey Dates

Victoria Estates, TM 5431										
Survey	Date	Beginning of Observation Period				End of Observation Period				
		Time	Cloud Cover	Wind	Air Temp	Time	Cloud Cover	Wind	Air Temp	
Site Assessment	19 Feb 2015	1100	70%	1.9 - 3.2 mph	76.3°F	1330	70%	1.8 - 4.7 mph	77.2°F	
Host Plant Mapping	25 Feb 2016	1000	Clear	1.0 - 4.4 mph	75.3°F	1245	Clear	1.1 - 5.3 mph	84.7°F	
Quino Survey #1	27 Feb 2016	0915	Clear	2.5 - 6.2 mph	71.7°F	1345	Clear	2.4 - 5.0 mph	77.6°F	
Quino Survey #2	10 Mar 2016	1200	20%	1.0 - 4.4 mph with gusts to 7.0 mph	77.5°F	1600	90%	< 4.2 mph	71.7°F	
Quino Survey #3	17 Mar 2016	0930	Clear	< 2.2 mph	73.1°F	1330	Clear	< 2.7 mph	82.0°F	

Victoria Estates, TM 5431										
Survey	Date	Beginning of Observation Period				End of Observation Period				
		Time	Cloud Cover	Wind	Air Temp	Time	Cloud Cover	Wind	Air Temp	
Quino Survey #4	20 Mar 2016	1015	10%	< 2.1 mph	73.1°F	1415	40%	< 3.0 mph	79.3°F	
Quino Survey #5	25 Mar 2016	1315	30%	< 3.0 mph	77.9°F	1715	10%	< 3.3 mph	74.9°F	
Quino Survey #6	5 Apr 2016	1045	100% high, thin clouds	< 3.3 mph	77.4°F	1445	95% high, thin clouds	< 5.2 mph	83.3°F	

[:\1722weather-tbl.wpd]

Table 2
Summary of the Butterfly Species Observed at the Victoria Estates Property, TM 5431
County of San Diego, California

Scientific Name/ Common Name	25 Feb 2016 ²	27 Feb 2016	10 Mar 2016	17 Mar 2016	20 Mar 2016	25 Mar 2016	5 Apr 2016
<i>Adelpha bredowii</i> California Sister	—	—	—	—	—	—	1
<i>Anthocharis sara</i> Sara Orangetip	8	10	9	16	22	20	44
<i>Apodemia mormo virgulti</i> Mormon Metalmark	2	11	5	13	17	18	25
<i>Brephidium exile</i> Western Pygmy-Blue	—	—	—	—	—	—	1
<i>Callophrys augustinus</i> Brown Elfin	—	2	—	—	—	—	—
<i>Callophrys dumetorum</i> Bramble Hairstreak	—	—	—	2	1	1	—
<i>Colias eurytheme</i> Orange Sulphur	—	—	3	6	3	—	3
<i>Erynnis funeralis</i> Funereal Duskywing	1	5	1	6	1	4	—
<i>Erynnis pacuvius</i> Pacuvius Duskywing	—	1	4	2	—	—	1

Scientific Name ^{1/} Common Name	25 Feb 2016 ²	27 Feb 2016	10 Mar 2016	17 Mar 2016	20 Mar 2016	25 Mar 2016	5 Apr 2016
<i>Glaucopsyche lygdamus</i> Silvery Blue	—	—	—	—	2	—	—
<i>Junonia coenia</i> Common Buckeye	—	—	—	—	—	3	1
<i>Limnitis lorquini</i> Lorquin's Admiral	—	—	—	1	—	—	—
<i>Nymphalis antiopa</i> Mourning Cloak	—	—	—	—	—	—	2
<i>Papilio eurymedon</i> Pale Swallowtail	—	1	—	2	—	1	—
<i>Papilio rutulus</i> Western Tiger Swallowtail	—	—	—	—	—	—	2
<i>Phyciodes mylitta</i> Mylitta Crescent	1	2	3	2	1	1	—
<i>Pieris rapae</i> Cabbage White	—	2	—	—	—	1	—
<i>Plebejus acmon</i> Acmon Blue	—	1	2	2	5	2	2
<i>Pontia protodice</i> Checkered White	—	—	—	3	4	1	4
<i>Pyrgus albescens</i> White Checkered-Skipper	—	—	—	—	1	2	—

Scientific Name ¹ / Common Name	25 Feb 2016 ²	27 Feb 2016	10 Mar 2016	17 Mar 2016	20 Mar 2016	25 Mar 2016	5 Apr 2016
<i>Strymon melinus</i> Gray Hairstreak	—	—	—	—	1	—	—
<i>Vanessa annabella</i> West Coast Lady	—	4	5	2	—	—	—
<i>Vanessa atalanta</i> Red Admiral	—	1	—	1	1	2	—
<i>Vanessa cardui</i> Painted Lady	3	12	1	2	3	—	—
<i>Vanessa virginiensis</i> American Lady	—	—	1	—	1	1	—
Undifferentiated Blue	—	—	—	—	—	—	1
Undifferentiated Sulphur	—	2	—	—	—	3	4
Undifferentiated <i>Vanessa</i> sp.	—	—	—	—	—	5	4
Undifferentiated White	—	1	5	—	—	—	—
Total Individuals/ Total Species Observed	15/ 5	55/ 15	39/ 11	60/ 14	63/ 14	65/ 15	95/ 14

¹For a discussion of the identification and species observed, see text. Nomenclature taken from:

Cassie, Brian, J. Glassberg, A. Swengel, and G. Tudor. 2001. North American Butterfly Association (NABA) Checklist & English Names of North American Butterflies. Second Edition. North American Butterfly Association, Inc., Morristown, NJ, 60 pp.

²This visit entailed the “host plant mapping” according to the Proposed 2016 Quino Checkerspot Survey Protocol. The “habitat assessment” occurred on 19 February 2015.

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[:\1722Quino-ref-cit.wpd]

Appendix A

Field Notes

2016 Field Notes for the Quino Survey over the Victoria Estates Property (TM 5431) in Alpine

19 February 2015

A Quino Checkerspot Butterfly habitat assessment was conducted over the Victoria Estates property today (Cummings and Associates Job #1722.21D). The field survey occurred between 1100 and 1330 hours. The sky was mostly cloudy with 70% cloud cover throughout the site visit. The temperature rose slightly during the survey period from 76.3°F at 1100 hours to 77.2°F at 1330 hours. Wind speeds were measured between 1.9 - 3.2 mph at the beginning of the survey. At the completion of the visit, wind speeds were measured between 1.8 - 4.7 mph. Only one butterfly species was observed during the habitat assessment, the Painted Lady (*Vanessa cardui*). No Quino host plants were identified during this visit.

25 February 2016

Today's visit was dedicated to conducting the Quino host plant mapping over the Victoria Estates property (Cummings and Associates Job #1722.21D). This field work occurred between 1000 and 1245 hours. The sky was sunny and clear throughout the survey. Temperature increased from 75.3°F at 1000 hours to 84.7°F at 1245 hours. Wind speeds were measured between 1.0 - 4.4 mph at the onset of the survey and between 1.1 - 5.3 mph at the end.

Butterflies observed during the host plant mapping were:

Anthocharis sara (8)
Erynnis funeralis (1)
Apodemia mormo virgulti (2)
Vanessa cardui (3)
Phyciodes mylitta (1)

The only Quino host plant noted on-site was the Dot-seed Plantain (*Plantago erecta*). It was noted along the southern property boundary at the edges of the power lines/dirt bike run.

27 February 2016

Today's survey represented the first of the protocol Quino surveys over the Victoria Estates property (Cummings and Associates Job #1722.21D). The protocol survey occurred between 0915 and 1345 hours. The ambient temperature increased from 71.7°F at the onset of the field visit to 77.6°F at the end of the survey. The wind was blowing from the west during the observation period. Wind speeds were measured between 2.5 - 6.2 mph at the beginning of the

visit and between 2.4 - 5.0 mph at the end of the survey. The sky was sunny and clear through the visit. Butterflies observed were:

Vanessa cardui (12)
Anthocharis sara (10)
Vanessa annabella (4)
Callophrys augustinus (1)
Apodemia mormo virgulti (11)
Papilio eurymedon (1)
Erynnis funeralis (5)
Undifferentiated Sulphur (2)
Pieris rapae (2)
Vanessa atalanta (1)
Phyciodes mylitta (2)
Erynnis pacuvius (1)
Plebejus acmon (1)
Undifferentiated White (1)

Nectaring sources included:

Eriogonum fasciculatum
Gutierrezia sarothrae
Acmispon glaber
Marah macrocarpa
Plagiobothrys sp.
Pectocarya linearis ssp. *ferocula*
Dichelostemma capitatum
Hirschfeldia incana
Calystegia macrostegia
Salvia columbariae
Rhus ovata
Plantago erecta
Helianthemum scoparium
Ceanothus tomentosus
Ceanothus cuneatus var. *cuneatus*

The *Plantago erecta* populations were healthy and flowering along the southern property boundary.

Other observations included a Rufous-crowned Sparrow (*Aimophila ruficeps* ssp. *canescens*), Dusky-footed Woodrat nests (*Neotoma fuscipes*), two Orange-throated Whiptails (*Aspidoscelis hyperythra*), and one Side-blotched Lizard (*Uta stansburiana*).

8 March 2016

The second Quino protocol survey was conducted over the Victoria Estates property today (Cummings and Associates Job #1722.21D). This second survey was conducted between 1200 and 1600 hours. The sky had variable cloud cover throughout the survey with 20% cloud cover at 1200 hours and 90% cloud cover at 1600 hours. The temperature decreased from 77.5°F at the onset of the visit to 71.7°F at the end of the observation period. Winds were blowing from the southwest at speeds between 1.0 - 4.4 mph with gusts up to 7.0 mph at 1200 hours. At the end of the survey, the winds were still blowing from the southwest, but were measured at < 4.2 mph. Butterfly species observed during this second protocol survey were:

Vanessa cardui (1)
Erynnis pacuvius (4)
Anthocharis sara (9)
Apodemia mormo virgulti (5)
Colias eurytheme (3)
Undifferentiated White (5)
Erynnis funeralis (1)
Vanessa annabella (5)
Phyciodes mylitta (3)
Plebejus acmon (2)
Vanessa virginiensis (1)

Nectaring sources included:

Plagiobothrys sp.
Acmispon glaber
Gutierrezia sarothrae
Helianthemum scoparium
Rhus ovata
Eriogonum fasciculatum
Amsinckia menziesii
Hirschfeldia incana
Encelia californica
Eriophyllum confertiflorum
Dichelostemma capitatum
Salvia columbariae
Plantago erecta

The *Plantago erecta* was healthy and flowering. Some were smaller than a penny and others were 1 - 2" tall.

17 March 2016

Today the third of the required Quino protocol surveys was conducted over the Victoria Estates property (Cummings and Associates Job #1722.21D). The field visit occurred between 0930 and 1330 hours. The sky was sunny and clear throughout the survey. Ambient temperatures were measured at 73.1°F at the onset of the visit and at 82.0°F at the end of the observation period. At the beginning of the survey, the wind was blowing from the west at speeds < 2.2 mph. By the end of the visit, the winds were still blowing from the west at speeds < 2.7 mph. Butterfly species observed during this visit were:

Papilio eurymedon (2)
Anthocharis sara (16)
Apodemia mormo virgulti (13)
Vanessa cardui (2)
Callophrys dumetorum (2)
Colias eurytheme (6)
Erynnis funeralis (6)
Vanessa atalanta (1)
Pontia protodice (3)
Plebejus acmon (2)
Phyciodes mylitta (2)
Erynnis pacuvius (2)
Limenitis lorquini (1)
Vanessa annabella (2)

Nectaring sources during this visit included:

Erodium cicutarium
Acmispon glaber
Eriogonum fasciculatum
Encelia californica
Hirschfeldia incana
Rhus ovata
Calystegia macrostegia
Eriophyllum confertiflorum
Gutierrezia sarothrae
Pectocarya linearis ssp. *ferocula*
Plagiobothrys sp.
Dichelostemma capitatum
Helianthemum scoparium
Cryptantha sp.

Cistus incanus
Plantago erecta

The *Plantago erecta* was still green and flowering. Plants varied in height up to 3".

Other observations included three California Ground Squirrels (*Spermophilus beecheyi*), two Audubon's Cottontails (*Sylvilagus audubonii*), three Orange-throated Whiptails (*Aspidoscelis hyperythra*), two Side-blotched Lizards (*Uta stansburiana*), one Cooper's Hawk as an overflight, a pair of Blue-gray Gnatcatchers, a Rufus Hummingbird and a Pacific-slope Flycatcher.

20 March 2016

Today the fourth of the required Quino protocol surveys was conducted over the Victoria Estates property (Cummings and Associates Job #1722.21D). The field visit occurred between 1015 and 1415 hours. The sky was partly cloudy throughout the survey with 10% clouds at the beginning of the visit and 40% clouds at the end of the observation period. Ambient temperatures were measured at 73.1°F at 1015 hours and at 79.3°F at 1415 hours. At the beginning of the survey, the wind was blowing from the west at speeds < 2.1 mph. By the end of the visit, the winds were still blowing from the west at speeds < 3.0 mph. Butterfly species observed during this visit were:

Anthocharis sara (22)
Glaucopsyche lygdamus (2)
Apodemia mormo virgulti (15)
Vanessa cardui (3)
Plebejus acmon (5)
Callophrys dumetorum (1)
Colias eurytheme (3)
Pontia protodice (4)
Vanessa virginiensis (1)
Strymon melinus (1) - nectaring on *Helianthemum scoparium*
Erynnis funeralis (1)
Phyciodes mylitta (1)
Pyrgus albescens (1)
Vanessa atalanta (1)

Nectaring sources during this visit included:

Hirschfeldia incana
Encelia californica
Acmispon glaber
Gutierrezia sarothrae
Helianthemum scoparium

Rhus ovata
Eriogonum fasciculatum
Eriophyllum confertiflorum
Cryptantha sp.
Plagiobothrys sp.
Marah macrocarpa
Amsinckia menziesii
Pectocarya linearis ssp. *ferocula*
Harpagonella palmeri
Dichelostemma capitatum
Plantago erecta

The *Plantago erecta* was still flowering and mostly green, but some were starting to yellow. Plants varied in height up to 3".

Other observations included one Coastal Western Whiptail (*Aspidoscelis tigris stejnegeri*), and Coyotes howling in response to an ambulance siren.

25 March 2016

Today the fifth of the required Quino protocol surveys was conducted over the Victoria Estates property between 1315 and 1715 hours (Cummings and Associates Job #1722.21D). The sky was partly cloudy throughout the survey with approximately 30% cloud cover at 1315 hours and 10% cloud cover at 1715 hours. Temperatures ranged from 77.9°F at the onset of the visit to 74.9°F at the end of the observation period. Wind speeds were measured at < 3.0 mph from the west at the beginning of the butterfly survey. At the end of the visit, wind speeds were measured at < 3.3 mph from the west. Butterfly species observed were:

Anthocharis sara (20)
Undifferentiated Sulphur (3)
Undifferentiated *Vanessa* (5)
Pontia protodice (1)
Apodemia mormo virgulti (18)
Pieris rapae (1)
Plebejus acmon (2)
Junonia coenia (3)
Phyciodes mylitta (1)
Erynnis funeralis (4)
Vanessa atalanta (2) - nectaring on *Rhus ovata*
Vanessa virginiensis (1) - nectaring on *Rhus ovata*
Callophrys dumetorum (1)
Papilio eurymedon (1)
Pyrgus albescens (2)

Nectaring sources during this visit included:

Hirschfeldia incana
Encelia californica
Eriogonum fasciculatum
Eriophyllum confertiflorum
Acmispon glaber
Plagiobothrys sp.
Helianthemum scoparium
Cryptantha sp.
Gutierrezia sarothrae
Anagallis arvensis
Trichostema parishii
Rhus ovata
Hesperoyucca whipplei
Dichelostemma capitatum
Erodium cicutarium
Plantago erecta

The *Plantago erecta* was still flowering and mostly green, but some were drying out.

5 April 2016

Today the sixth and final Quino protocol survey was conducted over the Victoria Estates property between 1045 and 1445 hours (Cummings and Associates Job #1722.21D). The sky was mostly cloudy throughout the survey with 100% cloud cover of high, thin clouds at 1045 hours and 95% cloud cover of high, thin clouds at 1445 hours. Temperatures ranged from 77.4°F at the onset of the visit to 83.3°F at the end of the observation period. Wind speeds were measured at < 3.3 mph from the southwest at the beginning of the butterfly survey. At the end of the visit, wind speeds were measured at < 5.2 mph from the southwest. Butterfly species observed were:

Plebejus acmon (2)
Undifferentiated Sulphur (4)
Apodemia mormo virgulti (25)
Anthocharis sara (44)
Brephidium exile (1)
Pontia protodice (4)
Adelpha bredowii (1)
Undifferentiated *Vanessa* (4)
Colias eurytheme (3)
Erynnis pacuvius (1)
Undifferentiated Blue (1)
Nymphalis antiopa (2)

Junonia coenia (1)

Papilio rutulus (2)

Nectaring sources during this visit included:

Hirschfeldia incana

Encelia californica

Eriogonum fasciculatum

Acmispon glaber

Eriophyllum confertiflorum

Helianthemum scoparium

Dichelostemma capitatum

Trichostema parishii

Adenostoma fasciculatum

Rhus ovata

Plagiobothrys sp.

Pseudognaphalium californicum

Phacelia parryi

Anagallis arvensis

Lonicera subspicata

Cercocarpus betuloides var. *betuloides*

Hazardia squarrosa

Crassula connata

Rhamnus ilicifolia

Lupinus bicolor

Cryptantha sp.

Erodium cicutarium

Hesperoyucca whipplei

Mimulus aurantiacus

Gutierrezia sarothrae

Plantago erecta

Some of the *Plantago erecta* was still green, some was withering, and other were completely dried out.

Other observations included one California Ground Squirrel (*Spermophilus beecheyi*), three Audubon's Cottontails (*Sylvilagus audubonii*), four Orange-throated Whiptails (*Aspidoscelis hyperythra*), one Side-blotched Lizard (*Uta stansburiana*), two San Diego Horned Lizards (*Phrynosoma blainvillii*), and one Western Fence Lizard (*Sceloporus occidentalis*).

[:\1722Field Notes.wpd]



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

ALPINE 21, LLC 310-415-1651
Owner's Name Phone
5295 BEACHCOMBER COURT
Owner's Mailing Address Street
SAN DIEGO CA 91930
City State Zip

ORG
ACCT
ACT
TASK
DATE
AMT \$
DISTRICT CASHIER'S USE ONLY

W

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
Minor Subdivision (TPM) Certificate of Compliance
Boundary Adjustment
Rezone (Reclassification) from to zone.
Major Use Permit (MUP), purpose:
Time Extension... Case No.
Expired Map... Case No.
Other
B. Residential Total number of dwelling units 21
Commercial Gross floor area
Industrial Gross floor area
Other Gross floor area
C. Total Project acreage 81 Total number of lots 20
D. Is the project proposing the use of groundwater? Yes No
Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s)
(Add extra if necessary)

Table with 2 columns and 4 rows. Cell 1,1 contains 403-160-15.

Thomas Guide Page 1234 Grid C-5
E'LY TREMINUS OF COUNTRY MEADOWS RD
Project address Street
ALPINE 91901
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 05/21/2023
Address: 1008 Sandcastle Drive, Cardiff, Ca. 92007 Phone: 619-997-5388

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

- District Name: Padre Dam Municipal Water District Service area Eastern ***Letter Expires: 03/31/2024
A. Project is in the district.
Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
Project is not in the district and is not within its Sphere of Influence boundary.
The project is not located entirely within the district and a potential boundary issue exists with the District.
B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. (Number of sheets)
Project will not be served for the following reason(s):
C. District conditions are attached. Number of sheets attached: 2
District has specific water reclamation conditions which are attached. Number of sheets attached:
District will submit conditions at a later date.
D. How far will the pipeline(s) have to be extended to serve the project?

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Print Name Sarah M. Hargis
Print Title Construction Inspector Phone (619) 258-4672 Date 03/30/2023

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



**WATER AVAILABILITY ATTACHMENT
CONDITIONS OF APPROVAL**PROJECT NAME Alpine 21 FOR Alpine 21, LLC MAP NUMBER N/A

Address/A.P.N.(s) 403-160-15

FACILITIES

Domestic/Irrigation services, fire hydrant requirements, and layout information is necessary to determine if the proposed project will require a water main extension and/or a looped system. A water study may be needed based on the complexity of the improvements. If a water main extension or looped system is necessary, the following are requirements to proceed with the project. The Developer / Property Owner shall:

- Prepare and submit plans for a Potable Water system according to Padre Dam's Requirements. Deposits for plan review shall be paid in accordance with Padre Dam's rules and regulations. Plans will be reviewed by Padre Dam for conformance to adopted design guidelines, specifications, and standards.
- Obtain Fire Department approval for the size, location, and placement of fire hydrants and fire services. Padre Dam is not responsible for ensuring that fire demands are met.
- Provide the applicable agreements and securities required by the County / City and/or Padre Dam to install the public water system required for the project. Agreements shall be fully executed, securities shall be in place, and the deposit for inspection services shall be in place prior to commencement of construction and/or recordation of a Final Map.
- Install a Potable Water System per the Padre Dam Rules and Regulations and Standard Specifications. Water services shall not be established until installation, testing, and acceptance of the water system by Padre Dam. For phased construction, a phasing plan shall be submitted for review and approval by Padre Dam.
- Pay for all installation and capacity fees for each meter connection. Fees shall be paid prior to the installation of the service lateral and as described in section 4.4.1 of the Padre Dam Rules and Regulations.
- Install private/public potable water lines with the required separation as determined by the Health Department and Padre Dam.

Padre Dam does not require that all lots be connected to the public water system. Alternate sources of water are under the jurisdiction of the County of San Diego, or the City of Santee.

EASEMENTS

- Dedicate to Padre Dam all necessary easements for installation, operation, access, and maintenance of that portion of the water system which is to be public. All easements shall be dedicated to Padre Dam and accepted prior to meter release. Easements shall be dedicated free and clear from exclusions.
- Dedicate offsite easements that may be required by Padre Dam to allow for future main extensions to serve property beyond the boundaries of the map/project. Offsite easements shall be dedicated and accepted by Padre Dam prior to commencement of construction. Developer is responsible for all costs and expenses related to obtaining easements outside of the property boundary.

FACILITY COMMITMENT

- Adequate water facility commitment shall be committed prior to final project approval/map recordation and shall be available concurrent with project need. Unconditional Facility Commitment form will be signed upon payment of capacity and meter fees.

SPECIAL CONDITIONS

- A 30' wide easement necessary for a future water line connection between the Alpine Pacific and East Victoria pressure zones shall be dedicated to Padre Dam on the final map. The easement shall be exclusive to Padre Dam.
- The Alpine Pacific and East Victoria Reservoirs are situated at an elevation of 2260 feet. If either storage reservoir is intended to supply the project there may be cases of inadequate pressure which will require privately owned and maintained supplemental pumps.
- The Viejas Mountain Reservoir is situated at an elevation of 2600 feet. If the storage reservoir is intended to supply the project there may be cases of excessive pressure and will require a pressure reducing station at the developer's expense.

H1 - 164

- [X] Phase I and Phase II of the project do not need to be served by the same pressure zone. A copy of the phasing plan shall be provided to Padre Dam with the submittal of any plans for review. Revisions to project phasing are subject to review and approval by Padre Dam.
- [X] There is a service limitation for fire hydrant locations at the end of the cul-de-sac on Country Meadows Road at a maximum elevation of 2160' if serviced by the Alpine Pacific Reservoir or the East Victoria Reservoir.
- [X] The onsite water system is to be public and shall have full street width easements dedicated to PDMWD if no public right of way is dedicated over the streets.
- [X] Water mains shall be located no closer than 7' from the face of existing/proposed face of curb.
- [X] Water mains, services, and appurtenances shall not be located within 5' of post construction storm water quality BMP, retaining wall, structures, or large trees. Appurtenances shall not be placed in areas with decorative pavement. Exceptions may be granted at the discretion of the Director of Engineering and will require an Encroachment Agreement.
- [X] Due to Water Quality issues, water line testing and flushing will be done by PDMWD at Developers expense until there is sufficient use of the water facilities by the proposed development.
- [X] Water Quality maintenance throughout this project will be a consideration that must be part of the water system design for this project. Onsite/offsite water line looping may be required.

Approved by: Sarah Hargis

Date: 03/30/2023



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

ALPINE 21, LLC 310-415-1651
Owner's Name Phone
5295 BEACHCOMBER COURT
Owner's Mailing Address Street
SAN DIEGO CA 91930
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____ AMT \$ _____

F

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
Minor Subdivision (TPM) Certificate of Compliance:
Boundary Adjustment
Rezone (Reclassification) from to zone.
Major Use Permit (MUP), purpose:
Time Extension... Case No.
Expired Map... Case No.
Other
B. Residential Total number of dwelling units 20
Commercial Gross floor area
Industrial Gross floor area
Other Gross floor area
C. Total Project acreage 81 Total lots 20 Smallest proposed lot 1 AC

Assessor's Parcel Number(s)
(Add extra if necessary)

Table with 2 columns for Assessor's Parcel Number(s) and 4 rows. First row contains 403-160-15.

Thomas Guide. Page 1234 Grid C-5
E'LY TERMINUS OF COUNTRY MEADOWS RD
Project address Street
ALPINE 91901
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 8-16-23
Address: 1008 Sandcastle Drive, Cardiff Ca. 92007 Phone: 619-997-5388
(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Alpine Fire Protection District
Indicate the location and distance of the primary fire station that will serve the proposed project:
1364 Tavern Rd Station 17 is D= 1.8 miles SSW of development
A. Project is in the District and eligible for service.
Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
Project is not in the District and not within its Sphere of Influence boundary.
Project is not located entirely within the District and a potential boundary issue exists with the District.
B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is minutes.
Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
C. District conditions are attached. Number of sheets attached:
District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- Within the proposed project 100' feet of clearing will be required around all structures.
The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards. THIS PSA399F will expire one year from date below. 8-16-2024

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Jason M. McBroom Jason McBroom Fire Marshal 619-445-2635 8-16-2023
Authorized Signature Print Name and Title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



ALPINE FIRE PROTECTION DISTRICT



Date: 8-16-2023

County of San Diego
Planning and Development Services
Zoning Counter
5510 Overland Avenue Suite 110
San Diego, CA 92123

Dept: Zoning

RE: APN: 403-160-11 &15
Project: Alpine -21 TM-5431
Street Name: Country Meadows Road & Chelsea Leigh Way
City, State, Zip: Alpine, Ca. 91901

The Fire District has received the Project Facility Availability Letter and determined that the following conditions shall apply:

- 1. Road Dimensions:** All on site roadways shall have an unobstructed improved width of not less than 32' feet. Fire apparatus roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Parking will be permissible on one side of the roadway only. Should developer wish to add parking on both sides of roadways total improved surface roadway shall be 40' wide all weather surface.
- 2. Surface:** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75, 000 lbs.
- 3. Turning Radius:** The turning radius of a fire apparatus access road shall be a minimum of 36', as measured on the inside edge of the improvement width.
- 4. Dead End Road Lengths:** Parcels zoned for less than 1 acre shall not exceed 800 feet without mitigation. Due to re-zoning, some subdivisions may exceed the dead-end road lengths and the Fire District will take this into consideration.

Any residential driveway that is more than 150 feet in length shall be provided with approved provisions for turning around emergency apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than two structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet radius in a residential area.

- 5. Markings:** Should developer wish to have parking on one side of the roadway the opposite side of roadway shall have notice of "NO PARKING SIGNS" installed every 30' and maintained as part of the road maintenance agreement.

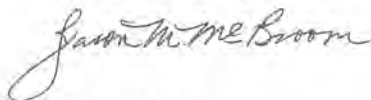
1364 Tavern Road Alpine, Ca. 91901-3831 Business: (619) 445-2635 Fax: (619) 445- 2634

We are a public safety organization of dedicated professionals whose mission it is to:
Save Lives, Protect Property and the Environment, Serve the Community.
www.alpinefire.org

6. **Roadway Design Features:** No speed bumps, speed humps, speed control dips, etc. shall be permitted on fire access roadway.
7. **Road Maintenance Agreement:** A road maintenance agreement shall be in place and recorded at the County of San Diego to provide continued road maintenance in perpetuity.
8. **Water Supply:** All new fire hydrants installed shall be installed as per PMWD installation standards. Fire flow shall be capable to deliver 2500 GPM. All new fire hydrants shall also be installed with an approved break-off check valve spool in areas that vehicular damage may occur. There shall be 7 fire hydrants installed in the proposed development as per option 1 from FPP as submitted.
9. **Fire Protection Systems:** All structures shall be equipped with residential fire sprinklers in accordance with the most recent edition of NFPA 13D.
10. **Vegetation Management:** Fuel modification zones shall be maintained to meet the requirements of the Alpine Fire Protection District. A minimum 100-foot defensible space is required or to property lines, whichever is closer. Brush management along roadways shall always be maintained 30' of clearance. NO combustible fuels shall be planted within the right of way along shoulders. All trees shall be limbed up 8' from the ground and always maintained. Parcels 5,6,7 and 11 shall have a full 100 of defensible space due to slope and terrain. **ZONE 0** – All new buildings shall have a non-combustible zone surrounding the perimeter of 5' measured on a horizontal plane extending out. There shall be NO combustible materials present. No planting of vegetation or wood fencing. This shall be the ember free zone.
11. **Fire Protection Plan:** A full fire protection plan shall be required.
12. **Grade/Driveways:** The following driveways shall be installed with all concrete as the percentage of the driveway exceeds 15%: Parcels 1, 3, 5 and 6.

If you should have questions or comments, feel free to contact me.

Yours in Fire Safety

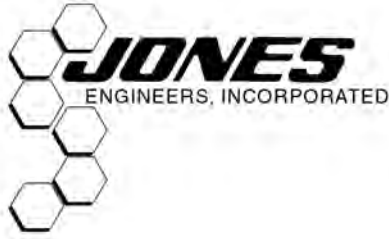


Jason M. McBroom
Fire Marshal

cc: David Sibbett, Deputy Fire Marshal, San Diego County Fire Authority

1364 Tavern Road Alpine, Ca. 91901-3831 Business: (619) 445-2635 Fax: (619) 445- 2634

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Save Lives, Protect Property and the Environment, Serve the Community.
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August 17, 2023

County of San Diego
Planning and Development Services
5510 Overland Road
San Diego, California 92123

Attn: Nicholas Koutoufidis
Re: TM 5431 Revised Map - Alpine 21 Replacement TM
Letter of Substantial Conformance

Mr. Koutoufidis:

This letter is to certify that there are no substantial changes to the Preliminary Grading Plan, PDP SWQMP and Drainage Study in the time extension request for the above reference project.

Please let me know if you have any questions or need additional information.

Best Regards,



Ryan Long, PE
Jones Engineers, Inc.

DEH: VHO 726

GENERAL NOTES

LEGAL DESCRIPTION:

PARCEL 1/4 OF CT3-050466(1) RECORDED OCTOBER 10, 2013.

ASSESSOR PARCEL NUMBERS: 453-160-15
 TAX RATE AREA: 51016 RURAL RESIDENTIAL 1
 REGIONAL CATEGORIES: ALPINE
 COMMUNITY/SUBDIVISION: ALPINE
 LOCAL CATEGORIES: 520-POST OFFICE BLDG
 60-75 ACRES (GROSS AND NET)
 PROJECT AREA: 80.75 ACRES (GROSS AND NET)
 MOUNTAIN LOT AREA: 1.00 ACCESS NET

USE	REGULATIONS/STANDARD	MIN.	MAX.
RESIDENTIAL	ALPINE	1/4	1/4
COMMERCIAL	ALPINE	1/4	1/4
INDUSTRIAL	ALPINE	1/4	1/4
AGRICULTURE	ALPINE	1/4	1/4
RECREATION	ALPINE	1/4	1/4
UTILITIES	ALPINE	1/4	1/4
TRANSPORTATION	ALPINE	1/4	1/4
INDUSTRIAL	ALPINE	1/4	1/4
RECREATION	ALPINE	1/4	1/4
UTILITIES	ALPINE	1/4	1/4
TRANSPORTATION	ALPINE	1/4	1/4

STREET NOTES:

1. PRIVATE ROAD MAINTENANCE TO BE MAINTAINED THROUGHOUT THE PROJECT.
2. RADIUS OF 44 FEET AND A MINIMUM IMPROVED GRADE OF 36 FEET.
3. ALL COLLECTOR CURBS RETURNING SHALL HAVE A MINIMUM RADIUS OF 36 FEET.
4. ALL STREET INTERSECTIONS SHALL HAVE A MINIMUM CEMENT RADIUS OF 30 FEET AND A MINIMUM IMPROVED GRADE OF 36 FEET.
5. ALPINE FIRE PROTECTION DISTRICT STANARDS.
6. PROPOSED DRIVE ON ALL PRIVATE STREETS.
7. FREE WELLS WITHIN COUNTY RIGHT-OF-WAY WILL OBTAIN AN ENCROACHMENT MAINTENANCE REGIONAL JUDGMENT (EMR).

SERVICE DISTRICTS:

SEWER: NONE (SEPTIC SYSTEMS)
 WATER: PINE JAM MUNICIPAL WATER DISTRICT
 GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
 TELEPHONE: PACIFIC BELL TELEVISION
 SCHOOLS: ALPINE UNION SCHOOL DISTRICT (K - 6)
 CROSSMOUNT UNION HIGH SCHOOL DISTRICT (9-12)

STREET LIGHTS: NONE
 TOPOGRAPHY: NOTED AND PROPOSED ON THE PRIVATE ROADS
 PARK FEES: PARK WILL BE PAID IN LIEU OF EDUCATION

SOLAR ACCESS STATEMENT:

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 402 (A) OF THE BUSINESS AND PROFESSIONS CODE AND SECTION 6974.2 OF THE SUBDIVISION MAP ACT. THIS PROJECT IS A MULTIPLE USE SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT.

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

HILLSIDE STATEMENT:

THIS PROJECT IS NOT SUBJECT TO HILLSIDE AS SUPERSEDDED BY POLICY 11-13

LAND PROJECT STATEMENT:

THIS PROJECT IS A MULTIPLE USE SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT. THIS PROJECT IS A MULTIPLE USE SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT.

DISCRETIONARY PERMITS:

1. DEPARTMENT OF HEALTH SERVICES - DEH: VHO 726

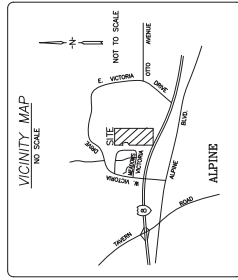
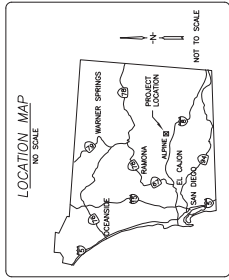
OWNERS STATEMENT:

I HEREBY CONSENT TO THE FILING OF THIS TENTATIVE MAP

DATE: _____
 NAME: _____
 20040 BALDWIN COURT
 SAN DIEGO, CA 92120

SDC PDS RCVD 05-18-23
 TM5431TER1

ALPINE 21 - REVISED TENTATIVE MAP COUNTY OF SAN DIEGO TRACT NO. 5431 RPL-1



LEGEND

ITEM: SYMBOL: NB9749.40' W 2707.99' 5255

5

16' MIN.

PROPOSED LOT LINE

DIRECTION OF STREET DRAINAGE

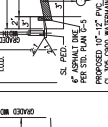
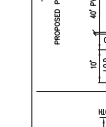
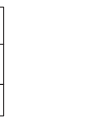
EXISTING DRAINAGE

PROPOSED BARRIER SWALE/TRENCH

PROPOSED 8\"/>

LOT AREA TABLE

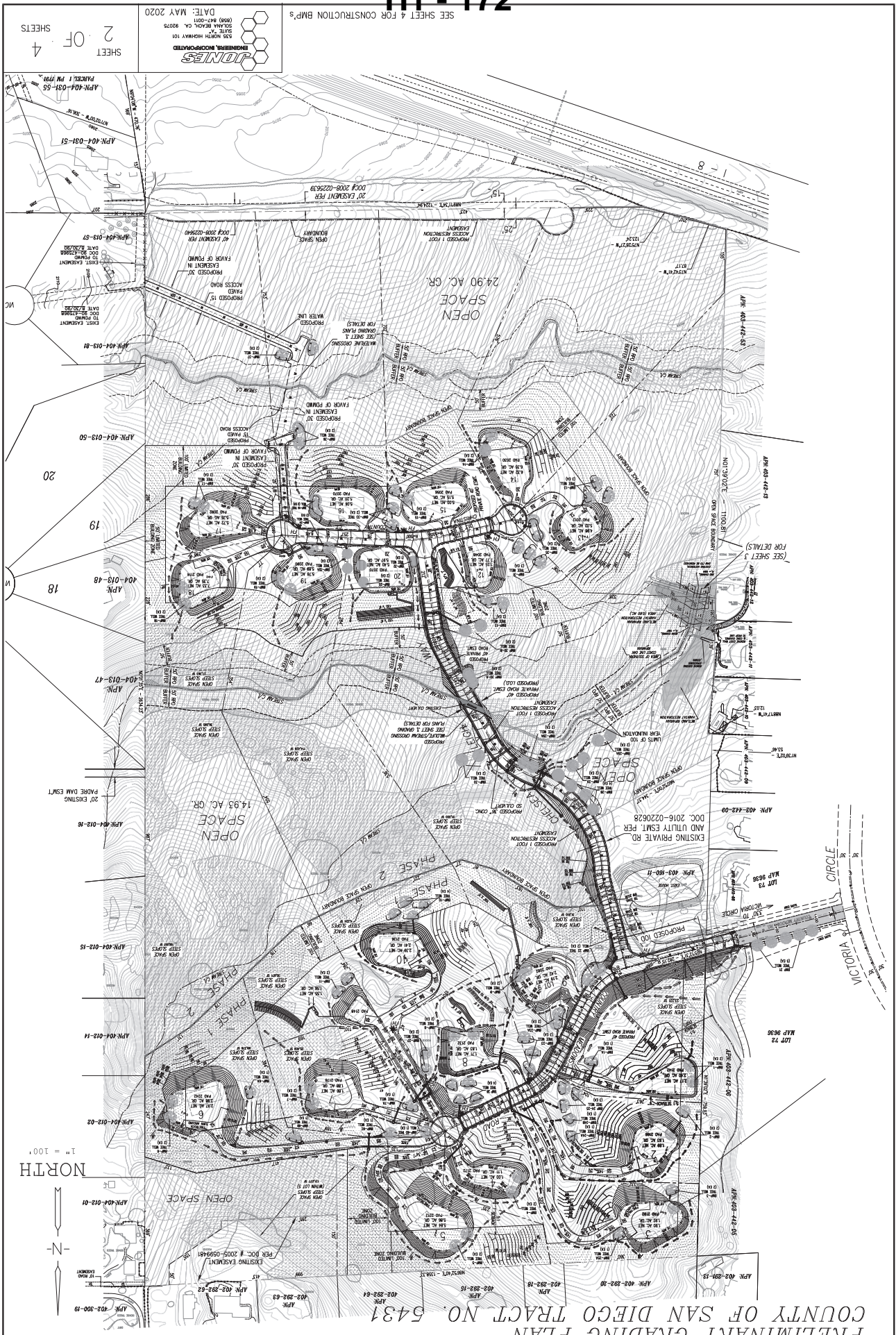
PARCEL	AREA (SQ. FT.)	AREA (AC.)
1	2,112	0.25
2	1,688	0.19
3	1,599	0.18
4	1,008	0.11
5	5,048	0.50
6	2,271	0.26
7	1,968	0.23
8	1,512	0.17
9	1,512	0.17
10	1,512	0.17
11	1,512	0.17
12	1,512	0.17
13	1,512	0.17
14	1,512	0.17
15	5,000	0.51
16	5,000	0.51
17	5,712	0.57
18	2,312	0.23
19	5,712	0.57
20	5,712	0.57



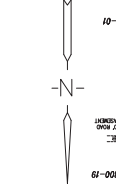
N.T.S.

ALPINE-21

PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO TRACT NO. 5431



1" = 100'
NORTH



APN 402-292-00

APN 402-292-01

APN 402-292-02

APN 402-292-03

APN 402-292-04

APN 402-292-05

APN 402-292-06

APN 402-292-07

APN 402-292-08

APN 402-292-09

APN 402-292-10

APN 402-292-11

APN 402-292-12

APN 402-292-13

APN 402-292-14

APN 402-292-15

APN 402-292-16

APN 402-292-17

APN 402-292-18

APN 402-292-19

APN 402-292-20

APN 402-292-21

APN 402-292-22

APN 402-292-23

APN 402-292-24

APN 402-292-25

APN 402-292-26

APN 402-292-27

APN 402-292-28

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APN 402-292-240

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APN 402-292-244

APN 402-292-245

APN 402-292-24

H1 - 174

DATE: MAY 2020
 555 NORTH HIGHWAY 101
 SUITE 100
 DALLAS, TEXAS 75242
JONES ENGINEERS INCORPORATED

DATE: MAY 2020
 555 NORTH HIGHWAY 101
 SUITE 100
 DALLAS, TEXAS 75242
JONES ENGINEERS INCORPORATED

- IM-9
- IM-5
- IM-4
- IM-3
- IM-1
- TC-1
- TC-2
- TC-1

- STANDARD SYMBOLS:
- IM-9: SANITARY WASTE MANAGEMENT
 - IM-5: SOLID WASTE MANAGEMENT
 - IM-4: SPILL PREVENTION CONTROL
 - IM-3: STOCKPILE MANAGEMENT
 - IM-1: MATERIAL DELIVERY & STORAGE
 - TC-1: STABILIZED CONSTRUCTION ROADWAY
 - TC-2: LOT PERIMETER PROTECTION
 - TC-1: STABILIZED CONSTRUCTION ENTRANCE

- STANDARD SYMBOLS:
- SS-10: REPAIR (R.S.D. 4.0)
 - SC-10: STORM DRAIN INLET PROTECTION
 - SC-6&8: GRAVEL BAG BERM
 - SC-1: SILT FENCING
 - SS-6&8: MATING MULCH/STRAW APPLICATION (AND STABILIZATION)
 - SS-3&7: (SLOPE STABILIZATION)
 - SS-1: HYDROSEED/ROUNDER FIBER MATRIX

LEGEND - CONSTRUCTION



ALPINE-21 CONSTRUCTION BMP'S

APN: 402-300-18, APN: 402-010-01, APN: 402-010-02, APN: 402-010-03, APN: 402-010-04, APN: 402-010-05, APN: 402-010-06, APN: 402-010-07, APN: 402-010-08, APN: 402-010-09, APN: 402-010-10, APN: 402-010-11, APN: 402-010-12, APN: 402-010-13, APN: 402-010-14, APN: 402-010-15, APN: 402-010-16, APN: 402-010-17, APN: 402-010-18, APN: 402-010-19, APN: 402-010-20, APN: 402-010-21, APN: 402-010-22, APN: 402-010-23, APN: 402-010-24, APN: 402-010-25, APN: 402-010-26, APN: 402-010-27, APN: 402-010-28, APN: 402-010-29, APN: 402-010-30, APN: 402-010-31, APN: 402-010-32, APN: 402-010-33, APN: 402-010-34, APN: 402-010-35, APN: 402-010-36, APN: 402-010-37, APN: 402-010-38, APN: 402-010-39, APN: 402-010-40, APN: 402-010-41, APN: 402-010-42, APN: 402-010-43, APN: 402-010-44, APN: 402-010-45, APN: 402-010-46, APN: 402-010-47, APN: 402-010-48, APN: 402-010-49, APN: 402-010-50, APN: 402-010-51, APN: 402-010-52, APN: 402-010-53, APN: 402-010-54, APN: 402-010-55, APN: 402-010-56, APN: 402-010-57, APN: 402-010-58, APN: 402-010-59, APN: 402-010-60, APN: 402-010-61, APN: 402-010-62, APN: 402-010-63, APN: 402-010-64, APN: 402-010-65, APN: 402-010-66, APN: 402-010-67, APN: 402-010-68, APN: 402-010-69, APN: 402-010-70, APN: 402-010-71, APN: 402-010-72, APN: 402-010-73, APN: 402-010-74, APN: 402-010-75, APN: 402-010-76, APN: 402-010-77, APN: 402-010-78, APN: 402-010-79, APN: 402-010-80, APN: 402-010-81, APN: 402-010-82, APN: 402-010-83, APN: 402-010-84, APN: 402-010-85, APN: 402-010-86, APN: 402-010-87, APN: 402-010-88, APN: 402-010-89, APN: 402-010-90, APN: 402-010-91, APN: 402-010-92, APN: 402-010-93, APN: 402-010-94, APN: 402-010-95, APN: 402-010-96, APN: 402-010-97, APN: 402-010-98, APN: 402-010-99, APN: 402-010-100

Attachment B –
Notice of Preliminary Decision



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
ASSISTANT DIRECTOR

October 10, 2023

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2023-TM-5431TER1

NOTICE OF PRELIMINARY DECISION OF THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving Time Extension PDS2023-TM-5431TER1. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on October 20, 2023. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

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

PLANNING & DEVELOPMENT SERVICES
DAHVIA LYNCH, DIRECTOR

By:

Mark Slovick

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES



County of San Diego

DAHVIA LYNCH
DIRECTOR

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VINCE NICOLETTI
ASSISTANT DIRECTOR

October 10, 2023

Darcy Jones
1008 Sandcastle Drive
Cardiff, CA 92007

Dear Mr. Jones:

This letter is in response for your request for a determination on the phasing of the Victoria Estates Project (PDS2023-TM-5431TER1).

Issue

The project was intended to be completed in two separate phases, but not all of the conditions were clear in that regard. While the phasing was described in certain conditions (e.g., 32 and 33), consistent language was not used in other conditions.

Background

The Project, submitted to the County on May 10, 2005, is a Tentative Map consisting of 20 single-family residential lots. The original project (known as "Victoria Estates") proposed 37 single-family residential lots.

On November 13, 2020, the County of San Diego Planning Commission approved the project. This memo outlines staff's clarification of the project's conditions.

On October 20, 2023, the County of San Diego Planning Commission approved a Time Extension to extend the Tentative Map from November 13, 2023 to November 13, 2029.

Director's Determination

The conditions below are clarified to establish the phasing intended for the project. All other conditions remain unchanged.

PHASE 1 CONDITION CLARIFICATIONS

It shall be noted that Conditions **BIO#6-REVEGETATION PLAN**, **BIO#7-SECURED AGREEMENT**, and **BIO#8-WETLAND PERMITS** are not applicable to Phase 1.

34. FIRE#1-FIRE PROTECTION PLAN COMPLIANCE

...Prior to recordation of the Phase 1 final map, the applicant shall obtain a letter from the Alpine Fire Protection District stating that the above requirements have been

Victoria Estates

satisfied. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house within Phase 1 and annual inspections may occur (fuel modification) by the Fire District.

35. **DEH#1-ONSITE WASTEWATER TREATMENT SYSTEM REVIEW**
 ...Prior to the approval of the Phase 1 Final Map, and prior to the approval of any plan within Phase 1, issuance of any permit within Phase 1, the applicant shall have the proposed Phase 1 onsite wastewater treatment system designs reviewed...

37. **PLN#1-RPO STEEP SLOPE EASEMENT:**
 ...Prior to the approval of the Final Map for Phase 1 map(s) for the following lots: 1, 5, 6, 7, 9, 10, 11, ~~18, 19, & 20~~, and prior to the approval of any plan and issuance of any permit for Phase 1, the easements shall be executed and recorded...

38. **BIO#1- BIOLOGICAL EASEMENT:**
 ...Prior to the approval of the Final Map for Phase 1, and prior to the approval of any plan and issuance of any permit for Phase 1, the easements within Phase 1 shall be executed and recorded...

39. **BIO#2-LBZ EASEMENT:**
 ...The applicant shall show the easement on the Final Map for Phase 1 with the appropriate granting language on the title sheet concurrent with Final Map review. **TIMING:** Prior to the approval of the Final Map for Phase 1 and prior to the approval of any plan and issuance of any permit for Phase I, the easements for Phase 1 Limited Building Zone shall be recorded...

40. **BIO#3-OFFSITE MITIGATION:**
 ...Prior to the approval of the Final Map for Phase 1, the applicant shall purchase habitat credit or provide for the conservation of habitat of 0.3 acres of Tier 1 habitat, located at the Crestridge Mitigation Bank or other County approved mitigation bank within a BRCA in the MSCP as indicated below...

 ...Prior to the approval of the Final Map for Phase 1 and prior to the approval of any plan and issuance of any permit for Phase 1, the mitigation shall be completed...

41. **BIO#4-OFFSITE MITIGATION:**
 ...Prior to the approval of the Final Map for Phase 1, the applicant shall purchase habitat credit or provide for the conservation of habitat of 11.33 acres of Tier III habitat, located at the Crestridge Mitigation Bank or other County approved mitigation bank within a BRCA in the MSCP as indicated below...

 ...Prior to the approval of the Final Map for Phase 1 and prior to the approval of any plan and issuance of any permit for Phase 1, the mitigation shall be completed...

42. **BIO#5-OPEN SPACE SIGNAGE:**
 ...Prior to the approval of the Final Map for Phase 1 and prior to the approval of any plan and issuance of any permit for Phase 1, the open space signs shall be installed...

Victoria Estates

84. BIO#11-OPEN SPACE SIGNAGE:

...Prior to the occupancy of any structure or use of the premises and prior to Final Grading Release for Phase 1 (Grading Ordinance Sec. 87.421.a.3) the signage shall be installed...

PHASE 2 CONDITION CLARIFICATIONS**34. FIRE#1-FIRE PROTECTION PLAN COMPLIANCE**

...Prior to recordation of the Phase 2 final map, the applicant shall obtain a letter from the Alpine Fire Protection District stating that the above requirements have been satisfied. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house within Phase 2 and annual inspections may occur (fuel modification) by the Fire District.

35. DEH#1-ONSITE WASTEWATER TREATMENT SYSTEM REVIEW

...Prior to the approval of the Phase 2 Final Map, and prior to the approval of any plan within Phase 2, issuance of any permit within Phase 2, the applicant shall have the proposed Phase 2 onsite wastewater treatment system designs reviewed...

37. PLN#1-RPO STEEP SLOPE EASEMENT:

...Prior to the approval of the Final Map for Phase 2 ~~map(s)~~ for the following lots: ~~4, 5, 6, 7, 9, 10, 11,~~ 18, 19, & 20, and prior to the approval of any plan and issuance of any permit for Phase 2, the easements shall be executed and recorded...

38. BIO#1-BIOLOGICAL EASEMENT:

...Prior to the approval of the Final Map for Phase 2, and prior to the approval of any plan and issuance of any permit for Phase 2, the easements within Phase 2 shall be executed and recorded...

39. BIO#2-LBZ EASEMENT:

...The applicant shall show the easement on the Final Map for Phase 2 with the appropriate granting language on the title sheet concurrent with Final Map review. **TIMING:** Prior to the approval of the Final Map for Phase 2 and prior to the approval of any plan and issuance of any permit for Phase 2, the easements for Phase 2 Limited Building Zone shall be recorded...

41. BIO#4-OFFSITE MITIGATION:

...Prior to the approval of the Final Map for Phase 2, the applicant shall purchase habitat credit or provide for the conservation of habitat of 7.87 acres of Tier III habitat, located at the Crestridge Mitigation Bank or other County approved mitigation bank within a BRCA in the MSCP as indicated below...

...Prior to the approval of the Final Map for Phase 2 and prior to the approval of any plan and issuance of any permit for Phase 2, the mitigation shall be completed...

42. BIO#5-OPEN SPACE SIGNAGE:

...Prior to the approval of the Final Map for Phase 2 and prior to the approval of any plan and issuance of any permit for Phase 2, the open space signs shall be installed...

Victoria Estates

43. BIO#6-REVEGETATION PLAN:

...Revegetation Plan, shall be prepared, which mitigates impacts to ~~0.3~~ 0.14 acres of southern coast live oak riparian forest... ~~and 0.04 acres of jurisdictional wetlands and waters.~~

...Prior to the approval of the Final Map for Phase 2 and prior to the approval of any plan and issuance of any permit for Phase 2, the Revegetation Plan shall be approved...

44. BIO#7-SECURED AGREEMENT:

...Prior to the approval of the Final Map for Phase 2 and prior to the approval of any plan and issuance of any permit for Phase 2, and after the approval of the Revegetation Plan, the agreement shall be executed and the securities provided for the revegetation plan implementation...

45. BIO#8-WETLAND PERMITS:

Prior to the approval of the Final Map for Phase 2, the following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required...

Prior to the approval of the Final Map for Phase 2 and prior to the approval of any plan and issuance of any permit for Phase 2, the permits shall be obtained.

84. BIO#11-OPEN SPACE SIGNAGE:

...Prior to the occupancy of any structure or use of the premises and prior to Final Grading Release for Phase 2 (Grading Ordinance Sec. 87.421.a.3) the signage shall be installed...

Next Steps

The project phasing can be determined to be in consistent with the approved Tentative Map dated November 13, 2020. To be clear, this determination does not exempt a project from the remaining conditions that still must be satisfied.

If you have any questions or need additional information, please contact Nick Koutoufidis at (619) 356-8348 or at Nicholas.Koutoufidis1@sdcounty.ca.gov.

Sincerely,

Ashley Smith, Chief
Planning & Development Services

Attachments TM-5431 Decision Dated November 13, 2020

October 10, 2023

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2023-TM-5431TER1

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR PDS2023-TM-5431TER1

PLEASE NOTE: THIS LETTER EXTENDS THAT DATE UPON WHICH THE TENTATIVE MAP WILL EXPIRE AND MAKES CERTAIN OTHER CHANGES AS LISTED BELOW. ALL OTHER RESOLUTION LANGUAGE AND CONDITIONS REMAIN AS ORIGINALLY ADOPTED. [Strikeout indicates deletion, underline indicates addition.]

1. The approval of this Tentative Map expires on ~~November 13, 2020~~ November 13, 2029 at 4:00 p.m.

PDS-Land Development has no comments on TM 5431TER1. The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5431 dated November 13, 2020 are still applicable.

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5431 dated November 13, 2020 are still applicable.

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

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 21: Said condition pertains to construction of public sewer system. The project proposes a private subsurface sewage disposal system. The project proposes a public sewer system.
- (4) Standard Condition 27: Said condition states that the Final Map may not be filed as

units or groups of units. The Final Map for this Tentative Map is proposed to be filed in two units.

ANY PERMIT: *(Prior to the approval of grading permits or improvement plans, and prior to approval of the Final Map, and prior to use of the premises in reliance of this permit).*

30. GEN#1–COST RECOVERY

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

31. GEN#2–FILING OF NOTICE OF EXEMPTION (NOE):

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder’s Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder’s Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder’s Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

32. GEN#3–GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: Air Quality (Fugitive Dust, Construction Exhaust Emissions); Biological Resources (Resource Avoidance, Off-Site Mitigation, Revegetation); Cultural Resources (Archaeological Monitoring); Fire (Fire Requirements); Geologic Hazards (Stabilization Measures, Geologic Hazards), Noise (Blasting Noise Plan, Temporary Construction Noise, Temporary Rock Crushing and Drilling, Vibration Impacts). **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the recordation of the map(s) for phase 1 and phase 2 and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

33. LNDSKP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that complies with the [County of San Diego's Water Efficient Landscape Design Manual](#) and the County's Water Conservation in Landscaping Ordinance a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: plans shall be compliant with Appendix D (Defensible Space and Vegetation Management) of the most current version of the projects' Fire Protection Plan and all applicable requirements within Section 4907 (Defensible Space) of the 2020 Consolidated Fire Code, including Home Ignition Zones. Show locations and provide dimensions of all fuel management zones.
- i. Planting and irrigation associated with each lot, and private roadways shall demonstrate compliance with Section 4.5, 4.8, and 5.4 of the most current version of the Fire Protection Plan. The location of tree wells shall be compliant with the Roadside Defensible Space and Tree Well Fuel Modification Mitigation requirements of the Fire Protection Plan.
- j. The project shall be required to submit additional sheets within the Landscape Documentation Package, to demonstrate compliance with Section's 86.703 (b) (1), 86.706, and 86.709 (b) (10) of the Water Conservation in Landscaping

- Ordinance (10675) and Section's 1.D.2 and Section 5 (Tree Planting Guidelines) of the Water Efficient Landscape Design Manual.
- k. If the project will be constructed in phases, show the phasing lines and indicate how Certificate of Completions will be submitted for all common area landscapes, individual homeowners lots, and slopes in order to satisfy occupancy requirements or prior to final grading release.
 - l. Provide a note on the plans that indicates who is responsible for planting and maintaining all landscaped areas shown on these plans, including fuel management zones, common area landscapes, storm water basins, tree wells, and how developer installed slopes will be turned over to individual homeowners when lots are sold.
 - m. Irrigation plans shall demonstrate how developer/homebuilder installed irrigation for slopes and residential trees will be converted over to the individual lot owner. This includes the use of weather based irrigation controllers.
 - n. Plans shall demonstrate that the planting of all slopes over 3' in vertical height, all tree wells, leach fields, disturbed areas associated with water line construction, the access road for Padre Dam Municipal Water District, and the disturbed areas associated with the wildlife crossing culvert will not contain any invasive (as identified within the Water Efficient Landscape Design Manual and the California Invasive Plant Council's website) or fire prone species (as identified within the County's 'Fire Defensible Space and You' brochure and the most current version of the projects' Fire Protection Plan).
 - o. The on-center spacing of trees on all slopes shall be compliant with the Fire Protection Plans' *Distance Between Tree Canopy Chart*.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to the approval of the map(s) for phase 1 and phase 2 and prior to the approval of any plan and issuance of any permit, the Landscape Plans shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

34. FIRE#1-FIRE PROTECTION PLAN COMPLIANCE

INTENT: The map shall comply with the fire requirements detailed in the fire protection plan, and as shown on the map and the grading plan pursuant to the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the limited building zones and fuel modification zones, and the private road maintenance as required in the **November 2019 Fire Protection Plan**. **DOCUMENTATION:** The applicant shall include the fire requirements on the map and grading plan and obtain a letter of approval from the Alpine Fire Protection District. **TIMING:** Prior to recordation of the final map, the applicant shall obtain a letter from the Alpine Fire Protection District stating that the above requirements have been satisfied. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy

of each house and annual inspections may occur (fuel modification) by the Fire District.

35. DEH#1–ONSITE WASTEWATER TREATMENT SYSTEM REVIEW

INTENT: To ensure that each proposed Onsite Wastewater Treatment System (OWTS) complies with the current Local Agency Management Program (LAMP) and meets all applicable setbacks as shown on the Tentative Map and Preliminary Grading Plan.

DESCRIPTION OF REQUIREMENT: The Department of Environmental Health (DEH) shall review the Final Map to ensure the lot design, location, lot numbers, grading, and other features are consistent as shown on the approved Tentative Map and Preliminary Grading Plan. **DOCUMENTATION:** The applicant shall provide PDS a letter from DEH stating that the Maps/Plans have been reviewed for these purposes, and have received approval.

TIMING: Prior to the approval of the Final Map, and prior to the approval of any plan, issuance of any permit, the applicant shall have the proposed onsite wastewater treatment system designs reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

36. DEH#2–ONSITE WASTEWATER TREATMENT SYSTEM-SUPPLEMENTAL TREATMENT SYSTEMS

INTENT: In order to ensure that all proposed Supplemental Treatment Systems (STS's) comply with the current Local Agency Management Program, the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

- a. Each dwelling constructed within this subdivision shall be connected to a Supplemental Treatment System (STS) if a conventional onsite wastewater treatment system cannot be designed to meet the requirements set forth in the Local Agency Management Program. All such STS's must utilize a treatment unit/method that is approved for use (NSF Standard 40) in the County of San Diego.
- b. All home owners will be required to obtain an Annual Operating Permit from the Department of Environmental Health for any Supplemental Treatment System prior to final approval of the Supplemental Treatment Permit. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.
- c. All home owners will be required to obtain and maintain an Annual Service Contract, from a qualified service provider, for their Supplemental Treatment System(s). This contract must include biannual inspections and reporting of all inspection results to DEH by the homeowner or their qualified service provider.

DOCUMENTATION: The property owner shall submit plans for review and approval to DEH for each proposed Supplemental Treatment System. The property owner shall obtain and maintain an Annual Operating Permit for each Supplemental Treatment

System. The property owner or their qualified service provider shall provide DEH with a copy of the Annual Service Contract. **TIMING:** Plans for each Supplemental Treatment System shall be approved prior to issuance of a Supplemental Treatment Permit, to install the system. The Annual Operating Permit shall be obtained prior to final approval of the Supplemental Treatment Permit and shall be renewed each year thereafter. The Annual Service Contract shall be provided to DEH prior to final approval of the Supplemental Treatment Permit and each year thereafter. **MONITORING:** DEH shall review the documents provided for the satisfaction of this condition.

37. PLN#1–RPO STEEP SLOPE EASEMENT [PDS, FEE X 2]

INTENT: In order to protect steep slope lands as defined in the [Resource Protection Ordinance \(RPO\)](#) Section 86.602.(p) a Steep Slope Open Space Easement shall be granted.

DESCRIPTION OF REQUIREMENT: Grant to the County of San Diego a RPO Steep Slope Open Space Easement as shown on the approved Tentative Map. This easement is for the protection of steep slope lands and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. The sole exceptions to this prohibition are:

- a. Clearing of vegetation to protect existing or proposed structures that are in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or written orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
- b. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of PDS.
- c. Construction, use, and maintenance of septic systems on Lots 6, 7, 9, and 11, in the locations shown on the Preliminary Grading Plan.
- d. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of DEH in a location and manner approved in writing by the Director of PDS.
- e. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- f. Construction, use, and maintenance of a private road or driveway, as shown on the approved Preliminary Grading Plan.
- g. Uses, activities, and placement of structures expressly permitted by the Director of PDS, whose permission may be given only after following the procedures and complying with all requirements applicable to an

Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.

DOCUMENTATION: The applicant shall show the easement on the Final map(s) with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the approval of the map(s) for the following lots: 1, 5, 6, 7, 9, 10, 11, 18, 19, & 20, and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation on the map, the [PDS, LDR] shall route the Final Map to [PDS, PCC] for approval prior to map recordation OR for recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for preapproval. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition - OR - if recorded on the map, the [PDS LDR] shall satisfy the condition after map recordation.

38. **BIO#1–BIOLOGICAL EASEMENT [PDS, FEE X 2]**

INTENT: In order to protect sensitive biological resources, pursuant to the County's Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego and the California Department of Fish & Wildlife by separate document, an open space easement, as shown on the approved Tentative Map. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map review. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition.

39. BIO#2–LBZ EASEMENT [PDS, FEEX 2]

INTENT: In order to protect sensitive biological resources, pursuant to the County's Guidelines for Determining Significance for Biological Resources, a Limited Building Zone (LBZ) Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a LBZ Easement 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 and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

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

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map review. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition.

40. BIO#3–OFFSITE MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for the impacts to coast live oak woodland habitat, which is a sensitive biological resource pursuant to the Biological Mitigation Ordinance (BMO), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 0.3 acres of Tier I habitat, located at the Crestridge Mitigation Bank or other County approved mitigation bank within a BRCA in the MSCP as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in South San Diego County as indicated below:

1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in South San Diego County as indicated below:
1. The type of habitat and the location of the proposed mitigation should be pre-approved by [PDS, PPD] before purchase or entering into any agreement for purchase.
 2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS and the California Department of Fish and Wildlife (CDFW). If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
 3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
 4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
 5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the mitigation shall be

completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

42. **BIO#5–OPEN SPACE SIGNAGE [PDS, FEE]**

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Tentative Map for PDS2005-3100-5431. The signs must be corrosion resistant, a minimum of 6” x 9” in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services

Pets must be kept on leash when near easements Reference: PDS2005-3100-5431

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easement(s).

TIMING: Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

43. **BIO#6–REVEGETATION PLAN**

INTENT: In order to mitigate for the impacts to southern coast live oak riparian forest and jurisdictional wetlands and water, which are sensitive biological resources pursuant to the Resource Protection Ordinance (RPO), revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan, shall be prepared, which mitigates impacts to 0.3 acres of southern coast live oak riparian forest and 0.04 acres of jurisdictional wetlands and waters. The revegetation shall occur onsite along the western edge of the property. The revegetation plan shall conform to the final version of the Conceptual Hydromodification, Restoration, Creation, and Monitoring Plan dated February 26, 2020 and the most current version of the [County of San Diego Report Format and Content Requirements for Revegetation Plans](#). The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of five years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director of PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24”x 36” landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g.

species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.

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

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

44. **BIO#7–SECURED AGREEMENT**

INTENT: In order to assure project completion and success of the Revegetation Plan in condition BIO#6, a surety shall be provided and an agreement shall be executed.

DESCRIPTION OF REQUIREMENT: The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.

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

45. **BIO#8–WETLAND PERMITS: [PDS, FEE X2]**

INTENT: In order to comply with the State and Federal Regulations for jurisdictional wetlands and waters, the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be

obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

- a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
- b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

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

46. CULT#1 - ARCHAEOLOGICAL MONITORING

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

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

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

condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

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

ALL UNITS: Conditions that apply to all Units (Units 1 and 2) are listed after the conditions for the individual units.

UNIT 1: PRIOR TO APPROVAL OF FINAL MAP

The Final Map for this Tentative Map is to be filed in units. In addition, conditions that apply to all units (Units 1 and 2) are listed in a separate section at the end, following the conditions for Unit 2.

47. ROADS#1–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), the private road easements listed below shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for the on- and offsite private easement road, **Country Meadows Road**, from existing public Country Meadows Road easterly to Chelsea Leigh Way, to a minimum graded width of thirty-six feet (36') and to a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dikes at a minimum of sixteen feet (16') from the centerline. The improvement and design standards of Section 3.1(B) of the San Diego County Standards for Private Roads for seven hundred fifty (750) or less trips per day shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services (PDS) and the Alpine Fire Protection District.

NOTE: *If this road segment is previously constructed by Unit #2, this condition will be deemed satisfied.*

- b. Improve or agree to improve and provide security for the onsite private easement road, **Country Meadows Road**, from Chelsea Leigh Way easterly to the terminus at Lot 6, to a minimum graded width of thirty-six feet (36') and to a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dikes at a minimum of sixteen feet (16') from the centerline. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750) trips per day shall apply to the road geometrics, to the satisfaction of the Director of PDS and the Alpine Fire Protection District.
- c. **Country Meadows Road** shall terminate with a cul-de-sac graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point.

- d. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.
- e. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed, as deemed necessary by the County Engineer per CALTRANS standards to the satisfaction of the Director of PDS.

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

- f. Process and obtain approval of Improvement Plans to construct **Country Meadows Road**.
- g. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#).
- h. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- i. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for Unit 1 the required improvement plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the resolution conditions and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

48. ROADS#2–ONSITE IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted by separate document prior to map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. With the Final Map for **Unit 1**, grant an IOD for the onsite right-of-way for **Country Meadows Road**, from existing public Country Meadows Road easterly to Chelsea Leigh Way, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the project frontage, together with the right to construct and maintain slopes and drainage

improvements as required beyond the twenty-foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: *If this IOD has previously been granted by Unit #2, this condition will be deemed satisfied.*

- b. With Final Map for **Unit 1**, grant an IOD for the onsite right-of-way for **Chelsea Leigh Way**, from Country Meadows Road to the southerly boundary of Lot 9, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the project frontage, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty-foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: *If this IOD has previously been granted by Unit #2, this condition will be deemed satisfied.*

- c. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per [Subdivision Ordinance Sec. 81.402](#), at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS and Director of DPW. Subordination of utility easements will be required.

DOCUMENTATION: The applicant shall prepare a separate document for the IOD as indicated above and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map for Unit 1, the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the onsite granting for compliance with this condition.

49. ROADS#3–OFFSITE IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted by separate document prior to Final Map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. With Final Map for **Unit 1**, cause to be granted an IOD for the offsite right-of-way for **County Meadows Road**; from existing public Country Meadows Road easterly to Chelsea Leigh Way, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the south side, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: *If this IOD has previously been granted by Unit #2, this condition will be deemed satisfied.*

- b. With Final Map for **Unit 1**, cause to be granted an IOD for the offsite right-of-way for **Chelsea Leigh Way**; from Country Meadows Road to the southerly boundary of Lot 9, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty foot (20') along the west side, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: *If this IOD has previously been granted by Unit #2, this condition will be deemed satisfied.*

- c. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.402, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS and Director of DPW. Subordination of utility easements will be required.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements and plats for the IOD as indicated above by separate documents and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map for Unit 1, the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.

50. ROADS#4—PRIVATE ROAD EASEMENT

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

- a. The Final Map shall show a minimum forty-foot (40') wide private road easement, **Country Meadows Lane** from the project boundary easterly to the terminus at Lot 6.
- b. The Final Map shall show a minimum forty-four foot (44') radius cul-de-sac located at the terminus of **Country Meadows Lane** to the satisfaction of the Alpine Fire Protection District and the Director of PDS.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map for Unit 1, the easements shall be shown. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the easements are indicated pursuant to this condition.

51. ROADS#5—PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with [Subdivision Ordinance Section 81.402\(c\)](#), the applicant shall

assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to **Country Meadows Road** from Victoria Circle to the terminus at Lot 6, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the recordation of the Final Map for Unit 1 the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

52. ROADS#6—ONE FOOT ACCESS DEDICATION

INTENT: In order to ensure that the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.401 \(g\)](#), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**

- a. Lot 9: Show one foot access restriction easement along the parcel fronting the private road easement, **Chelsea Leigh Way**.

DOCUMENTATION: The applicant shall show the easements on the Final Map **TIMING:** Prior to recordation of the Final Map for Units 1, the easements shall be depicted on the Final Map. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that one foot access restriction easements are indicated pursuant to this condition.

UNIT 2: PRIOR TO APPROVAL OF FINAL MAP

The Final Map for this Tentative Map is to be filed in units. In addition, conditions that apply to all units (Units 1 and 2) are listed in a separate section at the end, following the conditions for Unit 2.

53. ROADS#7—PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), the private road easements listed below shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for the on- and offsite private easement road, **Country Meadows Road**, from existing public Country Meadows Road easterly to Chelsea Leigh Way, to a minimum graded width of thirty-six feet (36') and a minimum improved width of thirty- two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dikes at a minimum of sixteen feet (16') from the centerline. The improvement and design standards of Section 3.1(B) of the San Diego County Standards for Private Roads for seven hundred fifty (750) or less trips per day shall apply to

the road geometrics, to the satisfaction of the Director of Planning and Development Services (PDS) and the Alpine Fire Protection District.

NOTE: *If this road segment is previously constructed by Unit #1, this condition will be deemed satisfied.*

- b. Improve or agree to improve and provide security for the on- and offsite private easement road, **Chelsea Leigh Way**, from Country Meadows Road to Christina Country Court, to a minimum graded width of thirty-six feet (36') and a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dikes at a minimum of sixteen feet (16') from centerline. The improvement and design standards of Section 3.1(B) of the San Diego County Standards for Private Roads for seven hundred fifty (750) average trips per day or less shall apply to the road geometrics, to the satisfaction of the Director of PDS and the Alpine Fire Protection District.
- c. Improve or agree to improve and provide security for the onsite private easement road **Christina Country Court**, from Lots 13 & 14 easterly to Lots 17 & 18, to a minimum graded width of thirty-six feet (36') and a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dikes at a minimum of sixteen feet (16') from centerline. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750) trips shall apply. To the satisfaction of the Director of PDS and the Alpine Fire Protection District.
- d. **Christina Country Court** shall terminate with cul-de-sacs at Lots 13 & 14 and Lots 17 & 18 graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point. To the satisfaction of the Director of PDS and the Alpine Fire Protection District.
- e. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.
- f. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed, as deemed necessary by the County Engineer per CALTRANS standards to the satisfaction of the Director of PDS.

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

- g. Process and obtain approval of Improvement Plans to construct **Country Meadows Road, Chelsea Leigh Way, and Christina Country Court**.
- i. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#).
- j. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- k. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for Unit 2 the required improvement plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the resolution conditions and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

54. ROADS#8–ONSITE IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted by separate document prior to map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. With the Final Map for **Unit 2**, grant an IOD for the onsite right-of-way for **Country Meadows Road**, from existing public Country Meadows Road easterly to Chelsea Leigh Way, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the project frontage, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty-foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: If this IOD has previously been granted by Unit #1, this condition will be deemed satisfied.

- b. With Final Map for **Unit 2**, grant an IOD for the onsite right-of-way for **Chelsea Leigh Way**, from Country Meadows Road to the southeasterly boundary of APN 403-160-11, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the project frontage, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty-foot (20') limit to the satisfaction of Director of PDS and Director of DPW.
- c. With Final Map for **Unit 2**, grant an IOD for the onsite right-of-way for **Chelsea Leigh Way**, from the southeasterly boundary of APN 403-160-11 to Christina Country Court, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for

Private Roads to a full width of forty-foot (40'), together with the right to construct and maintain slopes and drainage improvements as required beyond the forty-foot (40') limit to the satisfaction of Director of PDS and Director of DPW.

- d. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per [Subdivision Ordinance Sec. 81.402](#), at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS and Director of DPW. Subordination of utility easements will be required.

DOCUMENTATION: The applicant shall prepare a separate document for the IOD as indicated above and submit to the *[DGS, RP]* for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map for Unit 2, the IOD shall be granted. **MONITORING:** The *[DGS, RP]* shall prepare, approve the easement documents for recordation, and forward the recorded copies to *[PDS, LDR]* for review and approval. The *[PDS, LDR]* shall review the onsite granting for compliance with this condition.

55. ROADS#9—OFFSITE IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted by separate document prior to Final Map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. With Final Map for **Unit 2**, cause to be granted an IOD for the offsite right-of-way for **County Meadows Road**; from existing public Country Meadows Road easterly to Chelsea Leigh Way, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty feet (20') along the south side, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty foot (20') limit to the satisfaction of Director of PDS and Director of DPW.

NOTE: *If this IOD has previously been granted by Unit #1, this condition will be deemed satisfied.*

- b. With Final Map for **Unit 2**, cause to be granted an IOD for the offsite right-of-way for **Chelsea Leigh Way**; from Country Meadows Road to the southeasterly boundary of APN 403-160-11, to the County of San Diego for road purposes in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a half width of twenty foot (20') along the west side, together with the right to construct and maintain slopes and drainage improvements as required beyond the twenty foot (20') limit to the satisfaction of Director of PDS and Director of DPW.
- c. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.402, at the time of recordation of the Final Map. All

easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS and Director of DPW. Subordination of utility easements will be required.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements and plats for the IOD as indicated above by separate documents and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map for Unit 2, the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.

56. ROADS#10–PRIVATE ROAD EASEMENT

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

- a. The Final Map shall show a minimum forty-foot (40') wide private road easement, **Country Meadows Lane** from existing public Country Meadows Lane easterly to Chelsea Leigh Way.

NOTE: *If this road easement is previously granted by Unit #1, this condition will be deemed satisfied.*

- b. The Final Map shall show a minimum forty-foot (40') wide private road easement, **Chelsea Leigh Way** from Country Meadows Road to Christina Country Court.
- c. The Final Map shall show a minimum forty-foot (40') wide private road easement, **Christina Country Court** from Lots 13 & 14 easterly to Lots 17 & 18.
- d. The Final Map shall show minimum forty-four foot (44') radius cul-de-sacs located at the terminus of **Christina Country Court** at Lots 13 & 14 and at Lots 17 & 18 to the satisfaction of the Alpine Fire Protection District and the Director of PDS.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map for Unit 2, the easements shall be shown. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the easements are indicated pursuant to this condition.

57. ROADS#11–PRIVATE ROAD MAINTENANCE AGREEMENT

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

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

- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to **Country Meadows Road, Chelsea Leigh Way, and Christina Country Court**, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the recordation of the Final Map for Unit 2 the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

58. ROADS#12–ONE FOOT ACCESS DEDICATION

INTENT: In order to ensure that the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.401 \(g\)](#), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**

- b. Lots 12 and 20: Show one foot access restriction easement along the parcels fronting the private road easement, **Chelsea Leigh Way**.
- c. Lots 14,15,16 and 17: Show one foot access restriction easement along the parcels fronting the private road easement at the southerly boundary of the project site.

DOCUMENTATION: The applicant shall show the easements on the Final Map **TIMING:** Prior to recordation of the Final Map for Unit 2, the easements shall be depicted on the Final Map. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that one foot access restriction easements are indicated pursuant to this condition.

59. DRNG#1–LINES OF INUNDATION

INTENT: In order to comply with [Grading Ordinance No. 10179, Section 87.803 \(38\)](#) and prevent future development in flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject to Inundation By The 100-Year Flood" on the Final Map. Each parcel shall have a flood free building site to the satisfaction of the Director of PDS. If any of the parcels are found to be devoid of a buildable, flood free site for a residence, the subdivider shall take appropriate action so that each parcel does have a buildable flood free site. This pertains to watersheds having area of one hundred (100) or more acres. **DOCUMENTATION:** The applicant shall indicate the lines of inundation on the non-title sheet of the Final Map as indicated above. **TIMING:** Prior to the approval of the Final Map for Unit 2, the inundation lines shall be indicated and labeled on the map. **MONITORING:** The [PDS, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

60. DRNG#2–REMOVAL OF DAM

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and to comply with the [County Flood Damage Prevention Ordinance No. 10091 \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410](#),

[County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#), drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:**

- a. A California licensed civil engineer shall inspect and evaluate the existing historical earthen dam and provide a certified signed statement of determination as to whether the dam meets the threshold criteria of the California Division of Safety of Dams (DSOD).
- b. If the dam is determined to meet the threshold criteria and is determined to be of jurisdictional size, the removal of the dam will require review and approval from DSOD.
- c. Improve or agree to improve and provide security for the removal of the dam. The removal of the dam shall be in accordance with the approved Revegetation Plan. To the satisfaction of the Director of PDS.

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

- d. Provide a certified signed statement of determination as to the jurisdictional status of the dam, as described above.
- e. Process and obtain approval of Improvement Plans to remove the dam. The plans shall be in accordance with the approved Revegetation Plan. If the dam is determined to be of jurisdictional size, approval of the plans from DSOD will also be required. Third party review may be required.
- f. Provide Secured Agreements in accordance with [Subdivision Ordinance Sec. 81.404 \(a\)\(2\)](#).
- g. Pay all applicable inspection fees with [DPW, PDCI].
- h. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for Unit 2 the plans, agreements, and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map for Unit 2 pursuant to [Subdivision Ordinance Sec. 81.403](#). The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map. **MONITORING:** The [PDS, LDR], [DPR, TC] shall verify the certification and review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and

improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

PRIOR TO APPROVAL OF ALL MAPS FOR ALL UNITS/PHASES

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

61. ROADS#13–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#) and the Community Trails Master Plan, **Country Meadows Road**, shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for offsite **Country Meadows Road**, to a graded width of fifty-six feet (56') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline, from Victoria Circle easterly to the project boundary. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. Where conforming to vertical and horizontal design criteria of current County Public Road Standards, the existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of thirty-six feet (36'). All distressed sections shall be repaired. The improvement and design standards of Table 7 of the [San Diego County Public Road Standards](#) for a Residential Road shall apply. All of the above shall be to the satisfaction of the Director of Public Work/PDS.
- b. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- c. Process and obtain approval of Improvement Plans to improve **Country Meadows Road**.
- d. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#)
- e. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDC].
- f. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

62. ROADS#14–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO- 7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the approval of the Final Map for any Unit, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

63. ROADS#15–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _feet of unobstructed intersectional sight distance in both directions from the proposed project access, **Country Meadows Road**, along **Victoria Circle** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _as described in Table 5 based on a speed of ____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the recordation of the Final Map for any Unit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

64. ROADS#16–TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have A Registered Civil Engineer or licensed Traffic Control Contractor prepare a TCP to the satisfaction of Director of DPW. **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to recordation of the Final Map for any Unit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

65. ROADS#17–HAUL ROUTE PLAN

INTENT: In order to ensure the roads are not damaged by heavy loads that loaded trucks place on the construction route or subsequent operations, a Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads as identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more depending on the frequency of hauling.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to recordation of the Final Map for any Unit an HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

66. ROADS#18-GRADING MATERIAL DIVERSION (DPW RECYCLING)

INTENT: This program is intended to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards.

DESCRIPTION OF REQUIREMENT: To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: non-residential excavation and grading projects; and, residential projects that require Major Grading permits. No Major Grading (projects >5,000 cu.yds) permit shall be issued nor shall grading plans be approved unless a Debris Management Plan (DMP) has been submitted to a Compliance Official.

If grading project is not a single lot, Conditions of Approval are required on a lot- by-lot basis for subdivisions or pad-by-pad basis for multiple building pads.

Exemption:

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

DOCUMENTATION:

1. PRIOR TO GRADING:

A Debris Management Plan (DMP) is required prior to approval of the grading plan and issuance of the grading permit.

2. DURING GRADING PROJECT:

For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. The Daily Log can be inspected at any time during regular business hours.

3. AT THE END OF GRADING PROJECT: (To be completed prior to project close out)

An end of the grading project, prior to the release of Rough Inspection, Final Debris Management Report must be submitted. This report shall include three items:

- a. Signed Self-Certification Letter (see template)
- b. Debris Management Report (see template)
- c. Export, recycling, reuse, or disposal documentation (i.e. facility receipts, export tickets, photo evidence of onsite reuse).

DOCUMENTATION DETAILS:

DEBRIS MANAGEMENT PLAN (DMP)

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

DAILY LOG

- a. Identify the project location
- b. Log date that material was transported off the site
- c. Log type of grading or clearing material
- d. Weight of the material or its approximate tonnage or cubic yards
- e. Name of the party transporting the materials
- f. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
- g. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.

- h. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
- i. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement

DEBRIS MANAGEMENT REPORT (DMR)

- a. Project name
- b. List total cubic yardage of material (by type) recycled or disposed for project
- c. Provide backup receipts for export facilities, haulers, or reuse on site.

Exceptions of those projects not meeting with requirements would be reported to DPW Recycling.

Templates for all forms required are available at:
https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html

For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov

67. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

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

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

68. STRMWTR#2–EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#) and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), for an amount equal to the cost of this work as

determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.

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

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

Draft Grading Plan Notes:

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

69. BIO#9-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** No grading, grubbing, or clearing of vegetation shall occur during the general avian breeding season (February 15 to August 31). All grading permits, improvement plans, and the final map shall state the same. If grubbing or clearing must occur during the general avian breeding season within 300 feet of general nesting bird habitat, a pre-construction survey shall be conducted by a qualified biologist no more than three days prior to commencement of the activities to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, with results submitted to the County and Wildlife Agencies for review, clearing, grubbing, and grading shall be allowed to proceed. Furthermore, if construction activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting will be conducted, with results submitted to the County and Wildlife Agencies for review. If active nests or nesting birds are observed within the area, the biologist shall submit the nesting bird survey results and proposed buffers to the County and Wildlife Agencies for review and will be required to receive written approval from the County regarding proposed buffers, prior to work proceeding. The biologist shall then flag buffers around the active nests and construction activities shall avoid active nest buffers until nesting behavior has ceased, nests have failed, or young have fledged, with results submitted to the County and Wildlife Agencies. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a

written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

70. **BIO#10–RESOURCE AVOIDANCE [PDS, FEE X2]**

INTENT: In order to avoid impacts to raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** During construction, no activity shall occur within 500-feet of active raptor nests. All grading permits, improvement plans and the Final Map will include such statement. If grubbing, clearing or grading is proposed during the raptor breeding season (January 15 to September 15), a pre-grading nesting raptor survey will be conducted within three days prior to clearing to determine if raptors occur within 500-feet of the areas proposed to be directly impacted by grading, grubbing, or clearing, or indirectly impacted by noise. If there are no raptors nesting within 500-feet (includes nest building or other breeding/nesting behavior), development will be allowed to proceed upon approval of the Director of PDS with concurrence from USFWS and CDFW. However, if raptors are observed nesting or displaying breeding/nesting behavior within the area, construction will be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after all birds have fledged (preferred option); or (2) if not feasible, a reduced buffer plan should be submitted by the Project Proponent to the County which should include a minimum buffer of 300ft, a biological monitor to be present during construction with the ability to halt construction if needed, and possibly, the construction temporary noise barrier or berm at the edge of the development footprint to reduce noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ), to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. Alternatively, if approved by the Director of PDS with concurrence from USFWS and CDFW, the duration of construction equipment operation could be controlled to keep noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ) in lieu of or in concert with a wall or other sound attenuation barrier. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

Archaeological Monitoring

71. **CULT#GR-1 - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING**

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre- construction meeting with the

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

72. FIRE#2-FIRE REQUIREMENTS

INTENT: The grading plan shall include notes with the fire requirements in order to comply with the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the limited building zones and fuel modification zones, and the private road maintenance as required in the **November 2019 Fire Protection Plan**. **DOCUMENTATION:** The grading notes on grading plan shall include all the fire requirements. **TIMING:** Prior to issuance of the grading plan, it shall be confirmed that the grading notes are included to demonstrate compliance with all the fire requirements. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

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

73. NOISE#1. BLASTING NOISE PLAN [PDS, PPD] [DPW, PDCI] [PDS, FEE X1]

INTENT: In order to comply with County Code Noise Ordinance for temporary blasting related operations, a Blasting Plan and Exhibit identifying all areas where blasting will occur shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, a Blasting Plan consistent with Noise and an Exhibit showing all location of where blasting activities would occur. The plan shall demonstrate measures to achieve Noise Ordinance Compliance and include the following parameters (but not limited to the recommendations in this said plan):

- a. All blasting shall be performed by a blast contractor and blasting Personnel licensed to operate in the County.
- b. Each blast shall be monitored and recorded with an air blast overpressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast.
- c. A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan.

- d. Blasting shall not exceed 0.1 in/sec PPV at the nearest occupied residence in accordance with County of San Diego Noise Guidelines Section 4.3.
 - e. An Exhibit showing all locations of the blasting activities.
- g. If clearing, grubbing, and grading activities occur during the nesting/breeding season and sensitive species are present within the 60 dBA contour, further noise analysis, monitoring, and or mitigation shall be required.

DOCUMENTATION: The applicant shall prepare the Blasting Plan and provide an Exhibit showing all location of the blasting and submit to the [PDS, ZONING] and pay all applicable review fees. **TIMING:** Prior to approval of the grading plan and/or improvement plans and issuance of any Grading or Construction Permits, the Blasting Plan and Exhibit shall be provided and approved. **MONITORING:** The [PDS, PPD] shall review the Blasting Plan and Exhibit for compliance with the content guidelines, County Noise Ordinance, and this condition.

74. NOISE#2–NOISE MONITORING REPORT [PDS, FEE]

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM- 5431; Alpine 21, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction. **DESCRIPTION OF REQUIREMENT:** The applicant, shall prepare a noise monitoring report, which summarizes the noise levels generated by the project construction. If the project noise levels are were not in compliance, the report shall detail all actions taken to minimize the noise impacts and the alternative noise mitigation methods used. **DOCUMENTATION:** The applicant shall submit the noise monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Prior to grading approval, the final report shall be provided and approved. **MONITORING:** The [PDS, PCC] shall review the monitoring report for compliance with this condition, and notify the [DPW, PDC] when it is completed.

75. AQ#1 – CONSTRUCTION EXHAUST EMISSIONS

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

- a. The project shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4 diesel engines. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.
- b. The project shall require the construction contractor to equip all heavy-duty diesel-powered construction equipment with diesel particulate filters (DPFs).

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

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

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

76. AQ#2 – FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities.

DESCRIPTION OF REQUIREMENT: The project shall comply with the following Air Quality measures:

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least two (2) feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction areas between dozer/scrapper passes and on any unpaved roads within the project limits.
- c. Grading is to be terminated in winds in excess of 25 miles per hour (mph).
- d. Sweepers and water trucks shall be used to control dust and debris at public street access points.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing, or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- g. A 15-mph speed limit on unpaved surfaces shall be enforced.

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

77. NOISE#3. TEMPORARY ROCK CRUSHING AND DRILLING: [PDS, PPD] [DPW,

PDCI] [PDS, FEE X1]. INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 and 36.410, the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **DESCRIPTION OF REQUIREMENT:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback. This mitigation is designed and placed to reduce rock crushing and drilling operations that potentially would affect the

adjacent residential uses. The temporary rock crushing and drilling shall comply with the following requirements:

- a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 225 feet from the nearest property line where an occupied structure is located.
 1. In the event that the rock crushing or drillings are staged within 225 feet from any occupied noise sensitive land use, a County approved Acoustician, shall prepare an acoustical analysis and submit to PDS for review and approval. The analysis must demonstrate that the noise levels from the rock crushing or drilling conforms to the noise levels as indicated by the County's Noise Ordinance, Section 36.409 & 410. The acoustical study shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property line. If applicable, the analysis shall also identify mitigation measures shown to effectively reduce the noise levels to conformance, pursuant County's Noise Ordinance, Section 36.408, 409, 410.
 2. If clearing, grubbing, and grading activities occur during the nesting/breeding season and sensitive species within the 60 dBA contour are present, further noise analysis, monitoring, and or mitigation shall be required.
- b. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.
- c. If new information is provided to certify that the equipment being used is different then what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. maybe approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above.

DOCUMENTATION: The applicant shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed **TIMING:** The following actions shall occur throughout the duration of the rock crushing and drilling activities. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction

noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the applicant fails to comply with this condition.

78. NOISE#4. VIBRATION IMPACTS: [PDS, PPD] [DPW, PDCI] [PDS, FEE X1].

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and vibratory requirements within the County Noise Guidelines, the following noise attenuation measures shall be implemented to reduce the temporary construction operations. **DESCRIPTION OF REQUIREMENT:** Prior to and during all phases of construction activities, the project applicant shall:

- a. Not allow heavy equipment to be operated within 225 feet of any inhabited residence.
- b. Rock blasting shall not be performed within 225 feet of a residential structure.
- c. Prior to beginning construction of any project component that involve the usage of heavy construction equipment within 225 feet of an existing or future occupied residence, the applicant, or its designee, shall require preparation of a vibration monitoring plan for submittal to the County for review. The vibration monitoring plan shall require data be sent to the County Noise Specialist or designee on a weekly basis or more frequently as determined by the Specialist. The vibration monitoring plan shall include: the vibration level measurements taken during the previous work period, location of the vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures.
- d. The applicant shall submit a vibration analysis the proposed blasting and material handling associated with the project. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process performed by the County Sheriff's Department.
- e. If new information is provided to certify that the assessment being used is different than what was proposed in the noise report, then a new noise analysis maybe reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and County noise standards. Any proposed alternative methods, or the reduction or elimination of any noise measure would be determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant shall comply with the temporary vibration measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the vibration control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the applicant fails to comply with this condition

79. NOISE#5–TEMPORARY NOISE IMPACTS [PDS, FEE X1]

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM- 5431; Alpine 21, the following noise attenuation measures shall be implemented to reduce

the sound level generated from project construction. **DESCRIPTION OF REQUIREMENT:** The mitigation is designed and placed to reduce construction noise that potentially will affect the adjacent residential use located adjacent to the project site.

- a. Daily noise monitoring shall occur to verify that the noise from the site complies with this condition.
- b. Mitigation measures must be incorporated and maintained for the duration of the construction activities that will create noise greater than 75 dB at the property line indicated above. Mitigation measures may include, but not limited to:
 - i. Temporary construction noise barriers. The barrier may be of plywood barriers with a minimum surface density of 3.5 pounds per square foot.
 - ii. Reoperation of construction means-and-methods.
 - iii. Selected isolation of noise generating equipment.
- c. A monthly monitoring report shall be prepared by a County approved Acoustician, which summarizes the noise levels generated by the project construction. If the project noise levels are not in compliance, all construction activities shall cease or be reduced until the further mitigation is approved by the [PDS, PCC].

DOCUMENTATION: The applicant shall maintain the sound attenuation mitigation as indicated above until all grading activities have been completed. The applicant shall submit the monthly monitoring reports to the [PDS, PCC] for review and approval. The applicant is responsible for implementing any further mitigation to remain in compliance with this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [PDS, PCC] shall review the monthly monitoring reports for compliance with this condition. If an alternative methods, or reduced equipment proposal is provided, [PDS, PCC] shall review the new mitigation for compliance with this condition. The [DPW, PDC] shall ensure that the noise mitigation barriers remain in place as indicated on this plan.

80. NOISE#8-TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers.
- d. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
- e. Minimize the use of back up alarm.
- f. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- g. Onsite acoustical monitoring of construction activities and remedial engineering practices be implemented on a case-by-case basis.
- h. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

81. CULT#GR-2 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION

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

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence

and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.

- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

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

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

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

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

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

82. **NOISE#9–NOISE MONITORING REPORT [PDS, FEE]**

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM- 5431;

Alpine 21, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction. **DESCRIPTION OF REQUIREMENT:** A County approved Acoustician, shall prepare a final noise monitoring report, which summarizes the noise levels generated by the project construction. If the project noise levels are were not in compliance, the report shall detail all actions taken to minimize the noise impacts and the alternative noise mitigation methods used. **DOCUMENTATION:** The applicant shall submit the final noise monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Prior to rough grading approval and issuance of any building permit the final report shall be provided and approved. **MONITORING:** The [PDS, PCC] shall review the final monitoring report for compliance with this condition, and notify the [DPW, PDCI] when it is completed.

83. CULT#GR-3 - ARCHAEOLOGICAL MONITORING – ROUGH GRADING INTENT:

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

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

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

84. BIO#11–OPEN SPACE SIGNAGE [PDS, FEE]

INTENT: In order to protect the onsite open space for PDS2005-3100-5431, signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent open space signs shall be

placed along the open space boundary as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2005-3100-5431.

a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent open space signs have been installed.

b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services.

Pets must be kept on leach when near easements Reference: PDS2005-3100-5431

DOCUMENTATION: The applicant shall install signage and provide the documentation photos and certification statement to the [PDS, PPD]. **TIMING:** Prior to the occupancy of any structure or use of the premises and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)) the signage shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

85. BIO#12-EASEMENT AVOIDANCE [PDS, FEE]

INTENT: In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided.

DESCRIPTION OF REQUIREMENT: The easement indicated on this plan is for the protection of sensitive environmental resources, including southern coast live oak riparian forest, granitic southern mixed chaparral, coast live oak woodland, open water, and U.S waters of the state and wetlands/waters of the state, and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the [County Grading Ordinance Section 87.112](#) and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
2. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.

DOCUMENTATION: The applicant shall provide a letter statement to the [PDS, PPD] stating that all Sensitive Resource Easements were avoided during the grading

construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [DPW, PDCI] shall not allow any grading, clearing or encroachment into the open space easement.

86. GEO#1–STABILIZATION MEASURES

INTENT: In order to ensure stabilization of cut slopes. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform mapping of all cut slopes during grading. If adverse geologic conditions (e.g., highly fractured and jointed rock, clay-lined fractures, seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented during grading. Specific stabilization measures shall include, but not be limited to, removal of loose boulders or displaced rocks, stability fill, buttresses, rock-bolting, and/or catchment netting. **DOCUMENTATION:** A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

87. GEO#2–GEOLOGIC HAZARDS

INTENT: In order to avoid rockfall hazards that threaten the proposed building site, the boulders located in a hazardous position shall be removed. **DESCRIPTION OF REQUIREMENT:** All boulders located within the proposed development footprint shall be removed during grading. Boulders affecting the locations identified in Rockfall Hazards map (November 12, 2019) as *High Potential for Rockfall Requires Mitigation* and *Low to Moderate Potential for Rockfall* shall either be removed, broken in place, or mitigated with catchments. **DOCUMENTATION:** Evidence to the satisfaction of the County Department of Planning & Development Services shall be provided by a California Registered Professional Engineer or Certified Engineering Geologist, which demonstrates that hazardous boulders have been removed, broken in place, or mitigated with catchments, as required rock fall hazards. In addition, a written professional opinion from a California Certified Engineering Geologist shall be provided that indicates that the potential risk for rock fall hazards to impact the proposed development has been mitigated to a less than significant level. The written opinion shall also indicate that, with mitigation measures incorporated, the proposed development shall be safe for human occupancy. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the rock fall hazard certification report for compliance with this condition.

88. **CULT#GR-4 - ARCHAEOLOGICAL MONITORING – FINAL GRADING INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

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

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

or

 - Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
 - (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

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

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

89. NOISE#6—NOISE REQUIREMENT [PDS, FEE X1]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#) , and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the [County Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. On the building plans, please specify the proposed HVAC units as “Mitsubishi Electric Model MXZ-3C24NAHZ2 units with sound level of 58 dBA at 10 feet or equivalent model”.

DOCUMENTATION: The applicant shall place the design elements or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

90. GHG#1—SITE DESIGN

INTENT: In order to implement a sustainable project design that would minimize energy consumption, and air quality and greenhouse gas emissions. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project.

- a. Installation of low flow indoor water fixtures in all residential units.
- b. At least 40 trees (two per dwelling unit) shall be planted throughout the site.
- c. Coordination with the regional or local water agency to determine if incentives/rebates are available for the purchase and installation of rain barrels.
- d. Compliance with CALGreen Standards and compliance with AB 341 to achieve 75% waste diversion, and construction and demolition waste diversion requirements of 90 percent of inert and 70 percent of all other materials.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these design measures shall be implemented on the building plans and landscape plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

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

91. NOISE#7—NOISE CONTROL DESIGN MEASURES [PDS FEE X1]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise](#)

[Ordinance 36.404](#) and County of San Diego General Plan Noise Element (Table N-1 & N-2) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans:

- a. On the building plans, please specify the proposed HVAC units as “Mitsubishi Electric Model MXZ-3C24NAHZ2 units with sound level of 58 dBA at 10 feet or equivalent model”.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, noise control measure shall be installed and operational.

MONITORING: The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the SR-1 Land Use Designation of the Alpine Plan because it proposes a residential use type at a density of 0.25 dwelling units per gross acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential use type with a minimum net lot size of 1.00 acre in the A70 (Limited Agriculture) Use Regulation;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Alpine Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the site is large enough to accommodate the proposed development, and is located near existing infrastructure and existing single-family residential development;
5. The site is physically suitable for the proposed density of development because imported water supply will be provided by the Padre Dam Municipal Water District and the disposal of wastewater will be provided by individual private subsurface sewer systems on each lot;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife

or their habitat based upon CEQA Section 15183 Statement of Reasons dated June 11, 2020;

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

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

9. The discharge of sewage waste from the subdivision into the individual private subsurface sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

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

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

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

Section 21081(b) further states:

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

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

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

40, 41, 43, 46, 73, 74, 77, 79, 82, 87; Grading and Improvement Plan Notes: 69-81

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

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

The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).

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

The following notes shall appear on the Final Map:

All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).

At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.

The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

Certification by the Department of Environmental Health with respect to sewage disposal shall be shown on the Final Map.

The Zoning regulations require that each parcel shall contain a minimum net area of 1 acre and the Semi-Rural 1 Designation of the Alpine Plan and each parcel shall contain a minimum gross area of 1 acre. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.

The Director of Public Works will assign a road survey number to the off-site public roads being created. If the off-site road is not shown on the Final Map, the developer shall file with the County Recorder a Record of Survey after approval of the Director of Public Works showing the centerline Monumentation set with ties to adjacent property.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and

standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED PROTECTION PROGRAM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below: <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

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

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or

shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. Linea Del Cielo (ME Route # SC 1524/S-8) is shown as a 2.2F Light Collector Road on the Mobility Element of the County General Plan. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

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

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

PARK LAND DEDICATION ORDINANCE COMPLIANCE: The project is subject to the County of San Diego Park Land Dedication Ordinance (PLDO) pursuant to Section 810.101 et. seq. The PLDO fee shall be paid and a note placed on the Parcel Map. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter].

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

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

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

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

Notice : The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: - The project was found to be “Exempt” from the California Environmental Quality Act (CEQA), therefore no fee is required.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: To comply with State law, the applicant/owner must file the Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk’s Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC

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Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

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

Attachment C –
Environmental Documentation

H1 - 237 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: PDS2023-TM-5431TER1 Alpine 21 Tentative Map

Project Location: Intersection of Country Meadows Drive/Victoria Circle in the Alpine Community Plan Area within Unincorporated San Diego County (APNs: 403-160-15-00)

Project Applicant: Alpine 21, LLC/1008 Sandcastle Drive, Cardiff, CA 92007/P: 619-997-5388

Project Description: A tentative map time extension

Agency Approving Project: County of San Diego

County Contact Person: Nick Koutoufidis Telephone Number: 619-356-8348

Date Form Completed: 10/10/2023

This is to advise that the County of San Diego Director has approved the above described project on 10/10/2023 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section:
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures were were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: A CEQA 15183 checklist was prepared on September 1, 2020 for PDS2005-3100-5431. The Alpine 21 Drive Tentative Map (PDS2005-3100-5431) is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf for complete list of GPU Mitigation Measures).

A comprehensive environmental evaluation has been completed for the project as documented in the attached §15183 Exemption Checklist. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067), and all required findings can be made.

There are no changes to the previously approved TM with the approved Time Extension. Therefore, the findings of the previous 15183 exemption continue to apply. Log No. PDS2005-3910-0514020.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (619) 356-8348

Name (Print): Nick Koutoufidis Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

Attachment D – Ownership Disclosure



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

Record ID(s) PDS 2005-3100-5431

Assessor's Parcel Number(s) 403-160-15

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

William B Goodman

William J Goodman

Dennis Curson

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

William B Goodman

Print Name

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

SDC PDS RCVD 05-18-23
TM5431TER1

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov

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



Attachment E – Public Documentation

Koutoufidis, Nicholas

From: White, Kendalyn
Sent: Thursday, June 15, 2023 6:59 AM
To: Smith, David
Cc: Koutoufidis, Nicholas
Subject: RE: PDS 2023-TM 5431 TERI

Good morning,

I am forwarding your email to the project manager, Nicholas Koutoufidis, who can answer your questions.

Thank you,

Kendalyn White, Land Use and Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Ave | Suite 310 | San Diego, CA 92123
☎ (619) 323-4122

From: Smith, David <David.M.Smith@ga.com>
Sent: Wednesday, June 14, 2023 5:44 PM
To: White, Kendalyn <Kendalyn.White@sdcounty.ca.gov>
Subject: [External] PDS 2023-TM 5431 TERI

Hello Kendalyn,

I am writing regarding the following record ID:
TM5431TER1

I would like to request the additional information that was referenced on the "Notice To Property Owners" that I received.

When this was last reviewed by the county in 2020 (by the county supervisors?) they were not interested in hearing feedback or recommendations from home owners. Are comments being received or reviewed?

Thanks,
David Smith
2683 Country Meadows Rd
Alpine Ca 91901



City

DATE OF

NOTICE OF P

PLANNING &

AN APPLICATION HAS BEEN

Koutoufidis, Nicholas

From: Baker, Hani
Sent: Monday, June 5, 2023 2:10 PM
To: Koutoufidis, Nicholas
Subject: FW: [External] Re: PDS2023-TM-5431TER1 Victoria Estates - Response to comments

FYI

-----Original Message-----

From: Dane & Amy <bowen10@cox.net>
Sent: Monday, June 5, 2023 1:40 PM
To: Baker, Hani <Hani.Baker@sdcounty.ca.gov>
Subject: [External] Re: PDS2023-TM-5431TER1 Victoria Estates - Response to comments

Hello Hani,

Can you please send me more information. I would like to see a copy of the map of where the lots are and any other information you have as I do not have that information.

Thank you,

Dane Bowen

> On Jun 5, 2023, at 9:26 AM, Baker, Hani <Hani.Baker@sdcounty.ca.gov> wrote:

>

> Hi Dane & Emily

>

> Thank you for reaching out.

>

> On November 13, 2020, the Project was approved by the County Planning Commission with various conditions.

>

> General Project Description:

>

> "This Project is a proposed development of 20 single-family residential lots with lot sizes ranging from 1.1 to 7.6 acres with graded pad areas ranging from 9 to 19 thousand square feet. The Project is located directly north of Interstate 8, east of W. Victoria Dr. and west of E. Victoria Drive in Alpine California (Figures 1 and 2). The property, currently undeveloped, has an Existing General plan designation of 1 (Residential), is Zoned A70 (1 acre minimum)."

>

> The proposed project is a Time Extension and Revisions to the previously approved tentative map of 11/13/20) The proposed map or conditions of approval have not changed, but the new application is for the project and mitigations to be phased as well as adding a new dedication of a Utility Easement.

>

> Sincerely,

>

> Hani Baker

> LUEG Project Planner

>

>

> -----Original Message-----

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> From: Gustafson, Nicolas <Nicolas.Gustafson@sdcounty.ca.gov>
> Sent: Thursday, May 25, 2023 3:35 PM
> To: White, Kendalyn <Kendalyn.White@sdcounty.ca.gov>; Dane & Amy <bowen10@cox.net>; Baker, Hani <Hani.Baker@sdcounty.ca.gov>
> Subject: PDS2023-TM-5431TER1 Victoria Estates
>
> Dane/Amy,
> The project planner has been transferred to Hani Baker. Hani will review and get back to you on your questions.
>
> Thanks!
> Nick
>
> -----Original Message-----
> From: Dane & Amy <bowen10@cox.net>
> Sent: Thursday, May 25, 2023 10:19 AM
> To: White, Kendalyn <Kendalyn.White@sdcounty.ca.gov>
> Subject: [External] Record ID # TM5431TER1
>
> Hello,
>
> I am one of the property owners adjacent to your project "Alpine 21". The ID number is listed above.
>
> This canyon had been bought and sold several times so these are my questions:
>
> 1. Is this a new owner? If so when was this property bought?
>
> 2. What is the acreage for each house—is it more than one acre each?
>
> 3. What are the sizes of the homes?
>
> 4. What is the projected selling price of these homes?
>
> 5. Where exactly will the homes be located in the canyon?
>
> 6. When will the project start?
>
> 7. When is the projected completion?
>
> I would appreciate any and all information related to this project.
>
> Thank you,
>
> Dane and Emilia bowen
> Property Owners

Koutoufidis, Nicholas

From: Baker, Hani
Sent: Monday, June 5, 2023 8:37 AM
To: Steven Perrin
Subject: PDS2023-TM-5431Ter1 - Alpine 21 Project -Response to Comment - Public Notice

Hi Steven,

Thank you for reaching out.

The proposed Time Extension and Revisions to the previously approved tentative map (11/13/20) was submitted to PDS on 5-18-23. The map or conditions have not changed, but the application is for the project and mitigations to be Phased as well as adding a dedication of a Utility Easement.

Sincerely,



Hani Baker (she/her)
Land Use / Environmental Planner, Project Planning
Planning & Development Services, County of San Diego
5510 Overland Avenue | Suite 310 | San Diego | CA | 92123-1666
☎ 619-772-1624 | ✉ Hani.Baker@sdcounty.ca.gov
[Project Planning Home Page](#)

From: White, Kendalyn <Kendalyn.White@sdcounty.ca.gov>
Sent: Monday, June 5, 2023 7:08 AM
To: Baker, Hani <Hani.Baker@sdcounty.ca.gov>
Subject: FW: [External] Alpine 21 Zoning Notice

Hi Hani,

Can you please respond to this one as well.

Thank you,

Kendalyn White, Land Use and Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Ave | Suite 310 | San Diego, CA 92123
☎ (619) 323-4122

From: Steven Perrin <smperrin1@gmail.com>
Sent: Wednesday, May 31, 2023 3:31 PM
To: White, Kendalyn <Kendalyn.White@sdcounty.ca.gov>
Subject: [External] Alpine 21 Zoning Notice

Hi Kendalyn

We received notice number

H1 - 248

TM5431TER1

Regarding planning for an 80 acre 20 lot development.

Can we get detailed plans of the new lot layouts, the open space preserves and protection of existing easements etc?

Has there been any changes recently to the design and has the Zoning type changed? If so what is the effect of the zoning change please?

Koutoufidis, Nicholas

From: Baker, Hani
Sent: Monday, June 5, 2023 8:33 AM
To: Michelle Keeyes
Subject: PDS2023-TM-5431Ter1 - Alpine 21 Project -Response to Comment
Attachments: County Notice 5.2023.docx

Hi Michelle,

Thank you for reaching out.

The proposed Time Extension and Revisions to the previously approved tentative map (11/13/20) was submitted to PDS on 5-18-23. The map or conditions have not changed, but the application is for the project and mitigations to be Phased as well as adding a dedication of a Utility Easement.

Thank you,



Hani Baker (she/her)

Land Use / Environmental Planner, Project Planning
Planning & Development Services, County of San Diego
5510 Overland Avenue | Suite 310 | San Diego | CA | 92123-1686

☎ 619-772-1824 | ✉ Hani.Baker@sdcounty.ca.gov
[Project Planning Home Page](#)

From: White, Kendalyn <Kendalyn.White@sdcounty.ca.gov>
Sent: Monday, June 5, 2023 7:05 AM
To: Baker, Hani <Hani.Baker@sdcounty.ca.gov>
Subject: FW: Alpine 21 Project

Hi Hani,

Can you please respond to this customer?

Thank you,

Kendalyn White, Land Use and Environmental Planner
County of San Diego | Planning & Development Services
5510 Overland Ave | Suite 310 | San Diego, CA 92123
☎ (619) 323-4122

From: Michelle Keeyes <michelle@rlcsd.com>
Sent: Friday, May 26, 2023 3:24 PM
To: White, Kendalyn <Kendalyn.White@sdcounty.ca.gov>
Subject: [External] Alpine 21 Project

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Hi Kendalyn,

I hope you are doing well. I saw the attached notice and was hoping you could send me so additional information on this project. I had received a notice about this same development in 2020 and was present at the hearing with the SD County Board of Supervisors where this project was approved by them. I'm confused why this is going through seemingly the same process again? Did something change?

I appreciate any information you can provide. I hope you have a wonderful weekend.

Best regards,



Michelle A. Keeyes, Esq.

"Fertility Law With a Global Perspective"

Reproductive Law Center

5575 Lake Park Way, Suite 108

La Mesa, CA 91942

Telephone: (619) 464-6640

Facsimile: (619) 464-6641

Website: www.rlcsd.com



**** For questions about the Coronavirus (COVID-19) please click [here](#).**

Please note that if you are contacting us with an inquiry, you are not a client of this firm until you formally retain us in writing to act on your behalf.

NOTICE OF CONFIDENTIAL MESSAGE:

This message is intended only for the use of the individual or entity to which it is addressed. This message contains information from Reproductive Law Center, which may be privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately at our telephone number set forth above or by return e-mail.



Koutoufidis, Nicholas

From: Baker, Hani
Sent: Monday, June 5, 2023 11:24 AM
To: Koutoufidis, Nicholas
Subject: FW: [External] Re: PDS2023-TM-5431TER1 Victoria Estates - Response to comments

Hi Nicholas,

I'm sending the follow up correspondence from the community.

Thank you,



Hani Baker (she/her)
Land Use / Environmental Planner, Project Planning
Planning & Development Services, County of San Diego
5510 Overland Avenue | Suite 310 | San Diego | CA | 92123-1666
☎ 619-772-1624 | ✉ Hani.Baker@sdcounty.ca.gov
[Project Planning Home Page](#)

From: Sharon Wilson <wilson-6@cox.net>
Sent: Monday, June 5, 2023 10:00 AM
To: Baker, Hani <Hani.Baker@sdcounty.ca.gov>
Cc: Brian Wilson <undergroundbrian@gmail.com>
Subject: [External] Re: PDS2023-TM-5431TER1 Victoria Estates - Response to comments

Ms. Baker,

Thank you for your response. Does the fact that the noise study is not accurate have any impact on the proposed development? Also, how do we obtain the grading and improvement plans?

We would be more than willing to meet with you or someone on staff to discuss the noise issue.

Thank you,

Sharon Wilson

Sent from my iPad

On Jun 5, 2023, at 9:43 AM, Baker, Hani <Hani.Baker@sdcounty.ca.gov> wrote:

Hi Wilsons,

Thank you for reaching out. Moving forward , I will be the Project Manager and point of reference on this project.

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On November 13, 2020, the following project was approved by the County Planning Commission with various conditions.

"This Project is a proposed development of 20 single-family residential lots with lot sizes ranging from 1.1 to 7.6 acres with graded pad areas ranging from 9 to 19 thousand square feet. The Project is located directly north of Interstate 8, east of W. Victoria Dr. and west of E. Victoria Drive in Alpine California (Figures 1 and 2). The property, currently undeveloped, has an Existing General plan designation of 1 (Residential), is Zoned A70 (1 acre minimum)."

The proposed 2023 project is a Time Extension and Revisions to the previously approved tentative map of 11/13/20) The proposed map or conditions of approval have not changed, but the new application is for the project and mitigations to be phased as well as adding a new dedication of a Utility Easement.

Sincerely,

Hani Baker

<image002.png>