



The County of San Diego

Planning Commission Hearing Report

Date:	December 6, 2024	Case/File No.:	Questhaven; PDS2020-TM-5643; PDS2020-AD-20-011; PDS2022-STP-22-018; PDS2021-DB-21-001; PDS2020-ER-20-08-008
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	76 Unit Residential Development, including 7 "Low" Income Affordable Housing Units
Time:	9:00 a.m.	Location:	Directly South of San Elijo Road and East of Denning Drive.
Agenda Item:	#1	General Plan:	Semi-Rural (SR-1)/Semi-Rural (SR-10)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)/Open Space (S80)
Applicant/Owner:	Questhaven CR, LLC	Community:	San Dieguito Community Plan Area
Environmental:	Environmental Impact Report	APNs:	223-080-46-00, 223-070-08-00, 223-070-07-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Tentative Map (PDS2020-TM-5643), Administrative Permit (PDS2020-AD-20-011), Site Plan (PDS2022-STP-22-018), and Density Bonus Permit (PDS2021-DB-21-001) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Questhaven Project (Project) includes a request for the construction of a 76-unit residential development. The Project consists of constructing 69 market rate single-family residences and seven "Low" income affordable housing units consistent with State Density Bonus Law. The Project includes approximately 50.3 acres of biological open space as well as a private recreational park. The Project is located on an approximately 89.23-acre property within the San Dieguito Community Planning Area.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the Project Form of Decision (Attachment B). The Planning Commission is asked to consider the Project and either approve the Project as

submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, the required findings can be made, and staff recommends approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project for a 76-unit residential development, determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental Findings which include the certification and findings regarding significant effects of the project, the mitigation and monitoring program, the Statement of Overriding Considerations, and certify the Environmental Impact Report (SCH No. 2022090029) Environmental Log PDS2020-ER-20-08-008) (Attachment G).
2. Approve Tentative Map PDS2020-TM-5643 and impose the requirements and conditions set forth in the Tentative Map Resolution PDS2020-TM-5643 (Attachment B).
3. Grant Administrative Permit PDS2020-AD-20-011 and impose the requirements and conditions set forth in the Administrative Permit Form of Decision (Attachment C).
4. Grant Site Plan PDS2022-STP-22-018 and impose the requirements and conditions set forth in the Site Plan Form of Decision (Attachment D).
5. Grant Density Bonus Permit PDS2021-DB-21-001 and impose the requirements and conditions set forth in the Density Bonus Permit Form of Decision (Attachment E).

C. PROJECT BACKGROUND

The Project site is located in the San Dieguito Community Planning Area within an area primarily surrounded by development within the City of San Marcos (Figures 1 and 2). The San Elijo Hills development and additional residential developments within the City of San Marcos in the Project vicinity were constructed in the early 2000s to the early 2010s. The Project site is directly adjacent to the closed San Marcos Landfill that was in operation from the late 1970s to the late 1990s. The County of San Diego currently performs routine maintenance and monitoring of the closed landfill. The existing San Marcos Landfill warehouse structure has been operated by Play By Play Productions for a sports and recreational filming facility known as Lomas del Sol (also known as Edenpark) since the late 2010s. The northern portions of the Project site have been subject to San Diego Gas and Electric (SDGE) projects as well as construction related to the development of the San Marcos Landfill in the late 1970s. An approximately 5-acre portion of the Project Site in the northwest corner of the property has been used for agriculture uses such as figs from the early 1980s to the mid-2000s. The Project site is primarily vacant and includes previously constructed 230 kV SDGE overhead utility lines within a 150-foot easement.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located on an approximately 89.23-acre parcel within the San Dieguito Community Planning Area (Figures 1 and 2). The Project is located directly adjacent to the City of San Marcos boundaries. The City of Encinitas boundaries are located approximately a half of a mile south of the site and the City of Carlsbad boundaries are located approximately a half of a mile west of the site. Lake San Marcos is located approximately a mile and a half north of the Project site. The Project site is directly adjacent to the closed San Marcos Landfill and the Lomas del Sol (also known as Edenpark) Play By Play Productions sports facility. The San Elijo Hills development is located less than a quarter of a mile northeast of the site. Access to the Project will be provided by two access roadways connecting to San

Elijo Road, a public road maintained by the City of San Marcos. The western access point will connect directly from the Project site to San Elijo Road. The eastern access point will connect to an improved signalized intersection connecting to San Elijo Road through an access road that is owned by the County and provides access to Edenpark and the San Marcos Landfill.

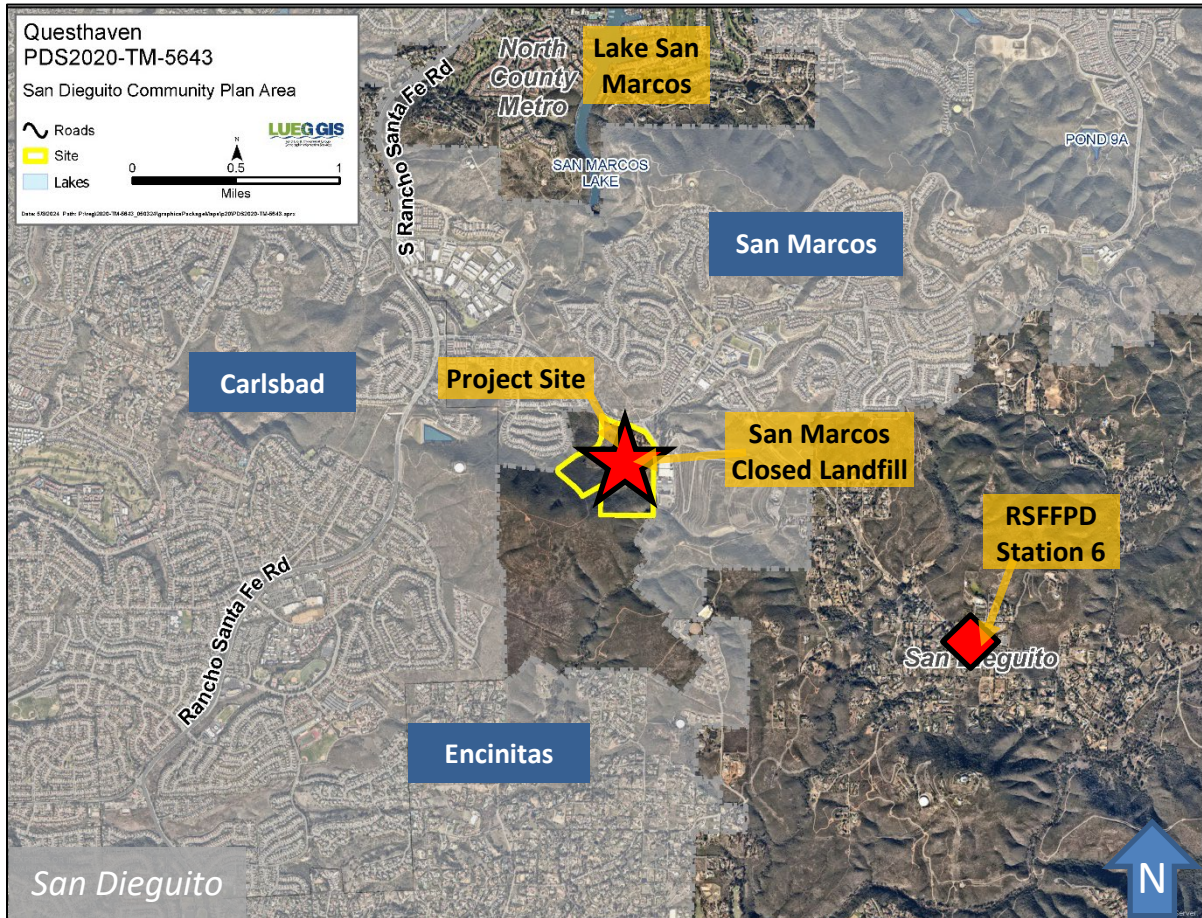


Figure 1: Vicinity Map

The General Plan Regional Category for the site is Semi-Rural and No Jurisdiction, and the General Plan Land Use Designation is Semi-Rural (SR-1) and Semi-Rural (SR-10) The Semi-Rural Residential Land Use Designation is intended to allow for residential uses while limiting development on slopes. The Project consists of a Density Bonus permit for reserving 10% of base allowable density dwelling units on-site for “Low” Income Affordable Housing. The base allowable density of dwelling units on-site is 64 units. Upon application of the Density Bonus Law, the Project can receive a 20% increase resulting in a maximum of 76 units. Zoning Use Regulations for the site are Rural Residential (RR) and Open Space (S80). The S80 Zoning Use Regulation permits uses upon approval of a Site Plan permit upon finding that the development does not degrade significant physical features of the site and that open space value is preserved in accordance with Section 2801 of the Zoning Ordinance. All uses associated with the Project are permitted within RR Zoning Use Regulation and all uses associated with the Project are permitted in the S80 Zone upon approval of a Site Plan permit.

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

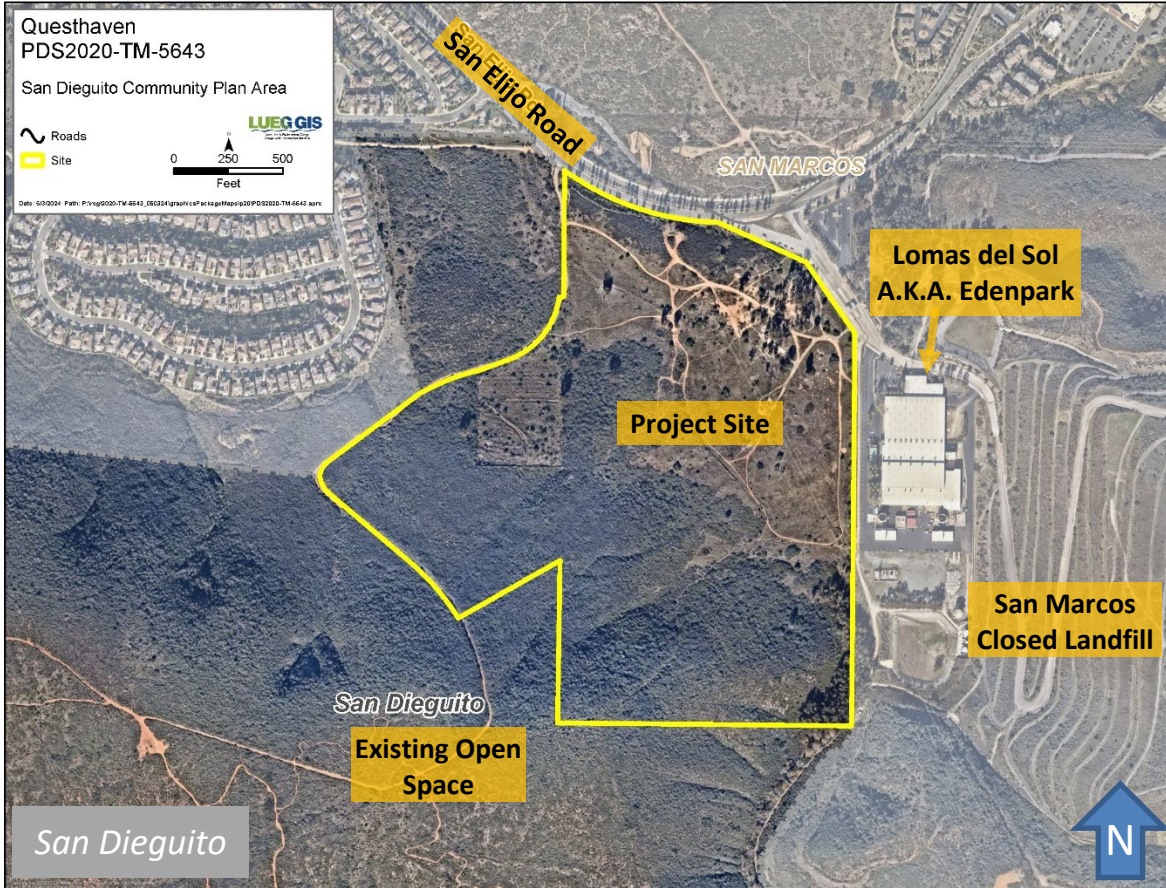


Figure 2: Vicinity Map (Closer Extent)

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	N/A, City of San Marcos	N/A, City of San Marcos	San Elijo Road	Open Space, Vacant Land, Residential
East	N/A, City of San Marcos	N/A, City of San Marcos	N/A	Closed Landfill, Edenpark Sports Production
South	Open Space – Conservation (OS-C)	Open Space (S80)	N/A	Open Space, Vacant Land
West	Open Space – Conservation (OS-C)	Open Space (S80)	N/A	Open Space, Vacant Land, Residential

E. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a Tentative Map, Administrative Permit, Site Plan, and a Density Bonus Permit in order to permit a 76-unit single-family residential project. The Project includes 76 residential lots as well as 21 open space, park, fire buffer, and stormwater lots (Figure 3). Seven of the 76 total units will be designated for “Low” income affordable housing. The Administrative Permit will authorize lot area averaging for reduced lot sizes beyond the minimum lot size designator of the Project site to avoid impacting sensitive biological resources on the site and to minimize the impacts of the project. The Site Plan is required for any development within the S80 Zoning Use Regulation in order to ensure that the development will preserve the open space value of the site and avoid natural physical features of the site. The Density Bonus Permit will authorize reduced setback requirements and increased density on the site as the Project includes seven “Low” income affordable housing units in accordance with State Law.

The 76 residential lots will be primarily located in two segments bisected by San Diego Gas and Electric (SDGE) overhead utility lines. 26 lots are located closer to the eastern property line and 50 lots are west of the over utility lines. The residential lots range in size from 0.18 to 0.37 of an acre. The approximately 0.31-acre private park lot is located toward the end of the 26 residential lot segment. An approximately 50.3-acre biological open space easement as well as a fire buffer lot will be located southwest of the residential lots.

Earthwork for the project consists of approximately 167,100 cubic yards of cut and fill with no export or import. Access to the Project will be provided by two access roadways connecting to San Elijo Road, a public road maintained by the City of San Marcos. The western access point will connect directly from the Project site to San Elijo Road. The eastern access point will connect to an improved signalized intersection connecting to San Elijo Road through an access road that is owned by the County and provides access to Edenpark and the San Marcos Landfill. The eastern access will require implementation of an agreement with the County of San Diego in order to identify maintenance responsibilities and requirements for authorizing access onto a County-owned road that is not formally accepted into the County-maintained road system. Additionally, the Project will require approval of improvement plans and right-of-way permits to install a signalized intersection at the eastern access point as well as improving signal optimization west of the Project site at the intersection of Melrose Drive and San Elijo Road. The Project includes an internal private road network with cul-de-sacs and turnarounds. Two of the private roads cross SDGE easements underneath utility lines that is anticipated to require future permitting through the California Public Utility Commission.

Please refer to Attachment A – Planning Documentation, to view the Tentative Map, Plot Plans, Preliminary Grading Plans, and Conceptual Landscape Plans.



Figure 3: Proposed Project layout



Figure 4: Conceptual Design of Project (Looking Southeast)



Figure 5: Conceptual Design of Project (Looking Southwest)

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the San Dieguito Community Plan, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

1. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?

- b. Does the project comply with the policies set forth under the San Dieguito Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with other applicable County regulations?
- e. Does the project comply with CEQA?

2. Analysis

Administrative Permit

The Project includes an application for an Administrative Permit to authorize lot area averaging and reduced lot sizes beyond the minimum lot size designator of the Project site to avoid impacting sensitive biological resources on the site and to minimize the impacts of the project. The Project site is split-zoned and includes 1 acre and 2-acre minimum lot sizes. The Project includes 76 units proposed on lots ranging in size from approximately 0.18 to 0.37 of an acre. Administrative Permits for lot size averaging require findings to be made ensuring that the reduction in lot size will preserve resources such as biological or historical resources as well as consideration of the reduction in lot sizes in comparison to the existing community character. The reduced lot sizes for the Project would allow for the clustering of development closer to the northeast portion of the Project site and preserving slopes and natural resources on the Project site. The remaining portions of the Project site will be passive recreational uses, SDGE utility lines, and an approximately 50.3 acres Biological Open Space easement. Surrounding single-family residential developments in the Project vicinity are located on lots comparable in size to the proposed Project ranging from approximately 0.13 to 0.3 acres. The inclusion of an Administrative Permit for lot area averaging and a reduction in lot size allows the Project to result in the preservation of biological resources while providing lot sizes that are compatible with the existing single-family residential lots in the community and Project vicinity.

Density Bonus Permit

The Project includes a Density Bonus Permit application in accordance with the County of San Diego Density Bonus Program and California Density Bonus Law. The Project includes seven "Low" income affordable housing units as defined by San Diego County Area Median Income (AMI) limits. The Project is conditioned to enter into an Affordable Housing Agreement with County Housing and Community Development Services (HCDS). The Affordable Housing Agreement will outline requirements such as the location and timing of construction of the affordable housing units.

The Project site is subject to split general plan designations of Semi-Rural (SR-1) and (SR-10) which are slope-dependent density designations. The base allowable density of the site is 64 units. In accordance with California Density Bonus Law, reserving 10% of the units on-site as "Low" income affordable housing units authorizes a 20% increase in density resulting in the total proposed unit count of 76 units. Additionally, the Project is eligible to receive waivers or incentives from development standards. The Project includes a waiver for reduced setbacks that are necessary for the development of the Project as it includes clustering of lots on smaller lot sizes in order to preserve on-site biological resources and natural features.

Site Plan Permit

The Project site is subject to both the Rural Residential (RR) and the Open Space (S80) Zoning Use Regulations. The majority of the Project site is subject to the RR Zoning Use Regulation with only the southern one-third of the site being designated S80. In accordance with Sections 2800 through

2805 of the Zoning Ordinance, a Site Plan is required for all development within the S80 Zoning Use Regulation. Site Plan permits in S80 Zoning Use Regulations require specific findings to be made ensuring that the development will preserve the open space value of the site and avoid natural physical features of the site. As discussed in the Administrative Permit findings and analysis, the Project is designed to cluster smaller lot sizes closer to existing roadways on the northeastern portion of the Project site while preserving slopes and natural resources within a biological open space easement on the southern portion of the Project site. The Site Plan has been prepared to indicate the limits of the potential buildings and the development footprint of the Project.

Landfill

The Project site is directly adjacent to the closed San Marcos Landfill. The Project will implement best management practices for development in proximity of a closed landfill. Grading activities within 1,000 feet of the closed landfill waste footprint will require methane monitoring. Additionally, residential structures within 1,000 feet of the landfill footprint will include a methane barrier in the foundation of the structures.

Biological Resources

Biological resources associated with the Project were evaluated within a Biological Resources Report. The site is located within the draft North County Multiple Species Conservation Plan (MSCP), within in area designated as a Priority Conservation Area (formerly referred to as a Pre-Approved Mitigation Area). The Project will result in impacts to biological resources such as Coastal Sage Scrub that will be mitigated through preservation and restoration of on-site habitat and the issuance of a Habitat Loss Permit. The Project has also been designed to include an Administrative Permit for Lot Area Averaging which allows the Project to cluster development in the northeast corner of the Project Site. The majority of the 89.23-acre property will be preserved within an approximately 50.3-acre biological open space easement (56%) (Figure 6). The Project will also result in the restoration of habitat and biological resources on the Project site in areas that were previously used to grow figs. The biological open space easement will require the implementation of a Resource Management Plan (RMP) which will ensure that that resources within the open space easement are funded and maintained in perpetuity. The biological open space easement will be directly adjacent to open space preserves and lands managed by the Center for Natural Lands Management (CNLM) and will result in a larger preserve area in the Project vicinity.



Figure 6: Views of slopes to be preserved by Project and connected to CNLM preserve property

Cultural Resources

The Project site has been evaluated for tribal and cultural resources and the Project required Assembly Bill 52 (AB 52) tribal consultation. The Project will require tribal and archaeological monitoring during grading and construction activities to ensure any potential unidentified resource is found. During the tribal consultation process, several tribal governments expressed concerns with the project, specifically impacts to tribal cultural resources that span the project site and adjacent County landfill property. During the consultation process, the tribal governments requested the County record an open space easement over the County landfill property to avoid any future impacts to cultural resources on the landfill property.

The County acknowledges the significance of these cultural resources and a desire to protect them in perpetuity, the County faces substantial challenges in doing so on County-owned land. Specifically, the active closed landfill presents operational safety concerns and legal restrictions that limit our ability to dedicate this land for permanent open space. At this time, the County is not aware of any stipulation, law, or code under AB 52 or CEQA that would mandate an open space easement on County land solely because the resource spans both properties. The County remains committed to exploring alternative preservation strategies and working collaboratively with the tribal governments to honor and protect the cultural heritage associated with the project area.

The County has committed to the tribal governments that if the County moves forward with a future project on the County-owned landfill property, the County will adhere to the following process based on standard procedures and legal requirements:

1. Conduct a cultural resources records search and literature review to check for recorded resources on-site or in the vicinity.
2. If significant resources are identified in step 1 above, initiate Sacred Lands file search and consultation with the Native American Heritage Commission (NAHC) and tribes.
3. If the project would have potential significant impacts, a CEQA Mitigated Negative Declaration would be prepared, and the County would complete AB-52 consultation with the tribes.
4. During these consultations (#2 or #3), any feedback from the tribe would be considered as part of the environmental review.

The County remains committed to respecting the tribal government's specialized knowledge and continuing meaningful consultation. The County's goal is to work together with the tribal governments toward solutions that reflect and incorporate the Tribe's cultural values while addressing the practical constraints the County faces.

Fire

The Project is located within a Very High Fire Hazard Severity Zone which requires preparation of a Fire Protection Plan. A Fire Protection Plan and Wildfire Evacuation Plan were prepared for the project and have been reviewed and approved by the Rancho Santa Fe Fire Protection District (RSFFPD) with conditions to be implemented as part of the Project. The Project includes design features such as fire suppression walls and maintained fire buffers from open space easements in order to protect residential structures from potential fires. The fire buffer lot adjacent to the open space easement is required to be routinely maintained and landscaped in perpetuity by the homeowners association (HOA) of the development. Portions of the internal roadways will be designated for no-parking and access gates will be equipped with override switches in order to assist with fire access and response. The Project meets the 5-minute response time identified in the Safety

Element of the General Plan and is anticipated to be approximately 4 minutes. The Wildfire Evacuation Plan will be provided by the HOA to the residents so that all residents are aware of the evacuation routes, the fluidity of wildfire events, and the options that may be presented to them by responding law enforcement and/or fire personnel, Reverse 911, or other officials. An annual evacuation awareness program will be conducted by the HOA, and online access to fire awareness educational material will be provided on the community's website. Lastly, the applicant has also committed to a voluntary contribution to RSFFPD to assist with financing a roof replacement and solar panel installation on Elfin Forest Station 6. The Elfin Forest Station 6 is located less than 2 miles southeast of the Project site. The intent of the roof replacement and solar panel installation is to allow for continued operations of the fire station in the event of a power outage.

Traffic and Transportation

The Project is not located within a Vehicle Miles Travel (VMT) Efficient or Infill Area. The Project site is identified in an area of "Not Enough Data" on the VMT mapping data. The Project is located in an area of the unincorporated County of San Diego within the vicinity of three incorporated cities. The Project is directly adjacent to the City of San Marcos near residential developments such as San Elijo Hills. A Traffic Impact Study and a Local Transportation Analysis was prepared for the Project in order to address VMT and potential traffic impacts associated with the Project. The Traffic Impact Study and Local Transportation Analysis estimated that the Project would generate 914 average daily trips (ADT). The Project includes several design features and mitigation measures in order to address impacts associated with VMT and Traffic and Transportation. The Project includes construction of a signalized intersection on the eastern access point connecting to San Elijo Road that has been designed upon coordination with the City of San Marcos. The traffic signal will assist drivers entering the development as well as the Lomas del Sol (also known as Edenpark) recreational sports facility and will provide a left turn onto San Elijo Road. The left turn at the signalized intersection will reduce trips toward San Elijo Hills east of the site in areas that have higher traffic volumes. Additionally, the Project will result in the optimization of signals at the Melrose and San Elijo Road intersection west of the Project site.

Even with the implementation of mitigation measures and design features, impacts related to VMT will not be reduced to a level below significance. Due to the significant and unavoidable impacts, an Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA). It should be noted that the Notice of Preparation (NOP) of an EIR was circulated in the Fall of 2022 and environmental studies prepared for the Project were drafted prior to recent court cases that provide additional direction in evaluating impacts associated with VMT and tiering off traffic impacts evaluated in the General Plan EIR. If the Project was submitted today, the Project would be eligible to process under a Section 15183 CEQA exemption because the Project is consistent with the General Plan and Zoning and the traffic impacts are consistent with the traffic analysis conducted as part of the General Plan EIR in 2011 and would likely not have to evaluate VMT.

Greenhouse Gas Emissions

The Project NOP of an EIR was circulated in the Fall of 2022 and the Draft EIR was circulated in the late summer of 2024 during a time that the County of San Diego did not have an adopted Climate Action Plan (CAP). In the absence of a CAP, the Project required the preparation of a Greenhouse Gas Analysis in order to analyze potential impacts related to Greenhouse Gas Emissions (GHG) and develop a project-specific threshold. The Project utilized an efficiency threshold which was calculated by determining the amount of emissions generated per resident of the Project in order to meet state

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and County goals of reducing emissions to 40 percent below 1990 levels by 2030 and net zero emissions by 2045. The analysis determined that each resident of the Project would need to generate 3.07 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) or less in the year 2029 in order to reach State and County emission goals in 2030 and 2045. The Project is anticipated to generate 3.58 MTCO_{2e} in 2029 which is greater than the threshold of 3.07 MTCO_{2e}. Construction emissions associated with the Project were also estimated to be 894 MTCO_{2e} and operational emissions are estimated to be 763 MTCO_{2e} per year. The Project includes the following GHG mitigation measures as well as project design features related to GHG to reduce impacts:

Mitigation Measures:

- Use of California Air Resources Board Tier IV rated equipment during construction
- Each unit contain a level 2 or higher electric vehicle charger in each dwelling unit
- Homeowners Association provides a \$500 reimbursement incentive for purchase of battery storage systems for each residential unit
- Homeowners Association provides marketing materials regarding San Diego Community Power's 100% renewable energy plan to each individual homeowner

Project Design Features:

- Electrical appliances and no use of natural gas
- Planting approximately 306 trees to assist with carbon sequestration

Even with the incorporation of mitigation measures and project design features, the Project is anticipated to have a significant and unavoidable impact related to GHG and cannot reduce the amount of emissions per resident to below the project-specific threshold. Although the Draft EIR for the project was circulated for public review prior to adoption of the CAP in September of 2024, the applicant has prepared a CAP Checklist to demonstrate compliance with the 2024 CAP. The Project is consistent with the 2024 CAP Checklist Measures, including:

- Install Electric Vehicle Charging Infrastructure
- Electrify Buildings and Appliances
- Increase Renewable Energy
- Increase Water Efficiency
- Increase Tree Planting

If the Project was submitted today, the Project would not be required to prepare a GHG Study and would be eligible to streamline the CEQA process through compliance with the 2024 CAP Checklist.

3. General Plan Consistency

The site is subject to the Semi-Rural General Plan Regional Category and Semi-Rural (SR-1) and (SR-10) Land Use Designations. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>Goal LU-4 - Inter-jurisdictional Coordination. Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.</p>	<p>The applicant and County staff have coordinated with the City of San Marcos throughout processing of the Project. The Project is conditioned to make road improvements within the City of San Marcos along San Elijo Road such as the installation of a signalized intersection at the eastern entrance of the Project Site.</p>
<p>Housing Affordability Goal H-3 – Housing Affordability for All Economic Segments. Affordable and suitable housing for all economic segments, with emphasis on the housing needs of lower-income households and households with special needs.</p> <p>Housing Affordability Policy H-3.3 – Density Bonus as a Tool to Develop Affordable Housing. Provide a local density bonus program to encourage the development of housing affordable to lower-income households and special needs households.</p>	<p>The Project includes an application for a Density Bonus Permit as well as the reservation of seven “Low” income affordable housing units. The Project is conditioned for the applicant to enter into an Affordable Housing Agreement with County HCDS in order to ensure that the “Low” income affordable housing units are available to low-income individuals and constructed in a timely manner during development of the Project.</p>
<p>Goal S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p> <p>Policy S-3.7 – Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.</p>	<p>The Project Fire Protection Plan and Evacuation Plan has been reviewed by the Rancho Santa Fe Fire Protection District and has been approved for the Project. The proposed Project is required to obtain all necessary building permits which will require review and approval by Rancho Santa Fe Fire Protection District. The Project includes measures such as fire suppression walls and maintained fire buffers from open space easements in order to protect residential structures from potential fires.</p>
<p>Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County’s LID Handbook.</p>	<p>The Project has incorporated required stormwater management features in accordance with the County’s Low Impact Development (LID) Handbook. Additionally, the Project includes structural BMPs such as a biofiltration basin to address treatment of stormwater for the Project.</p>

General Plan Policy	Explanation of Project Conformance
<p>Goal LU-10 – Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.</p> <p>Policy LU-10.2 – Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>	<p>The Project includes a balance of both residential uses as well as a biological open space easement to protect existing natural features within the Project vicinity and community.</p>
<p>Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The Project will obtain water service from the Olivenhain Municipal Water District for the operations of the Project, who has agreed to provide service to the Project. The Project will not rely on groundwater or deplete groundwater resources in the area.</p>

4. Community Plan Consistency

The Proposed Project is consistent with the following relevant San Dieguito Community Plan goals, policies, and actions as described in Table F-2.

Table F-2: Community Plan Conformance

San Dieguito Community Plan Policy	Explanation of Project Conformance
<p>Conservation – General Goal: Provide a desirable, healthful, and comfortable environment for living while preserving San Dieguito’s unique natural resources.</p> <p>Conservation – General Policy (1): Preserve the best natural features of the area in their natural state and avoid the creation of an urbanized landscape.</p> <p>Open Space – General Policy (4): During review of large scale developments, permit the use of planned residential developments to cluster structures and leave areas of natural open space.</p> <p>Land Use – Residential Goal: Enhance the present living environment while accommodating gradual residential development that harmonizes with the natural environment.</p>	<p>The Project includes an Administrative Permit for Lot Area averaging to cluster the development in the northeastern portion of the Project site and reduce impacts to natural biological resources. The Project includes an approximately 50.3-acre biological open space easement for the preservation of resources. The biological open space easement will be connected to adjacent off-site preserves that are currently maintained by the Center for Natural Land Management.</p>

5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Rural Residential (RR) and Open Space (S80) zones with the incorporation of conditions of approval (Table F-3).

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR/S80	Yes, upon approval of a STP.
Animal Regulation:	V	N/A
Density:	-	N/A
Lot Size:	1 AC/2 AC	Yes, upon approval of an AD.
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	B	Yes, upon approval of a DB.
Open Space:	-	N/A
Special Area Regulations:	-	N/A

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Sections 2180 through 2185 and 2800 through 2805 of the Zoning Ordinance define permitted uses and permit requirements within the Rural Residential (RR) and Open Space (S80) Use Regulations.	The Project consists of the Family Residential use type which is permitted within the RR and S80 Use Regulations. The Project also consists of a Site Plan permit application as all uses within the S80 Use Regulation require the review and approval of a Site Plan to ensure that the Project minimizes impacts to natural resources or physical features.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a STP
Section 4200 et seq. of the Zoning Ordinance requires the Project to comply with the 1-acre and 2-acres minimum lot size requirements.	The Project includes an Administrative Permit in accordance with Section 4230 of the Zoning Ordinance for Lot Area Averaging and a Conservation Subdivision. The Administrative Permit allows for authorization of smaller lot sizes than the lot size designator of the property when a Project clusters development to protect natural features and resources.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of an AD

Development Standard	Proposed/Provided	Complies?
Section 4300 et seq. of the Zoning Ordinance requires the Project to comply with the “C” building type requirements.	The Project meets the building type requirements as it consists of detached single-family residences.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 et seq. of the Zoning Ordinance requires that the Project meet the “B” setback requirements.	The Project includes a Density Bonus Permit application. In accordance with the Density Bonus Program and Density Bonus Law, the Project includes a waiver from setback standards to allow for reduced setbacks and clustering of lots.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a DB

6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with the CEQA and an Environmental Impact Report (EIR) has been prepared for the processing of the Project. The Notice of Preparation (NOP) of the Draft EIR was circulated for public review from September 1, 2022 to October 3, 2022. During this time, input on the scope and content of the environmental information to be contained in the Draft EIR was received from the public and agencies.

The Draft EIR for the proposed project was circulated for public review from May 16, 2024 to July 3, 2024. Over 400 notices were sent to adjacent property owners within 1,500 feet of the Project site and all interested persons and organizations had an opportunity during this time to submit written comments on the Draft EIR. A total of 17 comment letters were received from individuals, organizations, and agencies during the public review period of the Draft EIR. The majority of comments addressed traffic, fire safety and evacuation, trails, cultural and tribal cultural resources, greenhouse gas, and biological resource concerns. The analysis addressing these comments has been included in the Analysis and Community Planning Group sections of this report. Responses to comments have been prepared and are included within the Final EIR.

Environmental Effects and Significant Impacts

The Draft EIR identified significant impacts related to Biological Resources, Cultural Resources, Global Climate Change/Greenhouse Gas Emissions, Land Use Planning, Noise, Transportation, and Tribal Cultural Resources. All other environmental effects associated with other resources and subject areas were found to be less than significant. Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources have been addressed through implementation of mitigation measures to result in less than significant impacts. Transportation, Global Climate Change/Greenhouse Gas Emissions, and Land Use Planning were found to be significant and unavoidable even with implementation of mitigation measures. Significant impacts associated with Land Use Planning are tied to traffic impacts associated with roads within the jurisdiction of the City of San Marcos. The traffic impacts are considered significant and unmitigable because the improvements are outside the County’s jurisdiction; however, the improvements are required through the Project conditions and the City has agreed to the improvements. Due to the significant and unavoidable impacts associated with the Project, a Statement of Overriding Considerations was required to be prepared.

Overriding Considerations

A Statement of Overriding Considerations was prepared for the Project that identifies the following benefits:

- (1) Seven low-income affordable housing units and provide additional housing stock;
- (2) Increased property tax revenue for the County;
- (3) Short term employment opportunities for approximately 1,890 construction workers and related industries;
- (4) Improved traffic safety and flow at the intersection of Street “E” and San Elijo Road through the installation of a new traffic signal as well as optimization of the traffic signal timing at the intersection of Melrose Drive and San Elijo Road;
- (5) Voluntary contribution of funds to support solar/roof replacement improvements at Rancho Santa Fe Fire Protection District Station 6;
- (6) Housing located near several employment opportunities and shopping areas
- (7) Approximately 64 acres of combined open space including biological and recreational uses.
- (8) Measures to preserve and restore biological habitat for sensitive species including an approximately 53-acre biological open space.

Each of these benefits provides the basis in which to approve the Project even though adverse environmental impacts are not mitigable. The Statement of Overriding Considerations can be found in Attachment G – Environmental Findings.

7. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands.
b. County Consolidated Fire Code	The Project has been reviewed by the Rancho Santa Fe Fire Protection District and have been accepted in compliance with the Consolidated Fire Code.
c. Noise Ordinance	The Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance. Implementation of temporary noise walls during construction as well as noise protection easements would ensure that the Project would not exceed noise standards.
d. Light Pollution Code	The Project is conditioned to ensure all buildings and proposed lighting will be consistent with the Light Pollution Code.

<p>e. Watershed Protection Ordinance (WPO)</p>	<p>A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO. The Project will require installation of Best Management Practices (BMPs) including a biofiltration basin for treatment of stormwater.</p>
--	--

G. COMMUNITY PLANNING GROUP (CPG)

On August 8, 2024, the San Dieguito CPG voted to recommend approval of the Project with a condition by a vote of 10-0-3 (10 yes, 0 no, 3 vacant/absent). The San Dieguito CPG recommended that a legal process for a trail system be put in place. The Project includes the requirement for a rejected offer of dedication of a trail easement along the eastern portion of the Project site. An existing open space preserve with a privately-maintained trail is located south of the Project site on land owned by the Center for Natural Lands Management (CNLM). Several concerns were raised by community members and CNLM regarding construction of a trail as part of the Project. Community members and CNLM stated that construction of a trail as part of the Project would result in increased use of an existing trail and that there is insufficient maintenance and funding of the existing trail located on CNLM property. Construction of a complete trail connection as part of the Project is not possible at this time as a trail connection would involve crossing several property owners. Additionally, CNLM is currently coordinating with several wildlife agencies in order to identify a long-term plan for trails including evaluating the trail access at the southern portion of the Project site. The County of San Diego and the Department of Parks and Recreation are not anticipated to construct the trail or financing the maintenance of the trail as it is not identified on any County of San Diego Trails Master Plan and does not provide connectivity to County of San Diego Trails. If the County is to consider building and maintaining the trail in the future, County appropriations based on construction and maintenance cost will need to be established to ensure the development and ongoing maintenance of the trail. The intent of the offer of dedication is to allow for future planning of a trail in the event that all property owners are willing to accept a trail and if funding is identified upon coordination with additional agencies and organizations for construction of a trail across several properties.

The San Dieguito CPG Meeting Minutes can be found in Attachment H – Public Documentation.

H. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 300 feet of the project site. A total of 17 comment letters were received from neighboring property owners, agencies, and organizations during the public review period of the Draft EIR. These concerns are addressed in the Final EIR and summarized previously in the report (Attachment F). Over 400 public notices have been sent out to a radius of 1,500 feet of the project site in advance of the Planning Commission Hearing and over 400 public notices were sent out to a radius of 1,500 feet of the Project site during public review of the Draft EIR.

I. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings which include the certification and findings regarding significant effects of the project, the mitigation and monitoring program, the Statement of Overriding Considerations, and certify the Environmental Impact Report (SCH No. 2022090029) Environmental Log PDS2020-ER-20-08-008) (Attachment G).
2. Approve Tentative Map PDS2020-TM-5643 and impose the requirements and conditions set forth in the Tentative Map Resolution PDS2020-TM-5643 (Attachment B).
3. Approve Administrative Permit PDS2020-AD-20-011 and impose the requirements and conditions set forth in the Administrative Permit Form of Decision (Attachment C).
4. Approve Site Plan PDS2022-STP-22-018 and impose the requirements and conditions set forth in the Site Plan Form of Decision (Attachment D).
5. Approve Density Bonus Permit PDS2021-DB-21-001 and impose the requirements and conditions set forth in the Density Bonus Permit Form of Decision (Attachment E).

Report Prepared By:
 Sean Oberbauer, Project Manager
 (619) 323-5287
sean.oberbauer@sdcounty.ca.gov

Report Approved By:
 Vince Nicoletti, Interim Director
 (619) 993-0042
vince.nicoletti@sdcounty.ca.gov

Mark Slovick

AUTHORIZED REPRESENTATIVE: _____

VINCE NICOLETTI, INTERIM DIRECTOR

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Tentative Map Resolution TM-5643
- Attachment C – Form of Decision Approving PDS2020-AD-20-011
- Attachment D – Form of Decision Approving PDS2022-STP-22-018
- Attachment E – Form of Decision Approving PDS2021-DB-21-001
- Attachment F – Environmental Documentation*
- Attachment G – Environmental Findings
- Attachment H – Public Documentation
- Attachment I – Ownership Disclosure

*The Draft Final EIR (Including Technical Studies and Response to Comments) as well as the comments received during the EIR public review period are available at:

<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5643.html>

Attachment A – Planning Documentation

Questhaven
PDS2020-TM-5643

San Dieguito Community Plan Area

-  Roads
-  Site



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San Elijo Rd

SAN MARCOS

San Dieguito

Questhaven
PDS2020-TM-5643

San Dieguito Community Plan Area

 Roads
 Site




0 250 500
Feet

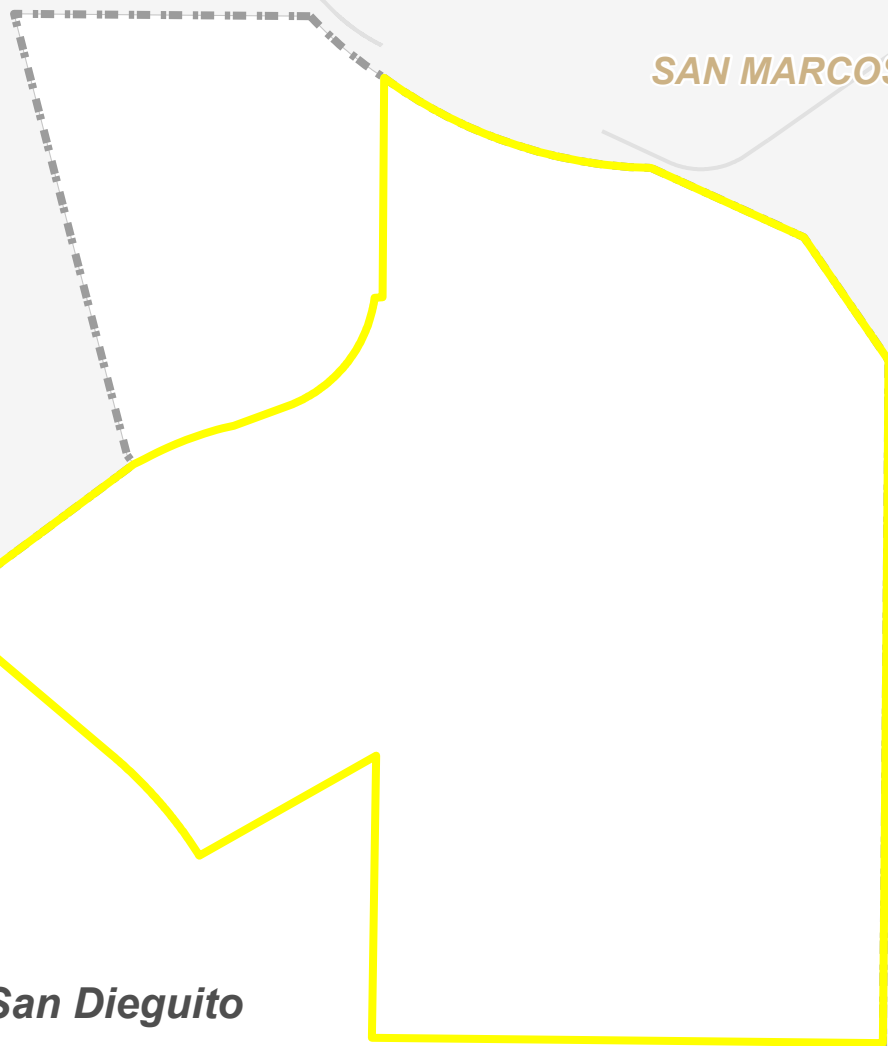


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San Elijo Rd

SAN MARCOS

San Dieguito



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Questhaven
PDS2020-TM-5643
San Dieguito Community Plan Area

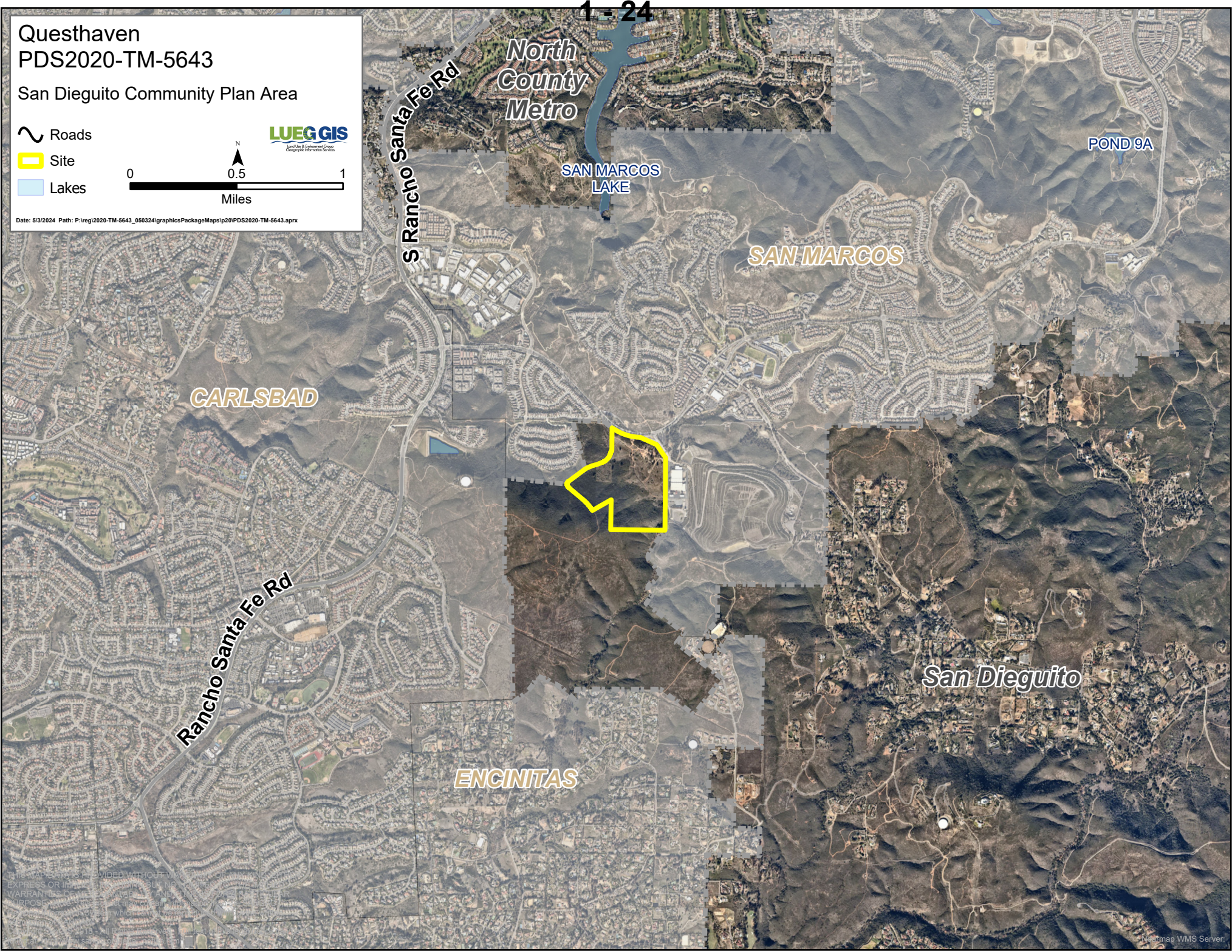
~ Roads
□ Site
■ Lakes

Miles



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1 - 24



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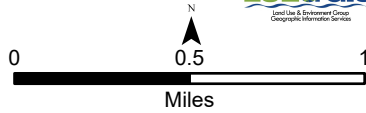
Questhaven
PDS2020-TM-5643

San Dieguito Community Plan Area

 Roads

 Site

 Lakes



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1 - 25

North
County
Metro

SAN MARCOS
LAKE

POND 9A

S Rancho Santa Fe Rd

SAN MARCOS

CARLSBAD

Rancho Santa Fe Rd

ENCINITAS

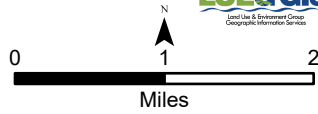
San Dieguito

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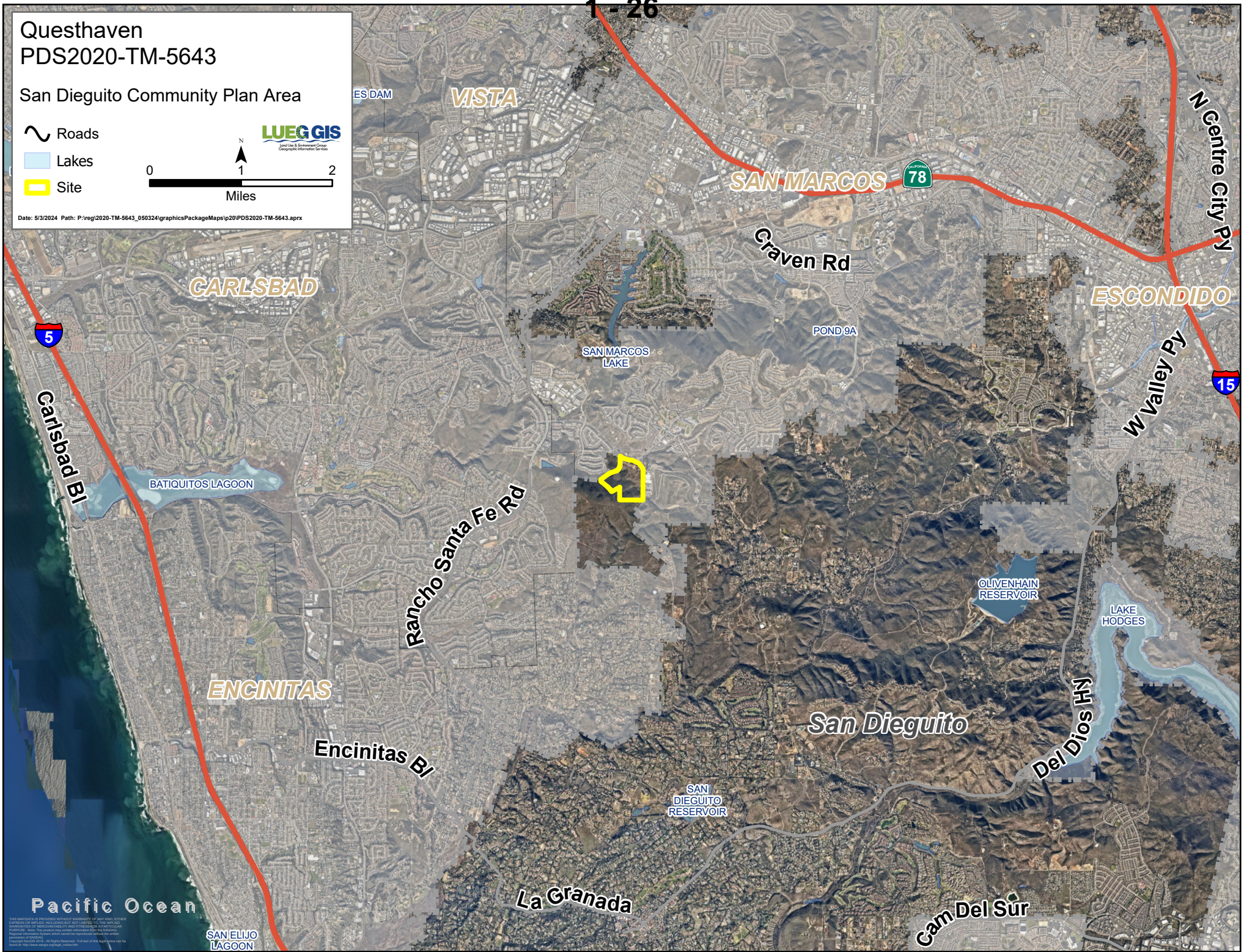
San Dieguito Community Plan Area

-  Roads
-  Lakes
-  Site



LUEGGIS
Land Use & Environment Group
Geographic Information Services

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Questhaven PDS2020-TM-5643

San Dieguito Community Plan Area

 Roads

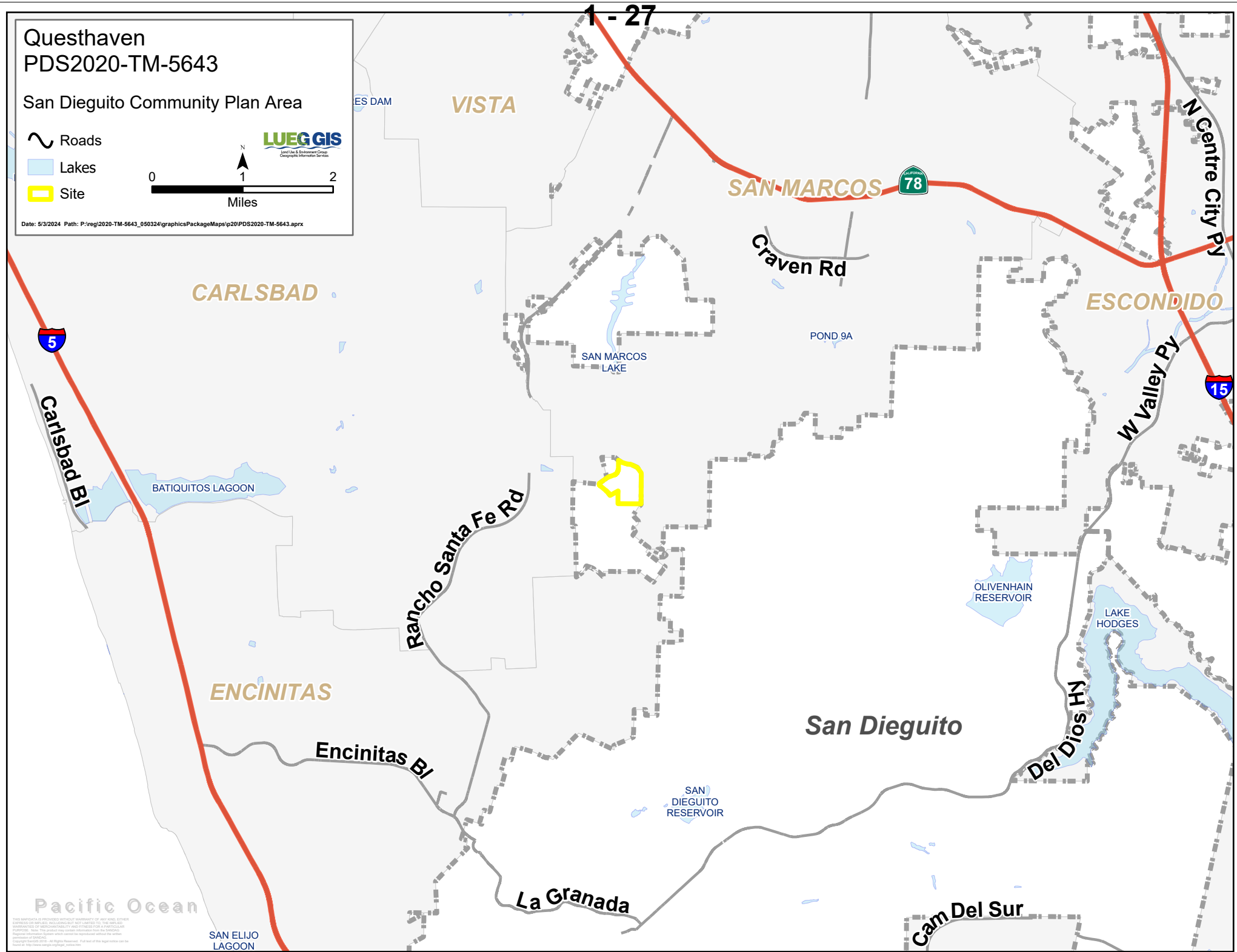
 Lakes

 Site



LUEGGIS
Land Use & Environment Group
Geographic Information Services

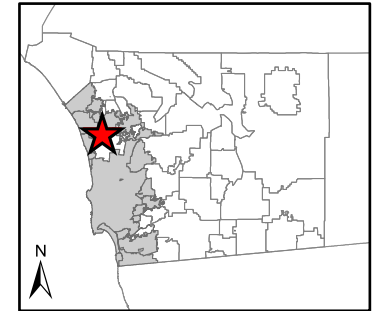
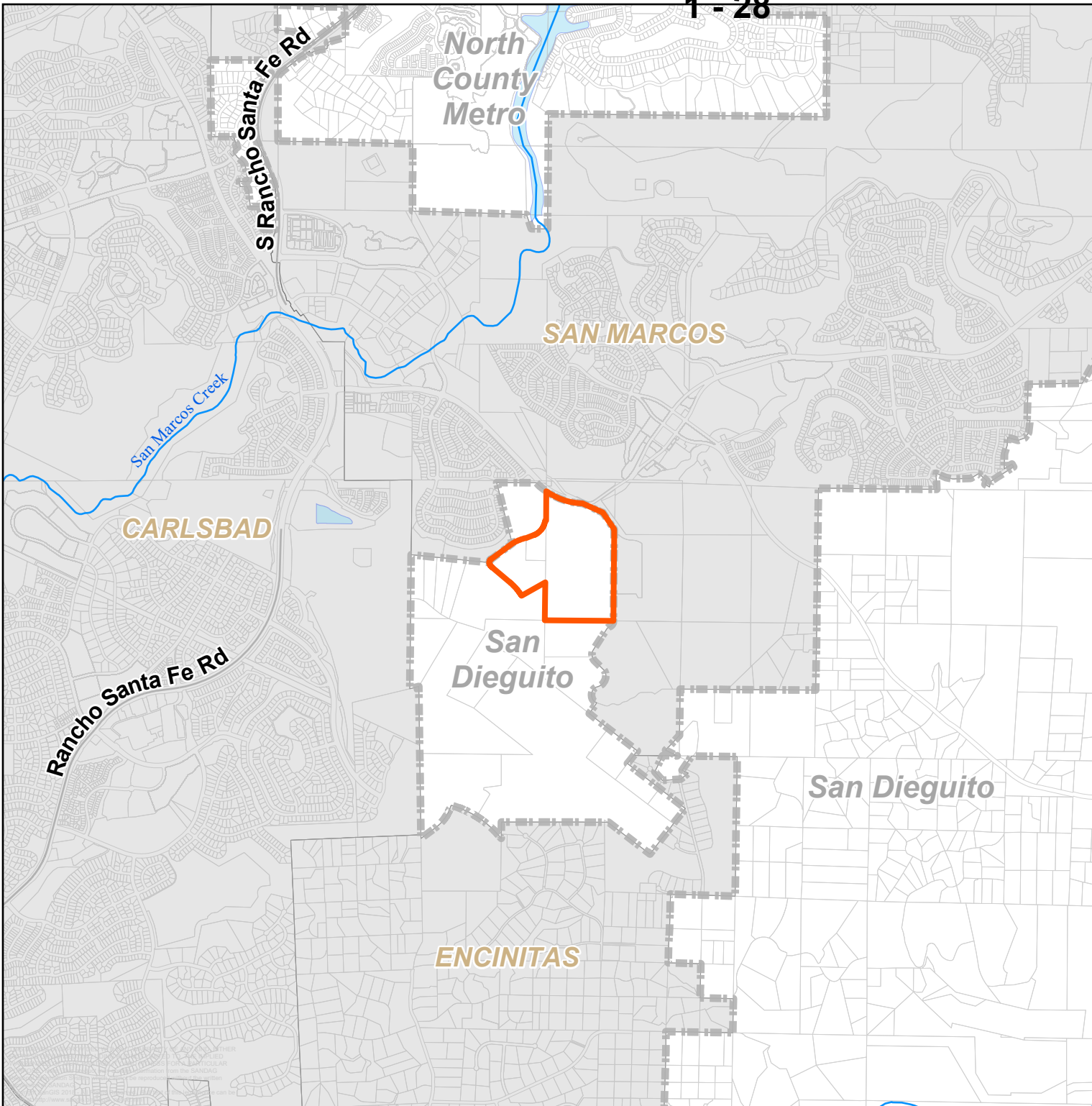
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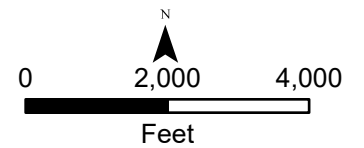
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Vicinity Map

San Dieguito
Community Plan Area



1:3,500,000

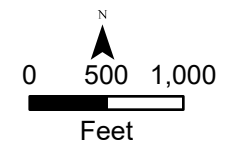
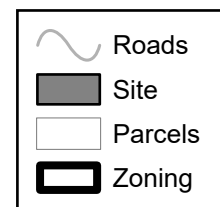
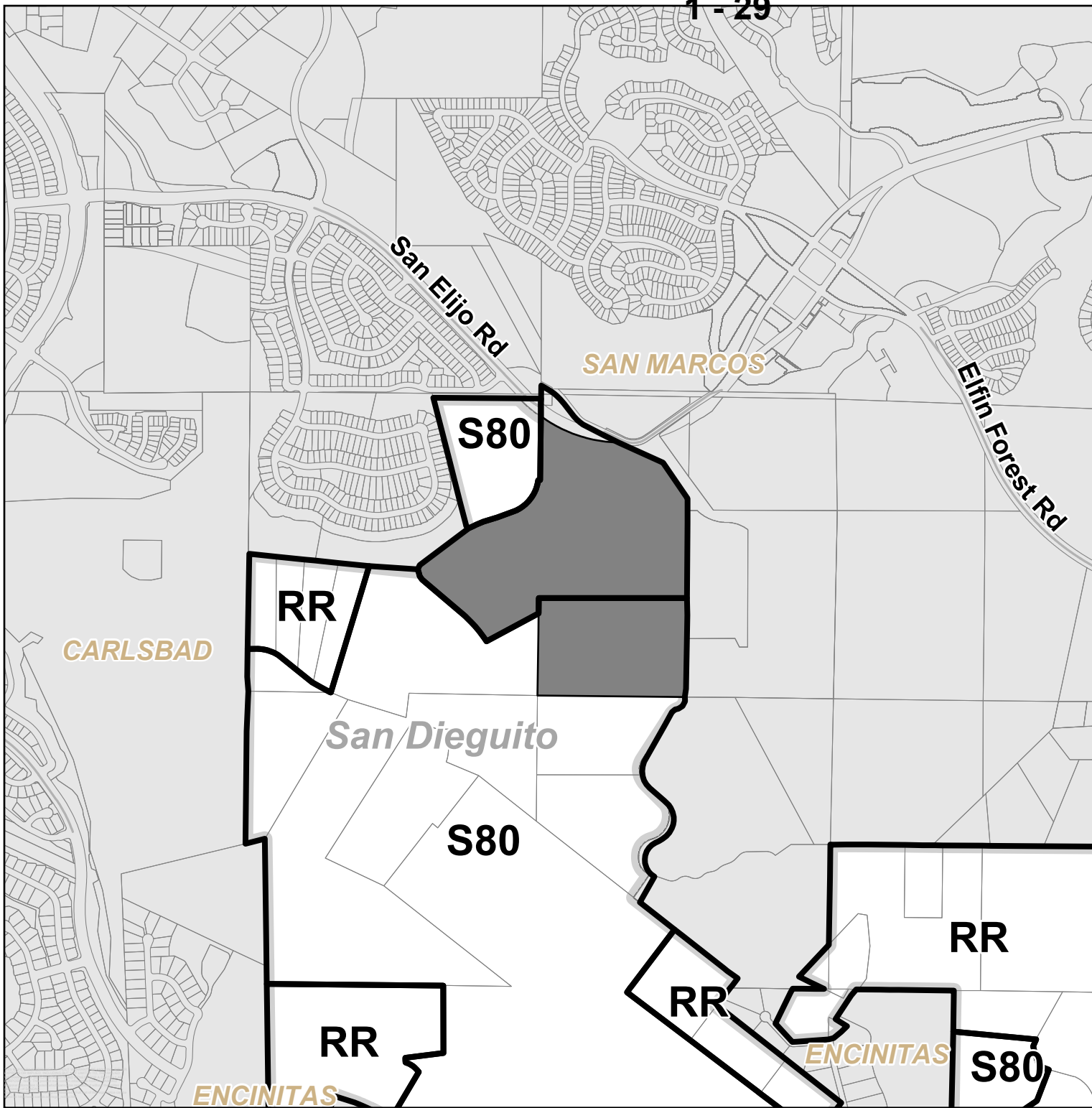


Zoning

*San Dieguito
Community Plan Area*

RR - Rural Residential

S80 - Open Space



GENERAL NOTES

- CURRENT SAN DIEGO COUNTY ZONING: RURAL RESIDENTIAL (RR)
- CURRENT LAND USE DESIGNATION: C-1, VR-10.9 & SR 0.5
- GROSS AREA WITHIN SUBDIVISION BOUNDARY: 89.23 ACRES
- PROPOSED GRADING AREA: 31.35 AC
- TOTAL PROPOSED RESIDENTIAL LOTS: 76 EA (TOTAL AREA=18.27 AC)
- TOTAL PROPOSED STREET LOTS: 4 EA (TOTAL AREA=4.34 AC)
- TOTAL PROPOSED PARK LOT: 1 EA (TOTAL AREA=0.31 AC)
- TOTAL PROPOSED FOR WATER QUALITY LOTS: 4 EA (TOTAL AREA=2.40 AC)
- TOTAL OPEN SPACE LOTS (EXCLUDING WATER QUALITY LOTS): 8 EA (63.90 AC)
- TOTAL LOTS PROPOSED = 93 EA (NUMBERED LOTS = 76 EA, LETTERED LOTS = 17 EA)
- SMALLEST RESIDENTIAL LOT AREA: 7,899 SF / 0.18 AC (LOT 47)
- LARGEST RESIDENTIAL LOT AREA: 21,440.61 SF / 0.49 AC (LOT 67)
- ON-SITE NEW & EXISTING UTILITY DISTRIBUTION FACILITIES SHALL BE INSTALLED UNDERGROUND.
- AN ACCESS EASEMENT IS REQUESTED FROM THE COUNTY OF SAN DIEGO ACROSS THE APN 223-080-44. THIS ACCESS EASEMENT IS FOR THE IMPROVEMENT & INSTALLATION OF STREET "E" & PUBLIC UTILITIES INCLUDING THE TRAFFIC SIGNAL AT THE INTERSECTION OF SAN ELIJO ROAD & PROPOSED STREET "E".

$$\Delta = 105^{\circ}41'20''$$

$$L = 184.46'$$

$$R = 100.00'$$

INDEX SHEET
SHEET 1 - TITLE
SHEET 2 - LOT SUMMARY
SHEET 3 - TENTATIVE MAP
SHEET 4 - TENTATIVE MAP

APNS: 223-070-07 & 08		RR
USE REGULATIONS		V
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS		-
DENSITY	-	-
LOT SIZE	2 AC	-
BUILDING TYPE	C	-
MAXIMUM FLOOR AREA	-	-
HEIGHT	G	-
LOT COVERAGE	-	-
SETBACK	B	-
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS		-

APN 223-070-07
LOT S
BIOLOGICAL OPEN SPACE

APN 223-070-08
LOT S
BIOLOGICAL OPEN SPACE

APN 223-070-25

APN: 223-080-46 (NORTHERN PORTION)

APN: 223-080-46 (NORTHERN PORTION)		RR
USE REGULATIONS		V
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS		-
DENSITY	-	-
LOT SIZE	1 AC	-
BUILDING TYPE	C	-
MAXIMUM FLOOR AREA	-	-
HEIGHT	G	-
LOT COVERAGE	-	-
SETBACK	B	-
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS		-

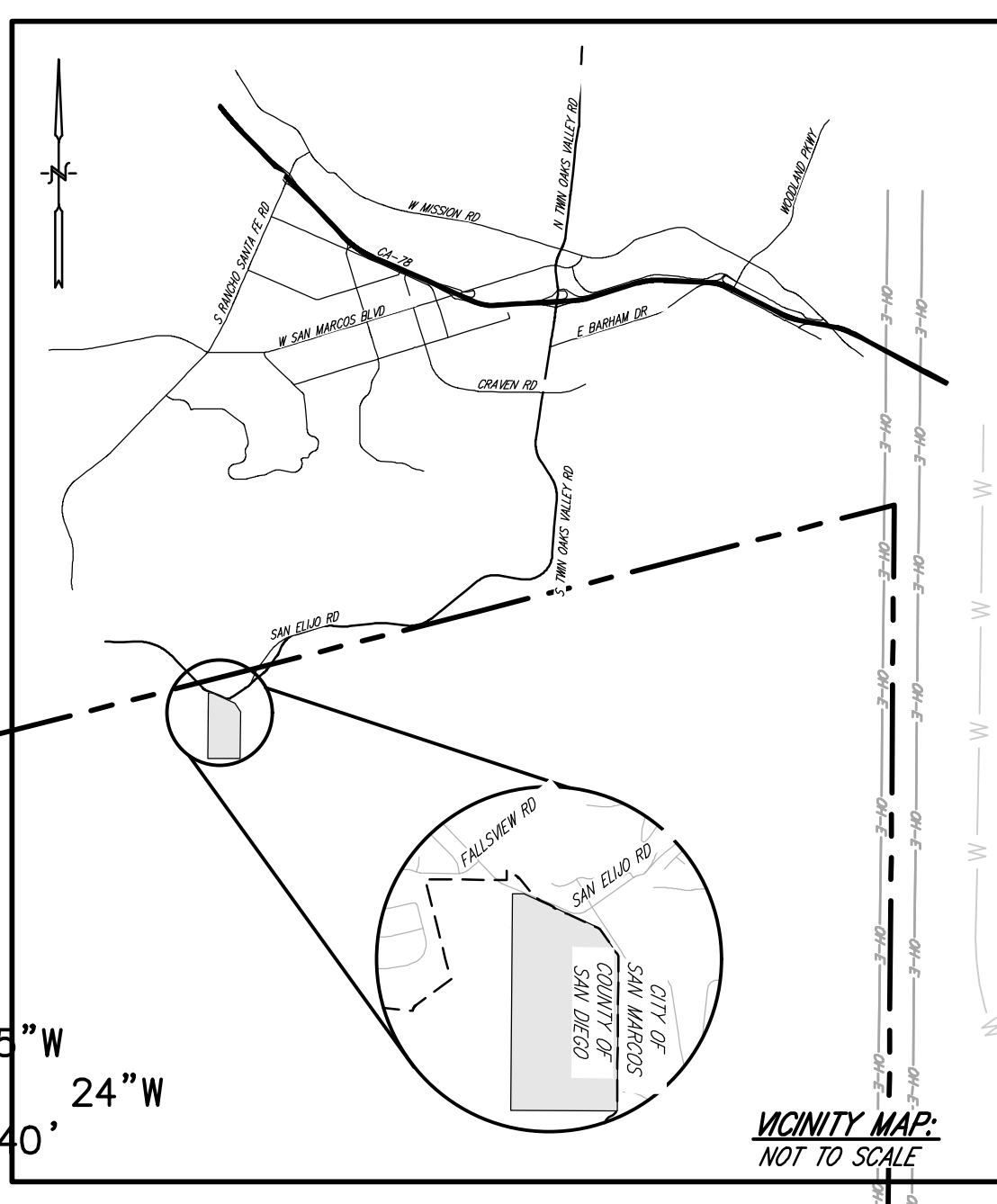
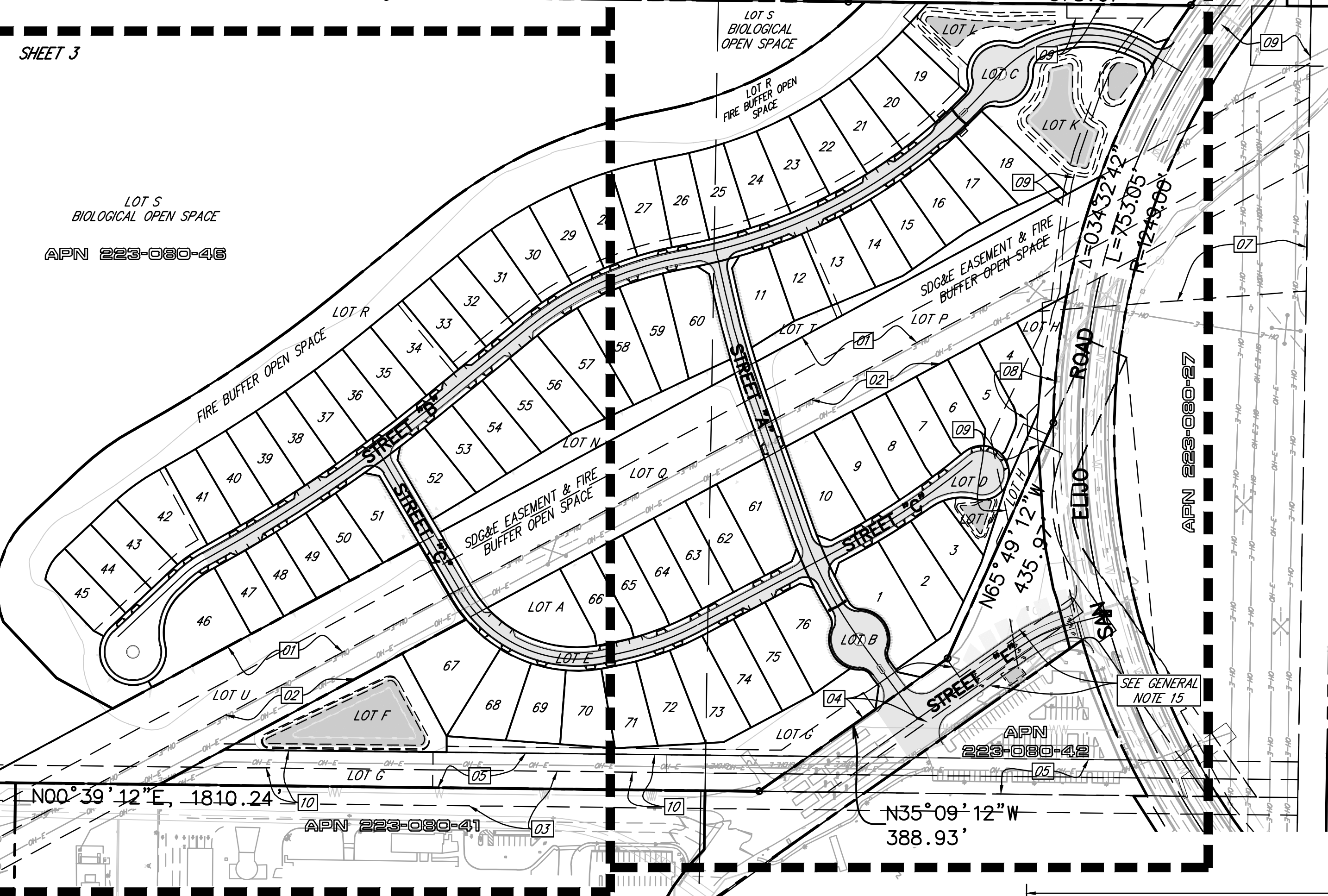
APN: 223-080-46 (SOUTHERN PORTION)

APN: 223-080-46 (SOUTHERN PORTION)		SBO
USE REGULATIONS		V
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS		-
DENSITY	-	-
LOT SIZE	2 AC	-
BUILDING TYPE	C	-
MAXIMUM FLOOR AREA	-	-
HEIGHT	G	-
LOT COVERAGE	-	-
SETBACK	B	-
OPEN SPACE	-	-
SPECIAL AREA REGULATIONS		-

SHEET 3

LOT S
BIOLOGICAL OPEN SPACE
APN 223-080-46

APN 223-081-08
S89°22'57"E, 1331.59'



OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

OWNER
OR QUESTHAVEN, LLC
November 6, 2024
DATE

OWNER / DEVELOPER
OR QUESTHAVEN, LLC

DANNY GABRIEL, PRESIDENT
November 6, 2024
DATE

DEVELOPER ADDRESS

444 WEST BEECH STREET
SUITE 300
SAN DIEGO, CA 92101

EARTHWORK QUANTITIES:

THE PRISMATICAL VOLUME METHOD WAS USED TO CALCULATE THE VALUES SHOWN HEREON. SECTIONS OF STREETS, BIO BASINS & UTILITIES AS WELL AS A 7% BULKING WERE CONSIDERED IN THIS EARTHWORK QUANTITIES.

ADJUSTED CUT VOLUME = 167,100 CY
ADJUSTED FILL VOLUME = 167,100 CY
EXPORT = 0 CY

PRESENT & PROPOSED USE:

PRESENT: VACANT
PROPOSED: SINGLE FAMILY, OPEN SPACE

PUBLIC UTILITIES & DISTRICTS:

SEWER - VALLECITOS WATER DISTRICT
WATER - OLIVENHEIM WATER DISTRICT
GAS & ELECTRIC - S.D.G.E.
TELEPHONE - AT&T
FIRE - COUNTY SERVICE AREA NO. 107 ELFIN FOREST
SCHOOLS - UNIFIED SAN MARCOS

ACCESS

THE ACCESS TO THIS PROJECT IS VIA THE PROPOSED PRIVATE ROADS "A", "B", "C", "D", & "E". ROADS "D" & "E" CONNECTS TO THE EXISTING PUBLIC SAN ELIJO ROAD.

ASSESSOR'S PARCEL NUMBERS

223-080-46-00, 223-070-07-00 & 223-070-08-00

LEGAL DESCRIPTION

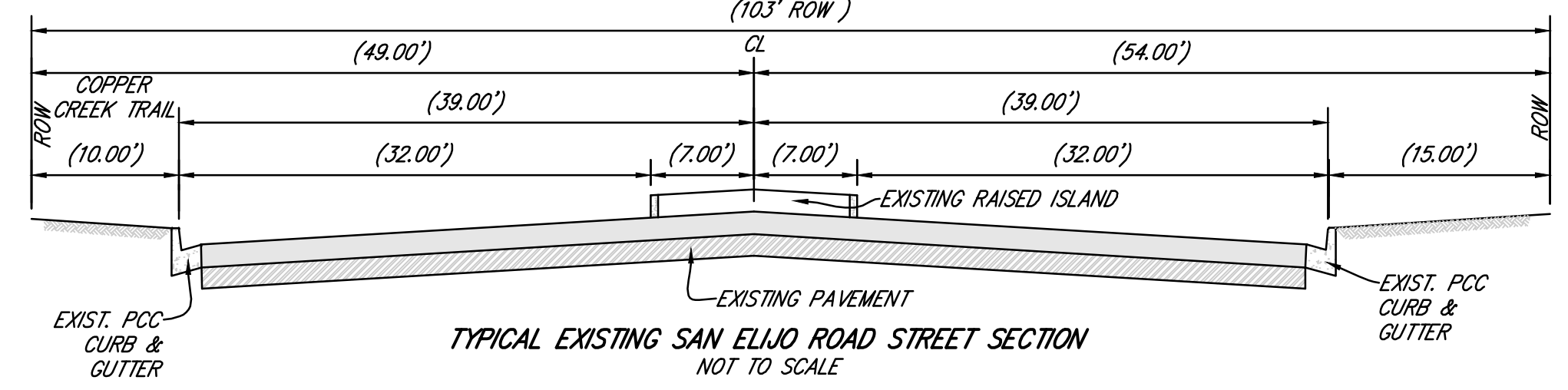
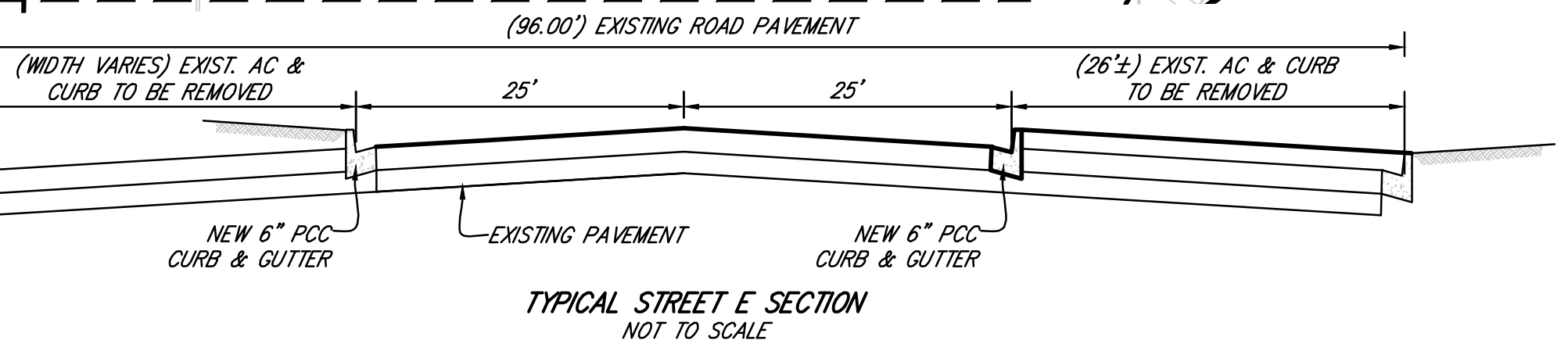
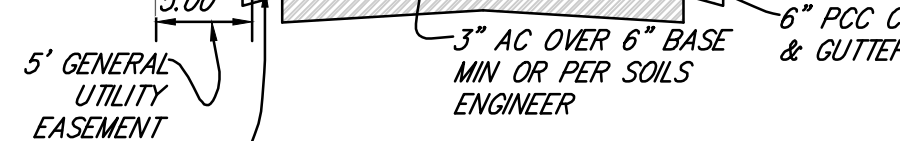
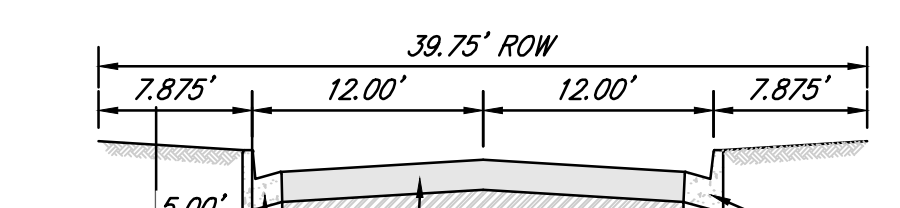
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE WESTERLY 100 FEET OF THE NORTHERLY 100 FEET THEREOF. ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN GRANT DEED TO THE CITY OF SAN MARCOS RECORDED JUNE 6, 2003, AS INSTRUMENT NO. 2003399 OF OFFICIAL RECORDS

SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY PHOTOGAMETRIC METHODS FROM INFORMATION GATHERED ON 10-11-2013 BY AEROTECH MAPPING. TOPOGRAPHY SHOWN HEREON CONFORMS TO NATIONAL MAP ACCURACY STANDARDS.



COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

TITLE
SHEET 1 OF 4 SHEETS

SURVEYOR OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

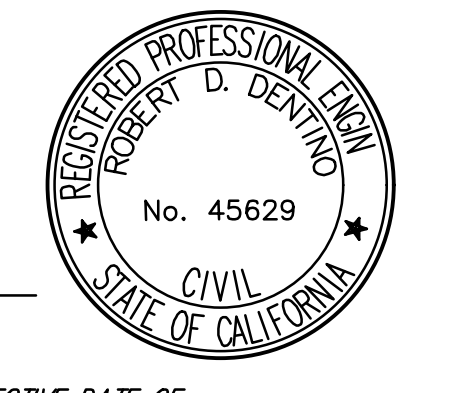
MICHAEL D. LEVIN, P.L.S. NO. 6896



ENGINEER OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

ROBERT D. DENTINO, R.C.E. NO. 45629



FEMA INFORMATION

PER THE FEMA MAP NO. 06023C10556 WITH AN EFFECTIVE DATE OF MAY 16, 2012, THE SITE IS IN ZONE X.

TENTATIVE MAP PREPARATION DATE

AUGUST 2021

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BETWEEN SURVEY CONTROL POINT #1089 "SM089" AND SURVEY CONTROL POINT #1110 "123W137" AS SHOWN ON RECORD OF SURVEY NO. 13928, RECORDED OCTOBER 1, 1992 AS FILE NO. 92-625379.

THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON SURVEY CONTROL POINT #1089 "SM089", BEING 0.999922340 GROUND TO GRID.

IE: NORTH 25° 19' 13" EAST

PROJECT BENCHMARK

THE PROJECT BENCHMARK FOR THIS SURVEY IS SAN MARCOS SURVEY CONTROL POINT "SM089", A 2" BRASS DISK IN ROCK STAMPED "SM 089", AS SHOWN ON ROS 13928 AND ADJUSTED PER THE CITY OF SAN MARCOS BENCHMARK CONVERSION SHEETS, DATED SEPTEMBER 21, 2011.

ELEV: 973.370 DATUM: NAVD88

STORM WATER MANAGEMENT PLAN

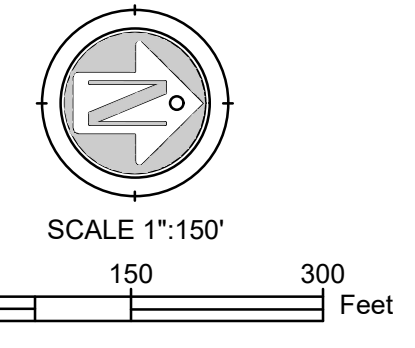
PLEASE SEE THE SWMP PREPARED BY EXCEL ENGINEERING FOR THIS PROJECT & IS MADE A PART OF THE ENTITLEMENT PACKAGE.

EASEMENT NOTE

EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

EXISTING EASEMENTS AS NOTED IN 1ST AMENDED PRELIMINARY TITLE REPORT ORDER NO. LJ-4663113 (06), UPDATED 10/14/2016

- AN EXISTING 100' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED OCTOBER 11, 1940 IN BOOK 1082, PAGE 293 OF OFFICIAL RECORDS.
- AN EXISTING 50' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 3, 1965 AS INSTRUMENT NO. 199601 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF JOHN A. THOMAS, JR AND AVIS C. THOMAS, RECORDED FEBRUARY 28, 1964 AS INSTRUMENT NO. 37644 OF OFFICIAL RECORDS.
- THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE GRANTED TO COUNTY OF SAN DIEGO, RECORDED JULY 14, 1978 AS INSTRUMENT NO. 78-294151 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF NORAD DEVELOPMENT COMPANY, RECORDED MARCH 3, 1971 AS INSTRUMENT NO. 41512 OF OFFICIAL RECORDS.
- A 60 FOOT WIDE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES, RECORDED MARCH 15, 1972 IN GRANT DEED FILE NO. 61527 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 30, 1992 AS INSTRUMENT NO. 92-0764106 OF OFFICIAL RECORDS.
- AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-0670400 OF OFFICIAL RECORDS.
- AN EASEMENT FOR TEMPORARY SLOPE AND CONSTRUCTION AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-0670401 OF OFFICIAL RECORDS.
- A 30' WIDE EASEMENT & RIGHT OF WAY IN FAVOR OF SD&GE, RECORDED DECEMBER 24, 1992.



COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

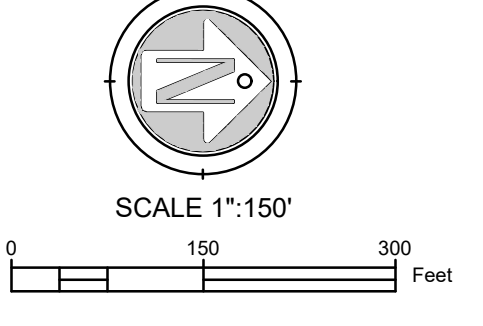
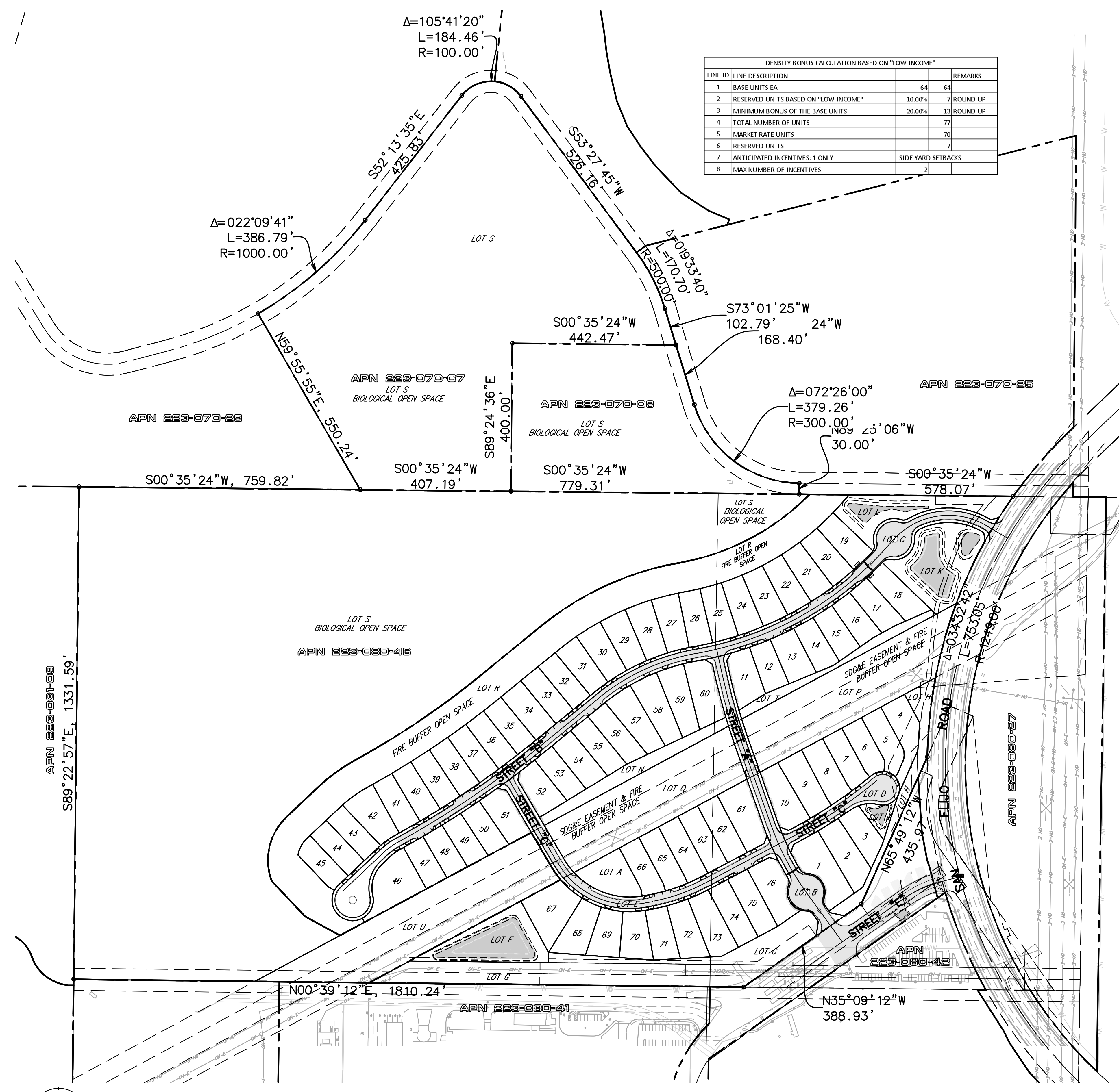
LOT SUMMARY
SHEET 2 OF 4 SHEETS

DENSITY BONUS CALCULATION BASED ON "LOW INCOME"

LINE ID	LINE DESCRIPTION		REMARKS
1	BASE UNITS EA	64	64
2	RESERVED UNITS BASED ON "LOW INCOME"	10.00%	7 ROUND UP
3	MINIMUM BONUS OF THE BASE UNITS	20.00%	13 ROUND UP
4	TOTAL NUMBER OF UNITS		77
5	MARKET RATE UNITS		70
6	RESERVED UNITS		7
7	ANTICIPATED INCENTIVES: 1 ONLY		SIDE YARD SETBACKS
8	MAX NUMBER OF INCENTIVES	2	

QUESTHAVEN SUBDIVISION - 76 UNITS LOT DATA TABLE

LOT NO.	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)	LOT USE	REMARKS
1	15,915.24	0.37	15,915.24	0.37	RESIDENTIAL	
2	12,776.89	0.29	12,776.89	0.29	RESIDENTIAL	
3	9,559.46	0.22	9,559.46	0.22	RESIDENTIAL	
4	11,993.44	0.28	11,993.44	0.28	RESIDENTIAL	
5	10,085.48	0.23	10,085.48	0.23	RESIDENTIAL	
6	8,955.98	0.21	8,955.98	0.21	RESIDENTIAL	
7	9,377.69	0.22	9,377.69	0.22	RESIDENTIAL	
8	10,949.04	0.25	10,949.04	0.25	RESIDENTIAL	
9	11,911.06	0.27	11,911.06	0.27	RESIDENTIAL	
10	12,220.86	0.28	12,220.86	0.28	RESIDENTIAL	
11	10,704.52	0.25	10,704.52	0.25	RESIDENTIAL	
12	8,423.35	0.19	8,423.35	0.19	RESIDENTIAL	
13	9,885.56	0.23	9,885.56	0.23	RESIDENTIAL	
14	8,835.26	0.20	8,835.26	0.20	RESIDENTIAL	
15	8,777.50	0.20	8,777.50	0.20	RESIDENTIAL	
16	8,804.98	0.20	8,804.98	0.20	RESIDENTIAL	
17	9,586.40	0.22	9,586.40	0.22	RESIDENTIAL	
18	11,158.05	0.26	11,158.05	0.26	RESIDENTIAL	
19	9,923.90	0.23	9,923.90	0.23	RESIDENTIAL	
20	9,924.50	0.23	9,924.50	0.23	RESIDENTIAL	
21	9,924.50	0.23	9,924.50	0.23	RESIDENTIAL	
22	9,924.50	0.23	9,924.50	0.23	RESIDENTIAL	
23	9,924.50	0.23	9,924.50	0.23	RESIDENTIAL	
24	9,924.50	0.23	9,924.50	0.23	RESIDENTIAL	
25	9,927.29	0.23	9,927.29	0.23	RESIDENTIAL	
26	9,367.98	0.22	9,367.98	0.22	RESIDENTIAL	
27	10,144.31	0.23	10,144.31	0.23	RESIDENTIAL	
28	10,144.31	0.23	10,144.31	0.23	RESIDENTIAL	
29	10,144.31	0.23	10,144.31	0.23	RESIDENTIAL	
30	10,144.31	0.23	10,144.31	0.23	RESIDENTIAL	
31	9,894.54	0.23	9,894.54	0.23	RESIDENTIAL	
32	9,000.00	0.21	9,000.00	0.21	RESIDENTIAL	
33	9,000.00	0.21	9,000.00	0.21	RESIDENTIAL	
34	10,500.00	0.24	10,500.00	0.24	RESIDENTIAL	
35	9,247.99	0.21	9,247.99	0.21	RESIDENTIAL	
36	9,292.83	0.21	9,292.83	0.21	RESIDENTIAL	
37	9,292.83	0.21	9,292.83	0.21	RESIDENTIAL	
38	9,292.83	0.21	9,292.83	0.21	RESIDENTIAL	
39	9,292.83	0.21	9,292.83	0.21	RESIDENTIAL	
40	9,292.83	0.21	9,292.83	0.21	RESIDENTIAL	
41	9,341.83	0.21	9,341.83	0.21	RESIDENTIAL	
42	11,984.56	0.28	11,984.56	0.28	RESIDENTIAL	
43	9,000.25	0.21	9,000.25	0.21	RESIDENTIAL	
44	9,000.00	0.21	9,000.00	0.21	RESIDENTIAL	
45	8,734.08	0.20	8,734.08	0.20	RESIDENTIAL	
46	16,229.65	0.37	16,229.65	0.37	RESIDENTIAL	
47	7,899.13	0.18	7,899.13	0.18	RESIDENTIAL	SMALLEST LOT
48	8,030.43	0.18	8,030.43	0.18	RESIDENTIAL	
49	8,258.23	0.19	8,258.23	0.19	RESIDENTIAL	
50	8,583.58	0.20	8,583.58	0.20	RESIDENTIAL	
51	10,608.53	0.24	10,608.53	0.24	RESIDENTIAL	
52	10,331.46	0.24	10,331.46	0.24	RESIDENTIAL	
53	8,666.22	0.20	8,666.22	0.20	RESIDENTIAL	
54	10,231.98	0.23	10,231.98	0.23	RESIDENTIAL	
55	9,715.97	0.22	9,715.97	0.22	RESIDENTIAL	
56	10,409.99	0.24	10,409.99	0.24	RESIDENTIAL	
57	12,507.91	0.29	12,507.91	0.29	RESIDENTIAL	
58	12,460.00	0.29	12,460.00	0.29	RESIDENTIAL	
59	11,917.52	0.27	11,917.52	0.27	RESIDENTIAL	
60	12,940.49	0.30	12,940.49	0.30	RESIDENTIAL	
61	13,666.51	0.31	13,666.51	0.31	RESIDENTIAL	
62	10,459.30	0.24	10,459.30	0.24	RESIDENTIAL	
63	10,438.12	0.24	10,438.12	0.24	RESIDENTIAL	
64	10,412.48	0.24	10,412.48	0.24	RESIDENTIAL	
65	10,096.71	0.23	10,096.71	0.23	RESIDENTIAL	
66	9,304.64	0.21	9,304.64	0.21	RESIDENTIAL	
67	16,032.27	0.37	16,032.27	0.37	RESIDENTIAL	LARGEST LOT
68	11,397.71	0.26	11,397.71	0.26	RESIDENTIAL	
69	9,770.10	0.22	9,770.10	0.22	RESIDENTIAL	
70	9,742.03	0.22	9,742.03	0.22	RESIDENTIAL	
71	9,321.80	0.21	9,321.80	0.21	RESIDENTIAL	
72	10,814.98	0.25	10,814.98	0.25	RESIDENTIAL	
73	12,302.60	0.28	12,302.60	0.28	RESIDENTIAL	
74	10,536.89	0.24	10,536.89	0.24	RESIDENTIAL	
75	10,536.89	0.24	10,536.89	0.24	RESIDENTIAL	
76	12,770.09	0.29	12,770.09	0.29	RESIDENTIAL	
A	13,699.68	0.31	13,699.68	0.31	PARK	
B	37,018.42	0.85	37,018.42	0.85	PRIVATE STREET	
C	97,488.19	2.24	97,488.19	2.24	PRIVATE STREET	
D	17,789.53	0.41	17,789.53	0.41	PRIVATE STREET	
E	36,897.43	0.85	36,897.43	0.85	PRIVATE STREET	
F	32,110.37	0.74	32,110.37	0.74	WATER QUALITY	
G	87,364.82	2.01	87,364.82	2.01	OPEN SPACE	PASSIVE RECREATIONAL PARK OPEN SPACE
H	19,798.48	0.45	19,798.48	0.45	OPEN SPACE	SLOPE OPEN SPACE
J	5,005.10	0.11	5,005.10	0.11	WATER QUALITY	
K	38,685.71	0.89	38,685.71	0.89	WATER QUALITY	
L	28,458.07	0.65	28,458.07	0.65	WATER QUALITY	
N	18,423.90	0.42	18,423.90	0.42	OPEN SPACE	SLOPE OPEN SPACE
P	89,273.76	2.05	89,273.76	2.05	OPEN SPACE	SDG&E EASEMENT & FIRE BUFFER OPEN SPACE
Q	82,517.05	1.89	82,517.05	1.89	OPEN SPACE	SDG&E EASEMENT & FIRE BUFFER OPEN SPACE
R	167,599.45	3.85	167,599.45	3.85	OPEN SPACE	FIRE BUFFER OPEN SPACE
S	2,206,819.97	50.66	2,206,819.97	50.66	OPEN SPACE	BIOLOGICAL OPEN SPACE W/ EXCEPTION OF THE SDG&E EASEMENT
T	12,550.26	0.29	12,550.26	0.29	OPEN SPACE	SLOPE OPEN SPACE
U	107,516.52	2.47	107,516.52	2.47	OPEN SPACE	SDG&E EASEMENT & FIRE BUFFER OPEN SPACE
TOTAL	3,779,401.47	89.23	3,886,917.99	89.23		

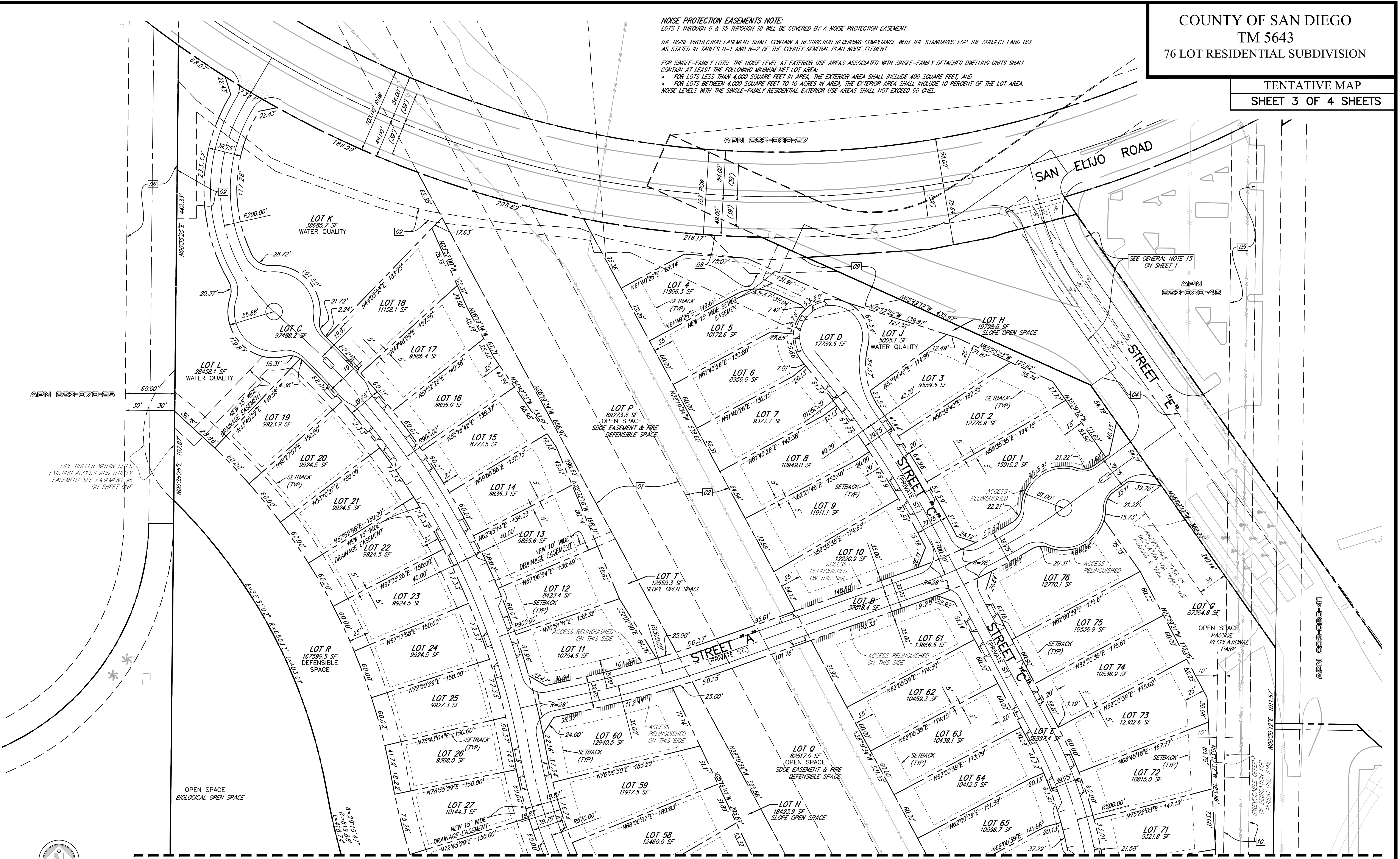


K:\19\190238 [Engineering] TM\TM04\TM\190238 TM title.dwg 11/16/2024 9:14 AM ORIGINAL PLOT SIZE

COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

TENTATIVE MAP
SHEET 3 OF 4 SHEETS

NOISE PROTECTION EASEMENTS NOTE:
LOTS 1 THROUGH 6 & 15 THROUGH 18 WILL BE COVERED BY A NOISE PROTECTION EASEMENT.
THE NOISE PROTECTION EASEMENT SHALL CONTAIN A RESTRICTION REQUIRING COMPLIANCE WITH THE STANDARDS FOR THE SUBJECT LAND USE AS STATED IN TABLES N-1 AND N-2 OF THE COUNTY GENERAL PLAN NOISE ELEMENT.
FOR SINGLE-FAMILY LOTS: THE NOISE LEVEL AT EXTERIOR USE AREAS ASSOCIATED WITH SINGLE-FAMILY DETACHED DWELLING UNITS SHALL CONTAIN AT LEAST THE FOLLOWING MINIMUM NET LOT AREA:
• FOR LOTS LESS THAN 4,000 SQUARE FEET IN AREA, THE EXTERIOR AREA SHALL INCLUDE 400 SQUARE FEET, AND
• FOR LOTS BETWEEN 4,000 SQUARE FEET TO 10 ACRES IN AREA, THE EXTERIOR AREA SHALL INCLUDE 10 PERCENT OF THE LOT AREA. NOISE LEVELS WITH THE SINGLE-FAMILY RESIDENTIAL EXTERIOR USE AREAS SHALL NOT EXCEED 60 CNEL.



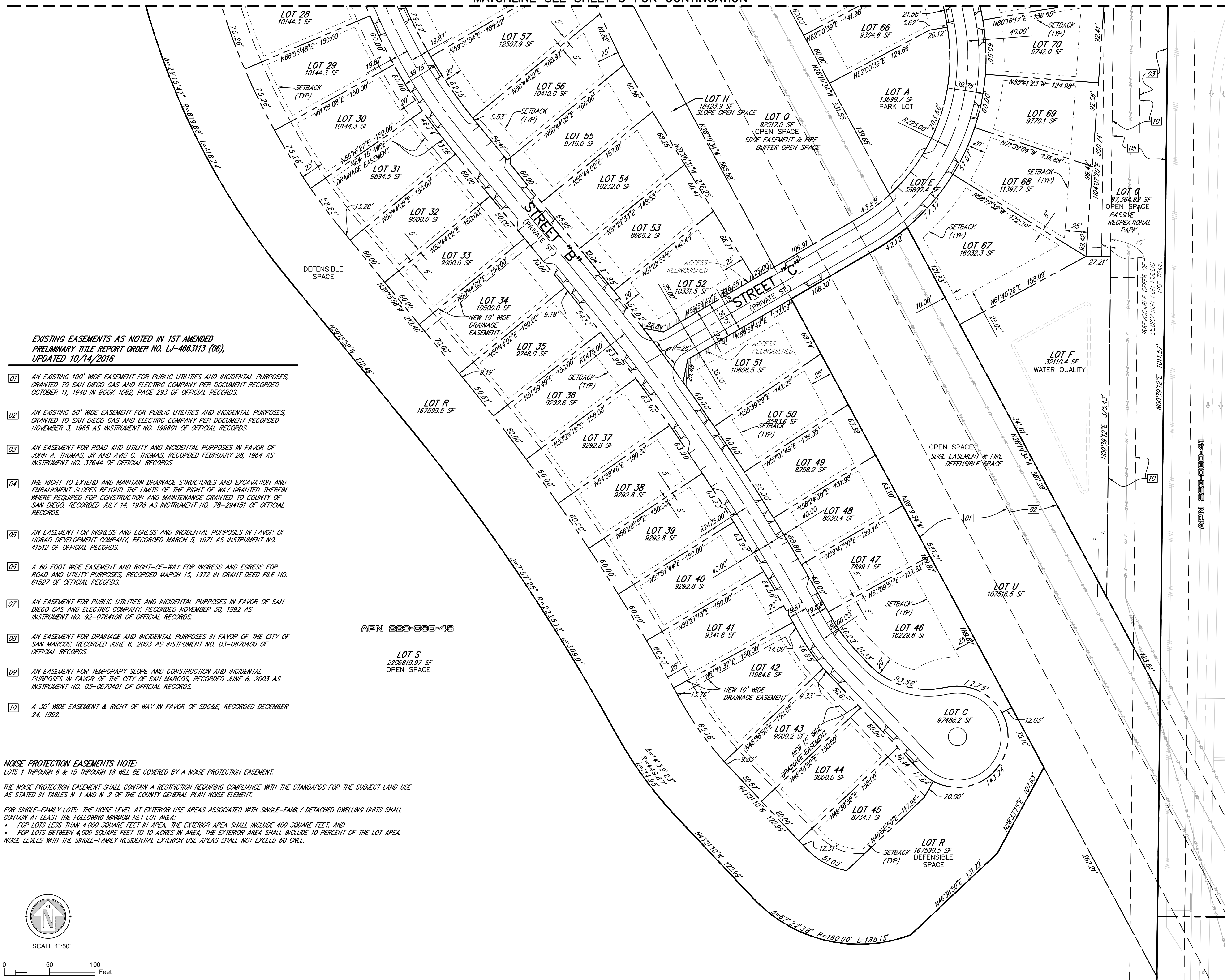
MATCHLINE SEE SHEET 4 FOR CONTINUATION

K:\19\190238\Engineering\TM\TM04\1m\190238.TM.dwg 11/16/2024 9:14 AM ORIGINAL PLOT SIZE: 11.00000000

MATCHLINE SEE SHEET 3 FOR CONTINUATION

COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

TENTATIVE MAP
SHEET 4 OF 4 SHEETS



EXISTING EASEMENTS AS NOTED IN 1ST AMENDED
PRELIMINARY TITLE REPORT ORDER NO. LJ-4663113 (06),
UPDATED 10/14/2016

- [01] AN EXISTING 100' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED OCTOBER 11, 1940 IN BOOK 1082, PAGE 293 OF OFFICIAL RECORDS.
- [02] AN EXISTING 50' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 3, 1965 AS INSTRUMENT NO. 199601 OF OFFICIAL RECORDS.
- [03] AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF JOHN A. THOMAS, JR AND AVIS C. THOMAS, RECORDED FEBRUARY 28, 1964 AS INSTRUMENT NO. 37644 OF OFFICIAL RECORDS.
- [04] THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE GRANTED TO COUNTY OF SAN DIEGO, RECORDED JULY 14, 1978 AS INSTRUMENT NO. 78-294151 OF OFFICIAL RECORDS.
- [05] AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF NORAD DEVELOPMENT COMPANY, RECORDED MARCH 5, 1971 AS INSTRUMENT NO. 41512 OF OFFICIAL RECORDS.
- [06] A 60 FOOT WIDE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES, RECORDED MARCH 15, 1972 IN GRANT DEED FILE NO. 61527 OF OFFICIAL RECORDS.
- [07] AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 30, 1992 AS INSTRUMENT NO. 92-0764106 OF OFFICIAL RECORDS.
- [08] AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-0670400 OF OFFICIAL RECORDS.
- [09] AN EASEMENT FOR TEMPORARY SLOPE AND CONSTRUCTION AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-0670401 OF OFFICIAL RECORDS.
- [10] A 30' WIDE EASEMENT & RIGHT OF WAY IN FAVOR OF SD&E, RECORDED DECEMBER 24, 1992.

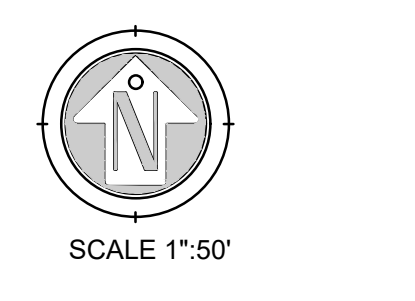
APN 223-080-46

LOT S
2206819.97 SF
OPEN SPACE

NOISE PROTECTION EASEMENTS NOTE:
 LOTS 1 THROUGH 6 & 15 THROUGH 18 WILL BE COVERED BY A NOISE PROTECTION EASEMENT.
 THE NOISE PROTECTION EASEMENT SHALL CONTAIN A RESTRICTION REQUIRING COMPLIANCE WITH THE STANDARDS FOR THE SUBJECT LAND USE AS STATED IN TABLES N-1 AND N-2 OF THE COUNTY GENERAL PLAN NOISE ELEMENT.

FOR SINGLE-FAMILY LOTS: THE NOISE LEVEL AT EXTERIOR USE AREAS ASSOCIATED WITH SINGLE-FAMILY DETACHED DWELLING UNITS SHALL CONTAIN AT LEAST THE FOLLOWING MINIMUM NET LOT AREA:

- FOR LOTS LESS THAN 4,000 SQUARE FEET IN AREA, THE EXTERIOR AREA SHALL INCLUDE 400 SQUARE FEET, AND
- FOR LOTS BETWEEN 4,000 SQUARE FEET TO 10 ACRES IN AREA, THE EXTERIOR AREA SHALL INCLUDE 10 PERCENT OF THE LOT AREA. NOISE LEVELS WITH THE SINGLE-FAMILY RESIDENTIAL EXTERIOR USE AREAS SHALL NOT EXCEED 60 CNEL.



APN 223-080-41

EASEMENT NOTE

EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY PHOTOGRAMMETRIC METHODS FROM INFORMATION GATHERED ON 10-11-2013 BY AEROTECH MAPPING. TOPOGRAPHY SHOWN HEREON CONFORMS TO NATIONAL MAP ACCURACY STANDARDS.

ACCESS

THE ACCESS TO THIS PROJECT IS VIA THE PROPOSED PRIVATE ROADS "A", "B", "C", & "E". ROADS "E" CONNECTS TO THE EXISTING PUBLIC SAN ELMO ROAD.

ASSESSOR'S PARCEL NUMBERS

223-080-46-00, 223-070-07-00 & 223-070-08-00

LEGAL DESCRIPTION

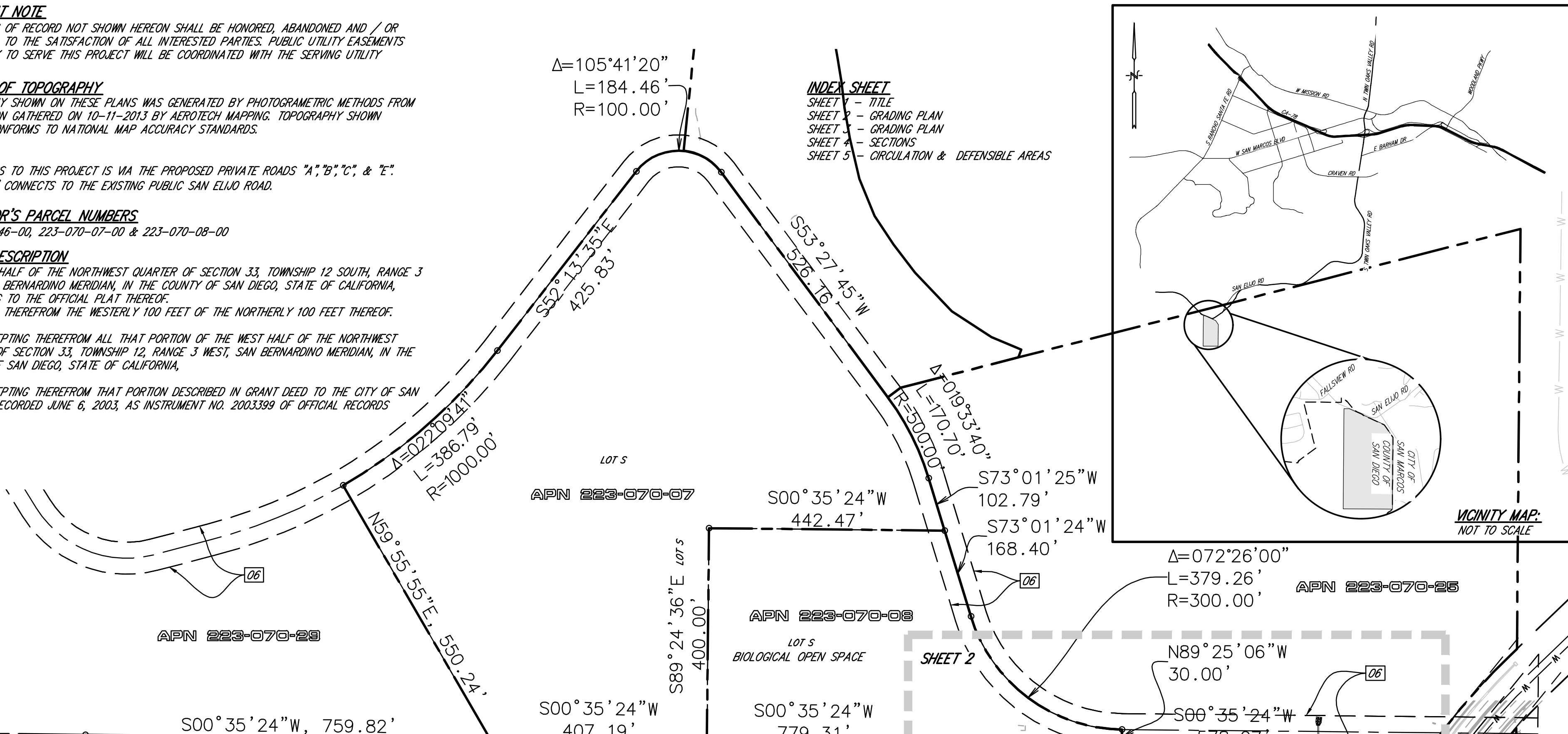
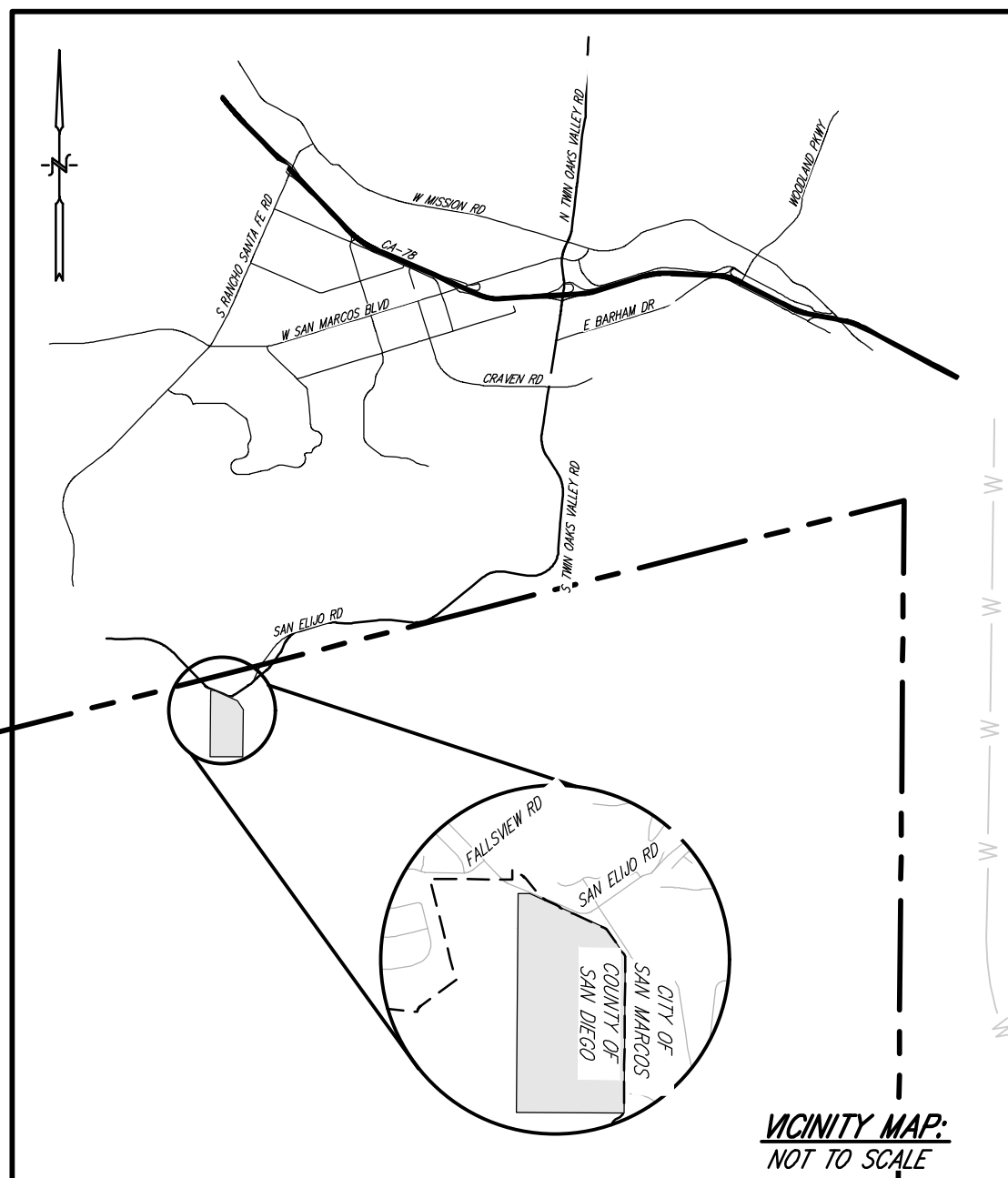
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE WESTERLY 100 FEET OF THE NORTHERLY 100 FEET THEREOF.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN GRANT DEED TO THE CITY OF SAN MARCOS RECORDED JUNE 6, 2003, AS INSTRUMENT NO. 2003399 OF OFFICIAL RECORDS

Δ=105°41'20"
L=184.46'
R=100.00'

INDEX SHEET
SHEET 1 - TITLE
SHEET 2 - GRADING PLAN
SHEET 3 - GRADING PLAN
SHEET 4 - SECTIONS
SHEET 5 - CIRCULATION & DEFENSIBLE AREAS



OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

OWNER: OR QUESTHAVEN, LLC
DATE: November 6, 2024

OWNER / DEVELOPER: OR QUESTHAVEN, LLC

DANNY GABRIEL, PRESIDENT
DATE: November 6, 2024

DEVELOPER ADDRESS

444 WEST BEECH STREET
SUITE 300
SAN DIEGO, CA 92101

EARTHWORK QUANTITIES

THE PRESDIAL VOLUME METHOD WAS USED TO CALCULATE THE VALUES SHOWN HEREON. SECTIONS OF STREETS, BIO BASINS & UTILITIES AS WELL AS A 7% BULKING WERE CONSIDERED IN THIS EARTHWORK QUANTITIES.

ADJUSTED CUT VOLUME = 167,100 CY
ADJUSTED FILL VOLUME = 167,100 CY
EXPORT = 0 CY

PRESENT & PROPOSED USE:

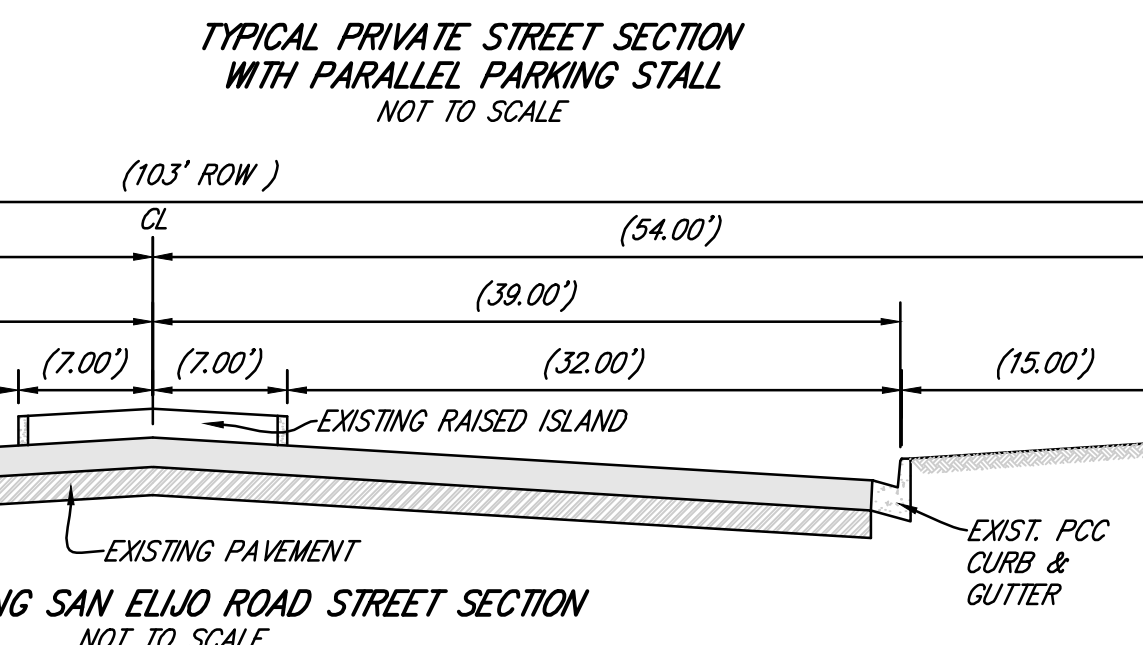
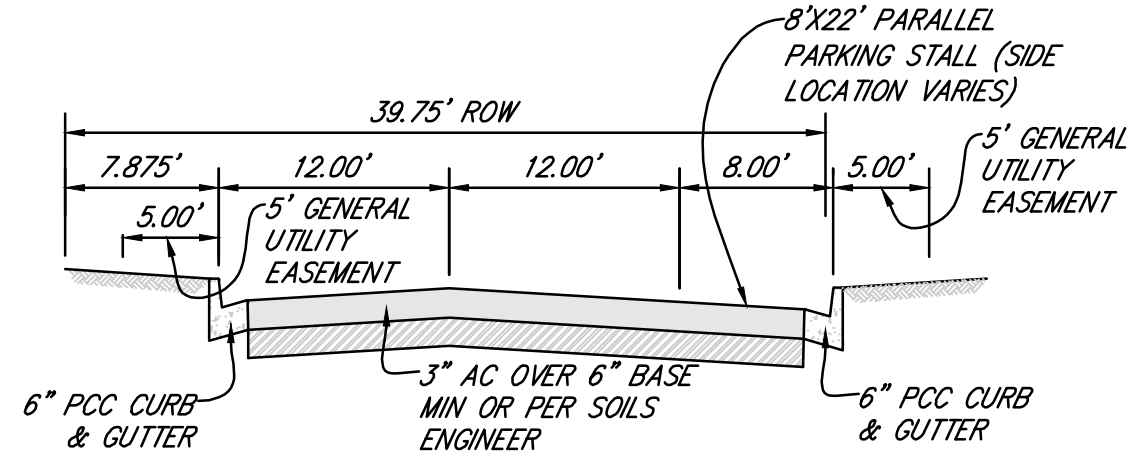
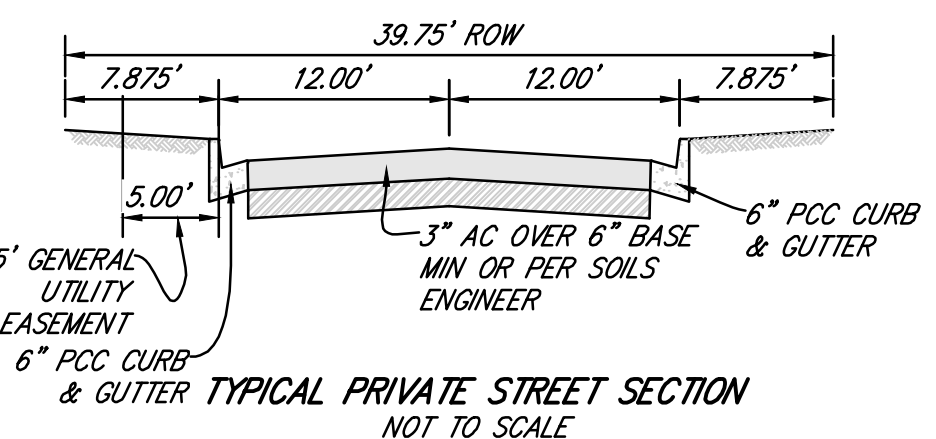
PRESENT: VACANT
PROPOSED: SINGLE FAMILY, OPEN SPACE

PUBLIC UTILITIES & DISTRICTS

SEWER - VALLECITOS WATER DISTRICT
WATER - OLIVENHEIN WATER DISTRICT
GAS & ELECTRIC - S.D.G.E.
TELEPHONE - AT&T
FIRE - COUNTY SERVICE AREA NO 107 ELFIN FOREST
SCHOOLS - UNIFIED SAN MARCOS

GENERAL NOTES

- 1. CURRENT SAN DIEGO COUNTY ZONING: RURAL RESIDENTIAL (RR)
- 2. CURRENT LAND USE DESIGNATION: C-1, VR-10.9 & SR 0.5
- 3. GROSS AREA WITHIN SUBDIVISION BOUNDARY: 89.23 ACRES
- 4. PROPOSED GRADING AREA: 31.35 AC
- 5. TOTAL PROPOSED RESIDENTIAL LOTS: 76 EA (TOTAL AREA=18.27 AC)
- 6. TOTAL PROPOSED STREET LOTS: 4 EA (TOTAL AREA=4.34 AC)
- 7. TOTAL PROPOSED PARK LOT: 1 EA (TOTAL AREA=0.31 AC)
- 8. TOTAL PROPOSED FOR WATER QUALITY LOTS: 4 EA (TOTAL AREA=2.40 AC)
- 9. TOTAL OPEN SPACE LOTS (EXCLUDING WATER QUALITY LOTS): 8 EA (63.90 AC)
- 10. TOTAL LOTS PROPOSED = 93 EA (NUMBERED LOTS = 76 EA, LETTERED LOTS = 17 EA)
- 11. SMALLEST RESIDENTIAL LOT AREA: 7,899 SF / 0.18 AC (LOT 47)
- 12. LARGEST RESIDENTIAL LOT AREA: 21,440.61 SF / 0.49 AC (LOT 67)
- 13. ON-SITE NEW & EXISTING UTILITY DISTRIBUTION FACILITIES SHALL BE INSTALLED UNDERGROUND.
- 14. AN ACCESS EASEMENT IS REQUESTED FROM THE COUNTY OF SAN DIEGO ACROSS THE APN 223-080-44. THIS ACCESS EASEMENT IS FOR THE IMPROVEMENT & INSTALLATION OF STREET "E" & PUBLIC UTILITIES INCLUDING THE TRAFFIC SIGNAL AT THE INTERSECTION OF SAN ELMO ROAD & PROPOSED STREET "E".



PRELIMINARY GRADING PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

TITLE
SHEET 1 OF 6 SHEETS

SURVEYOR OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

MICHAEL D. LEVIN, P.L.S. NO. 6896



ENGINEER OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

ROBERT D. DENTINO, R.C.E. NO. 45629



PRELIMINARY GRADING PLAN PREPARATION DATE

NOVEMBER 2020

FEMA INFORMATION

PER THE FEMA MAP NO. 06073C1055G WITH AN EFFECTIVE DATE OF MAY 16, 2012, THE SITE IS IN ZONE X.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BETWEEN SURVEY CONTROL POINT #1089 "SM089" AND SURVEY CONTROL POINT #1110 "123W137" AS SHOWN ON RECORD OF SURVEY NO. 13928, RECORDED OCTOBER 1, 1992 AS FILE NO. 92-625379.

THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON SURVEY CONTROL POINT #1089 "SM089", BEING 0.999922340 GROUND TO GRID.

IE: NORTH 25° 19' 13" EAST

PROJECT BENCHMARK

THE PROJECT BENCHMARK FOR THIS SURVEY IS SAN MARCOS SURVEY CONTROL POINT "SM089", A 2" BRASS DISK IN ROCK STAMPED "SM 089", AS SHOWN ON ROS 13928 AND ADJUSTED PER THE CITY OF SAN MARCOS BENCHMARK CONVERSION SHEETS, DATED SEPTEMBER 21, 2011.

ELEV: 973.370 DATUM: NAVD88

STORM WATER MANAGEMENT PLAN

PLEASE SEE THE SWMP PREPARED BY EXCEL ENGINEERING FOR THIS PROJECT & IS MADE A PART OF THE ENTITLEMENT PACKAGE.

EXISTING EASEMENTS AS NOTED IN 1ST AMENDED PRELIMINARY TITLE REPORT ORDER NO. LJ-4663113 (06), UPDATED 10/14/2016

- 01 AN EXISTING 100' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED OCTOBER 11, 1940 IN BOOK 1082, PAGE 293 OF OFFICIAL RECORDS.
- 02 AN EXISTING 50' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 3, 1965 AS INSTRUMENT NO. 199601 OF OFFICIAL RECORDS.
- 03 AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF JOHN A. THOMAS, JR. AND AVIS C. THOMAS, RECORDED FEBRUARY 28, 1964 AS INSTRUMENT NO. 37644 OF OFFICIAL RECORDS.
- 04 THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE GRANTED TO COUNTY OF SAN DIEGO, RECORDED JULY 14, 1978 AS INSTRUMENT NO. 78-294151 OF OFFICIAL RECORDS.
- 05 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF MORAD DEVELOPMENT COMPANY, RECORDED MARCH 3, 1971 AS INSTRUMENT NO. 41512 OF OFFICIAL RECORDS.
- 06 A 60 FOOT WIDE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES, RECORDED MARCH 15, 1972 IN GRANT DEED FILE NO. 61527 OF OFFICIAL RECORDS.
- 07 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 30, 1992 AS INSTRUMENT NO. 92-0764106 OF OFFICIAL RECORDS.
- 08 AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-0670400 OF OFFICIAL RECORDS.
- 09 AN EASEMENT FOR TEMPORARY SLOPE AND CONSTRUCTION AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-0670401 OF OFFICIAL RECORDS.
- 10 A 30' WIDE EASEMENT & RIGHT OF WAY IN FAVOR OF SD&E, RECORDED DECEMBER 24, 1992.

NOTICE

THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE 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.

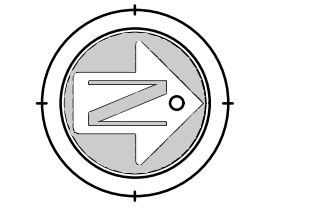
U.S. ARMY CORPS OF ENGINEERS: 915 MILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 452-3333; HTTP://WWW.USACE.ARMY.MIL/

REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; RB2_DREDGETILL@WATERBOARDS.CA.GOV.; HTTP://WWW.WATERBOARDS.CA.GOV./SANDIEGO/

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (619) 636-3160; ASKRS@WILDLIFE.CA.GOV. HTTP://WWW.DFG.CA.GOV/

APN 223-080-08

S89° 22' 57" E, 1331.59'



SCALE 1"=150'
0 150 300 Feet

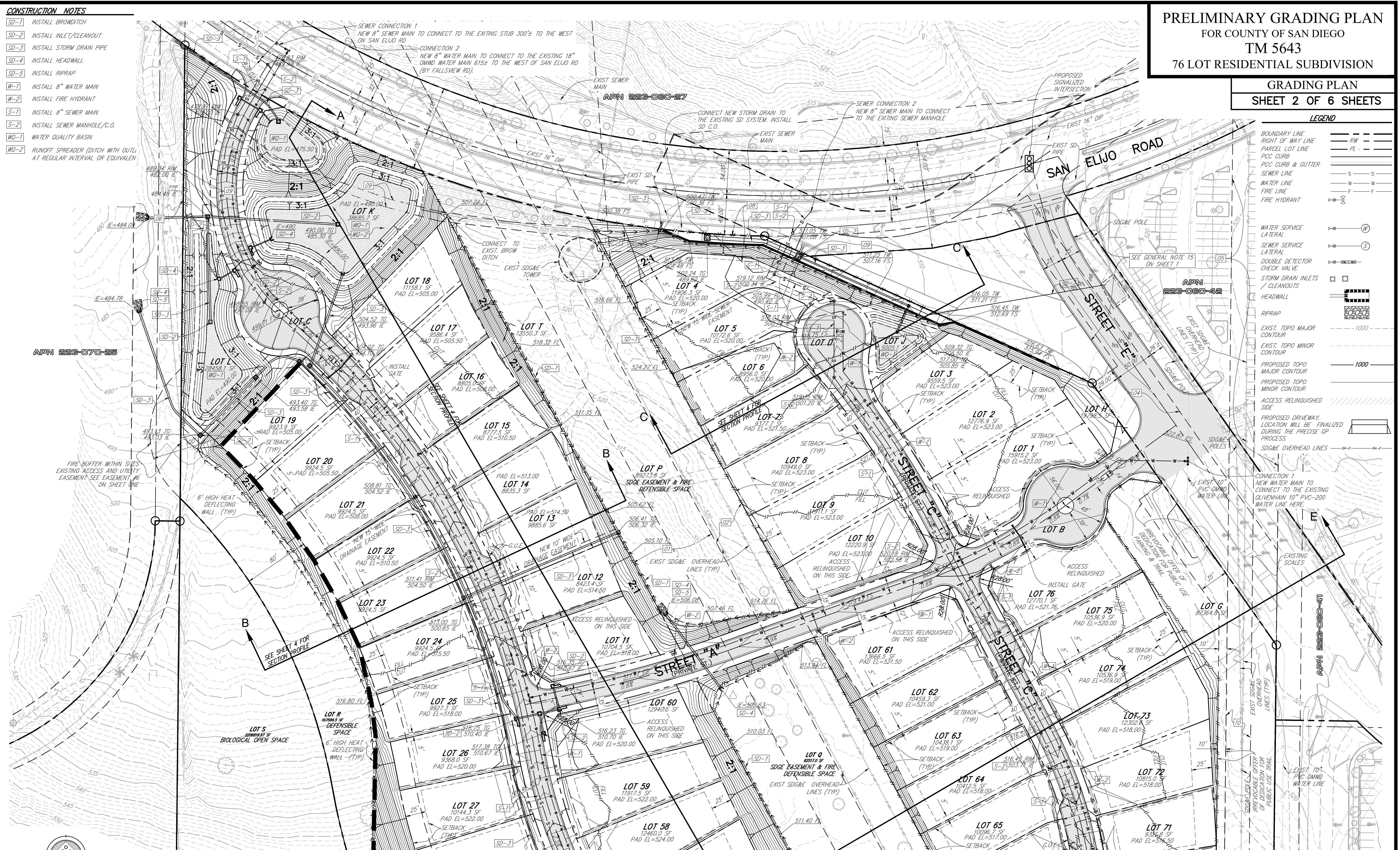
K: 19 | 190238 | Engineering | TM | TMO4 | PRELIM | 190238 | title.dwg | 11/6/2024 | 9:16 AM | ORIGINAL | PLOT SIZE: -----

PRELIMINARY GRADING PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

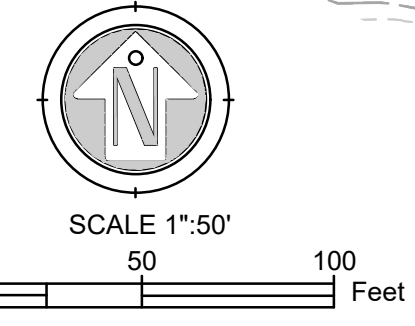
GRADING PLAN
SHEET 2 OF 6 SHEETS

- CONSTRUCTION NOTES**
- SD-1 INSTALL BROWDITCH
 - SD-2 INSTALL INLET/CLEANOUT
 - SD-3 INSTALL STORM DRAIN PIPE
 - SD-4 INSTALL HEADWALL
 - SD-5 INSTALL RIPRAP
 - W-1 INSTALL 8" WATER MAIN
 - W-2 INSTALL FIRE HYDRANT
 - S-1 INSTALL 8" SEWER MAIN
 - S-2 INSTALL SEWER MANHOLE/C.O.
 - WO-1 WATER QUALITY BASIN
 - WO-2 RUNOFF SPREADER (DITCH WITH OUTLET AT REGULAR INTERVAL OR EQUIVALENT)

- LEGEND**
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - PARCEL LOT LINE
 - PCC CURB
 - PCC CURB & GUTTER
 - SEWER LINE
 - WATER LINE
 - FIRE LINE
 - FIRE HYDRANT
 - WATER SERVICE LATERAL
 - LATERAL
 - SEWER SERVICE LATERAL
 - DOUBLE DETECTOR CHECK VALVE
 - STORM DRAIN INLET / CLEANOUTS
 - HEADWALL
 - RIPRAP
 - EXIST. TOPO MAJOR CONTOUR
 - EXIST. TOPO MINOR CONTOUR
 - PROPOSED TOPO MAJOR CONTOUR
 - PROPOSED TOPO MINOR CONTOUR
 - ACCESS RELINQUISHED SIDE
 - PROPOSED DRIVEWAY LOCATION WILL BE FINALIZED DURING THE PRECISE GP PROCESS.
 - SD&GE OVERHEAD LINES



MATCHLINE SEE SHEET 3 FOR CONTINUATION



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MATCHLINE SEE SHEET 2 FOR CONTINUATION

PRELIMINARY GRADING PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

GRADING PLAN
SHEET 3 OF 6 SHEETS

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- PARCEL LOT LINE
- PCC CURB
- PCC CURB & GUTTER
- SEWER LINE
- WATER LINE
- FIRE LINE
- FIRE HYDRANT
- WATER SERVICE LATERAL
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- SD&E OVERHEAD LINES

CONSTRUCTION NOTES

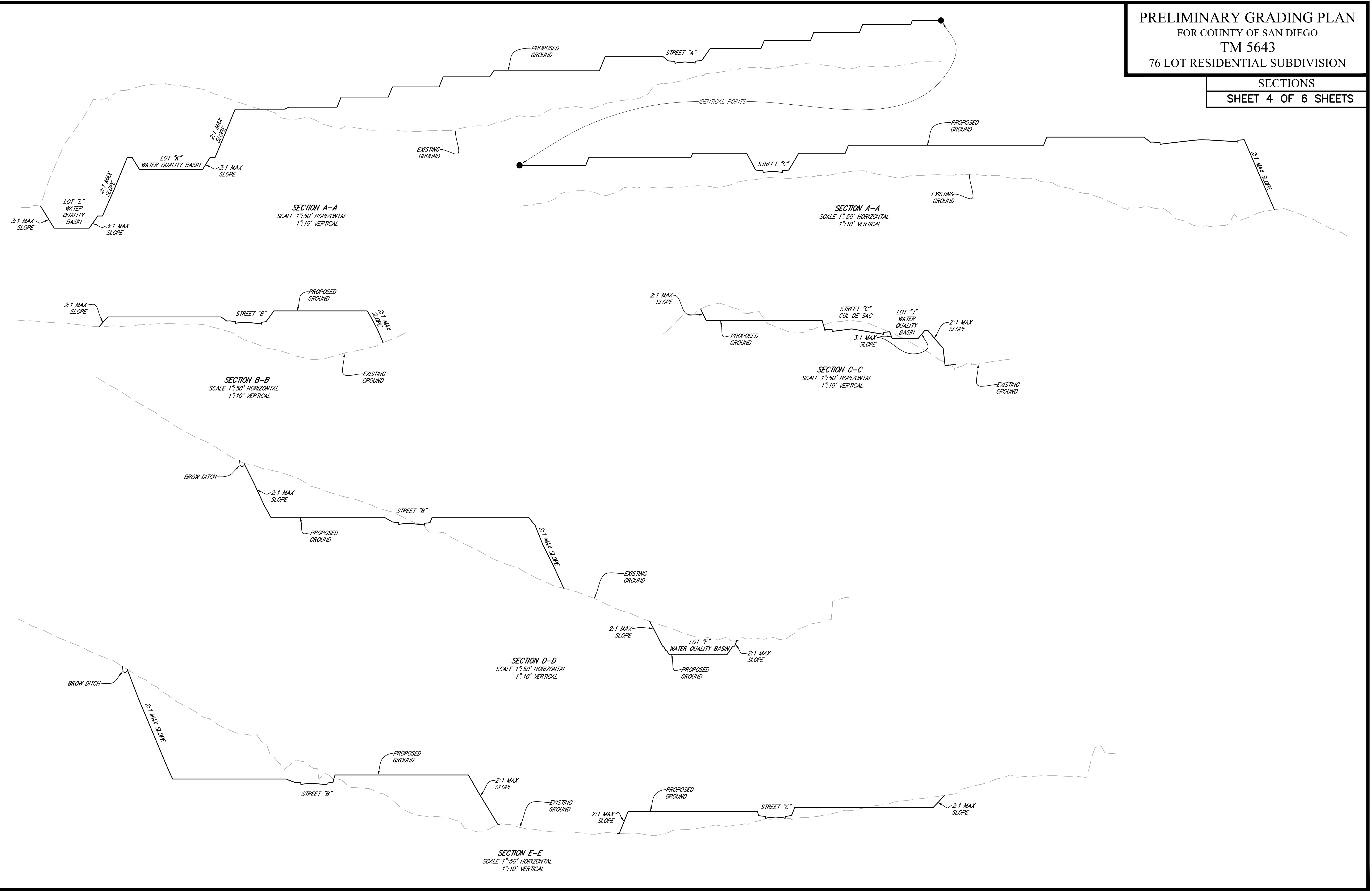
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- WO-2 RUNOFF SPREADER (DITCH WITH OUTLETS AT REGULAR INTERVAL OR EQUIVALENT)



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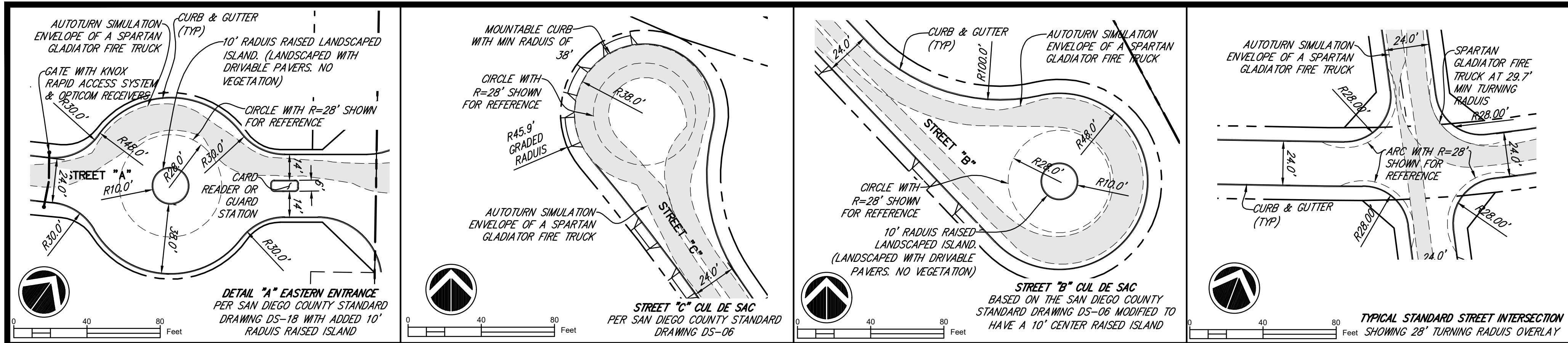
PRELIMINARY GRADING PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

SECTIONS
SHEET 4 OF 6 SHEETS

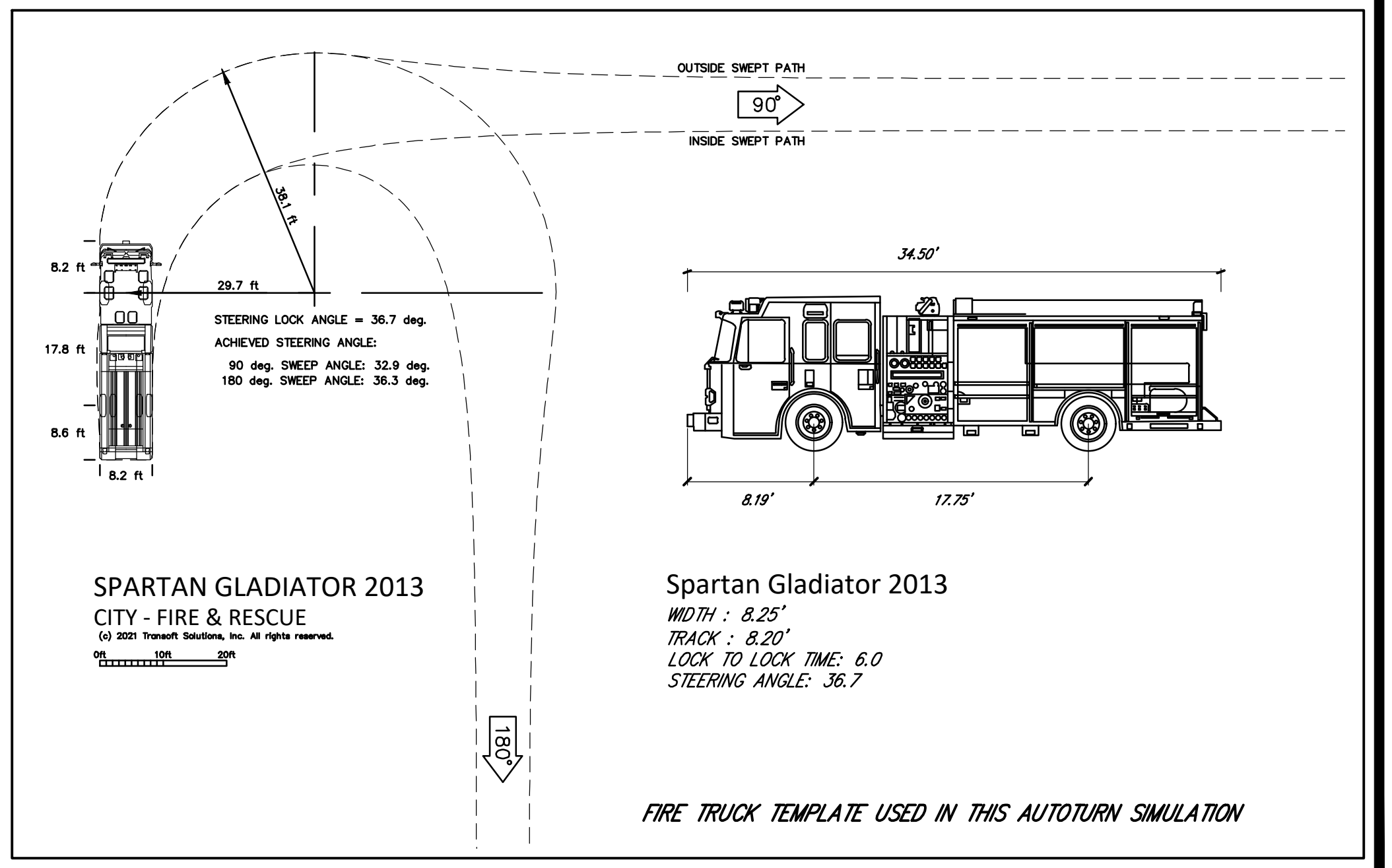
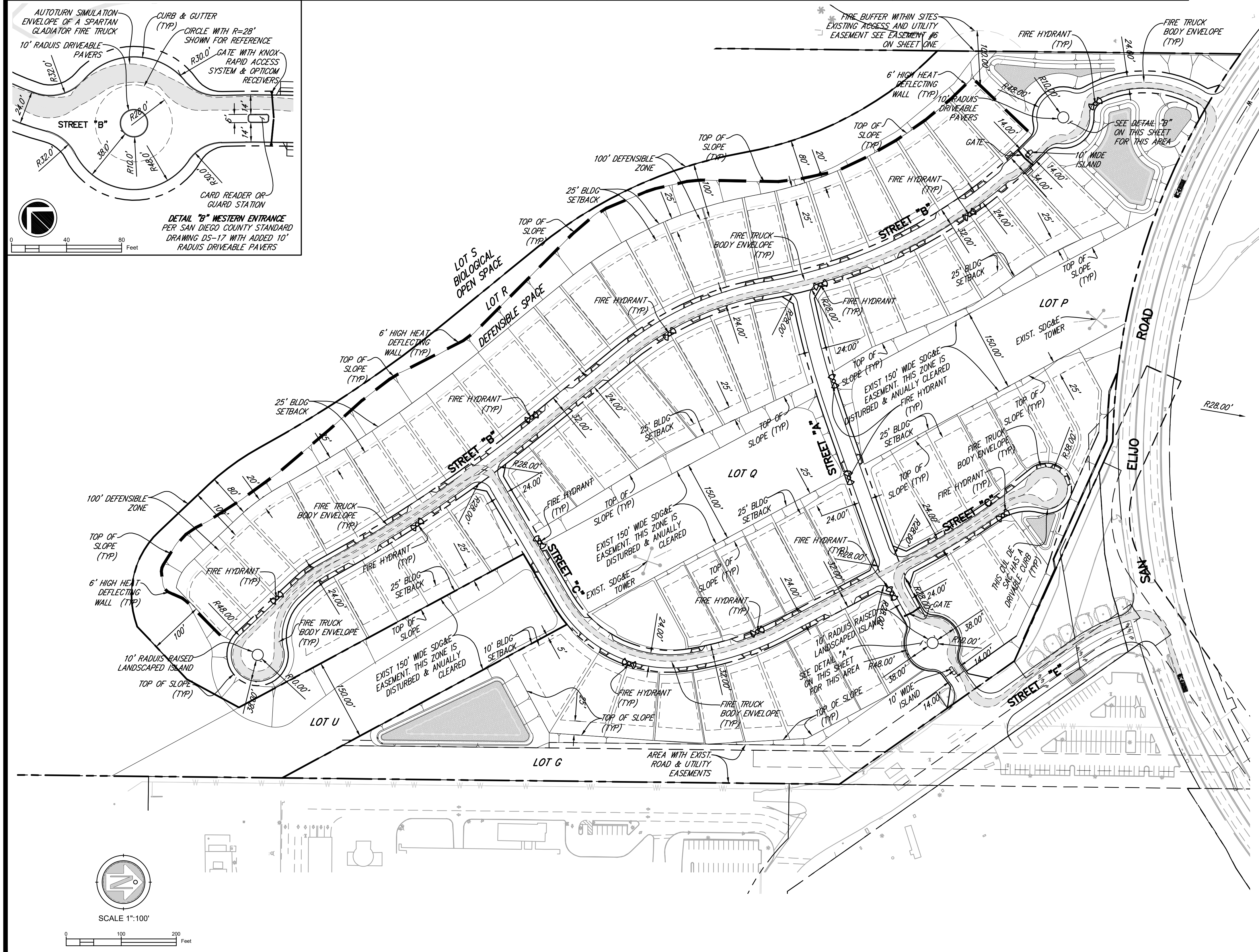
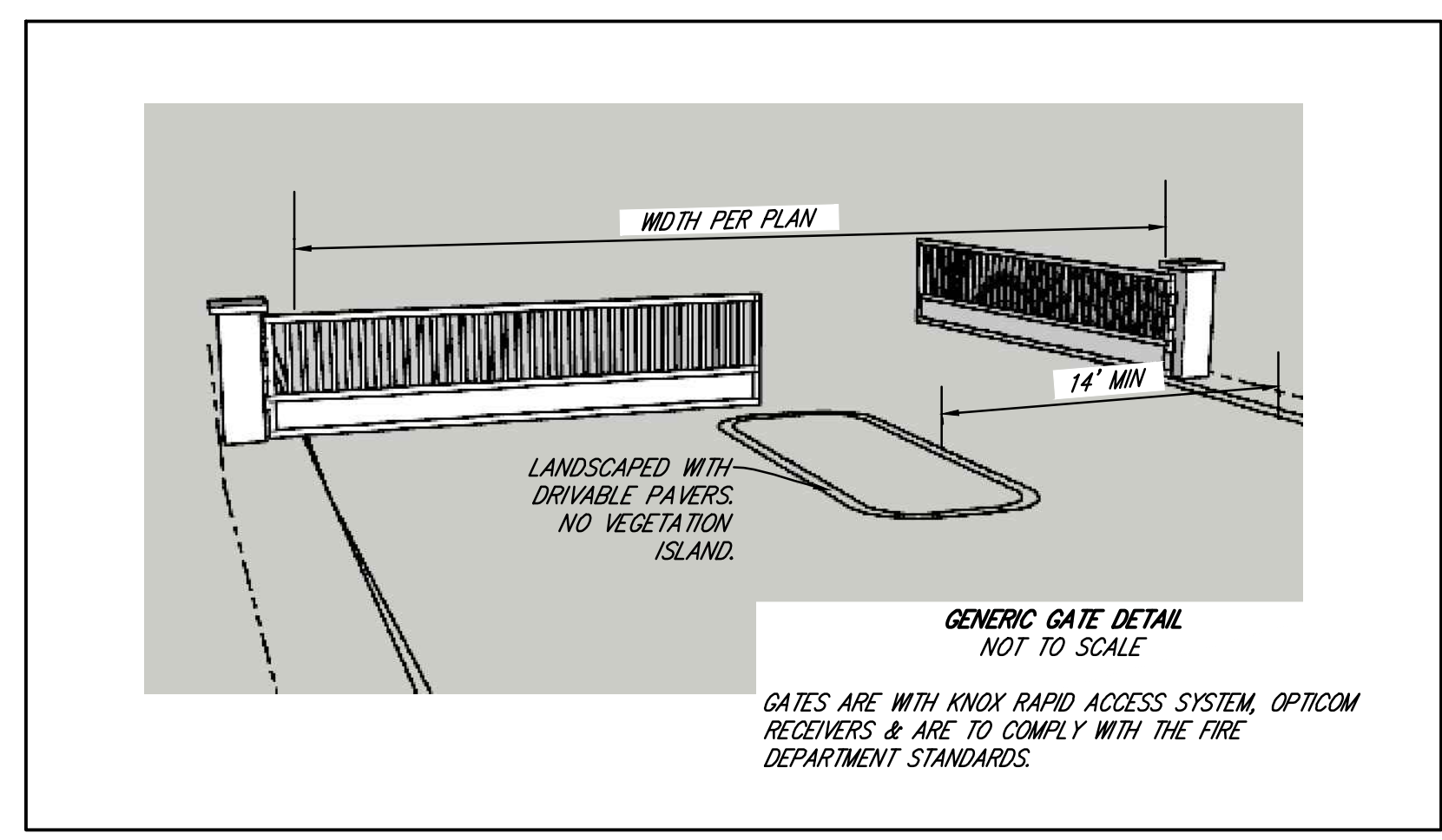
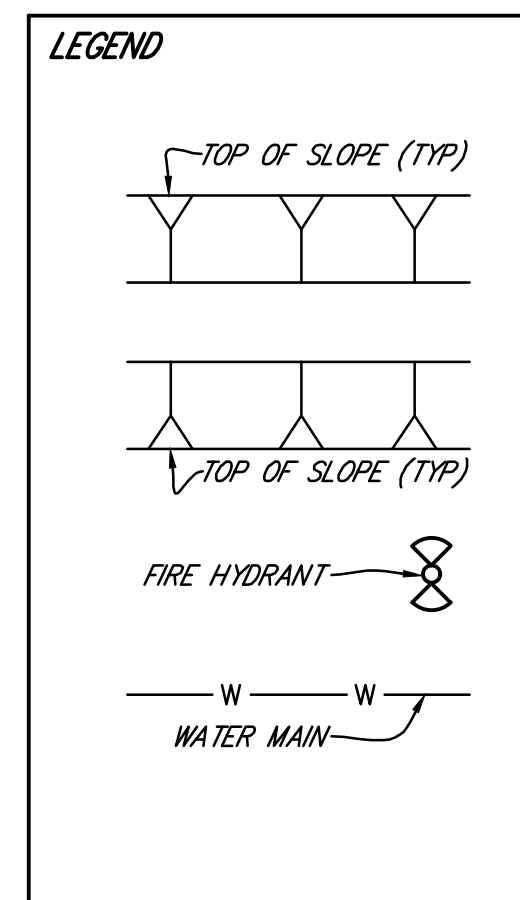


PRELIMINARY GRADING PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

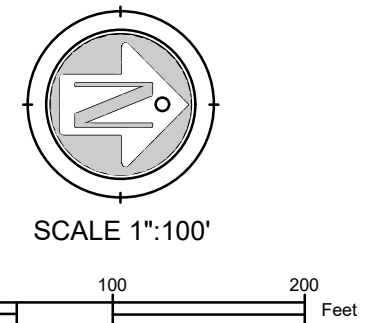
CIRCULATION & DEFENSIBLE AREAS
SHEET 5 OF 6 SHEETS



- FIRE NOTES:**
- THE PROJECT WILL PROVIDE A FIRE FLOW OF 2500 GPM.
 - PROVIDE FIRE LANE "NO PARKING" SIGNS AT EVERY 100' & RED PAINTED CURBS WITH "NO PARKING FIRE LANE" 4" WHITE STENCILS AT STREET SECTIONS WHERE THERE ARE NO PARALLEL PARKING STALLS PROPOSED.
 - STRUCTURES SHALL HAVE ADDITIONAL FIRE SETBACKS FROM TOP OF SLOPE. SETBACKS SHALL BE 15' FOR SINGLE STORY & 30' FOR TWO STORY STRUCTURES.
 - ALL FIRE ACCESS ROADWAYS SHALL BE ENGINEERED TO MEET THE 75,000 LB. RATING.
 - ALL HOMES ARE ON FIRE SPRINKLERS.
 - THIS IS A PROPOSED GATED COMMUNITY. GATES ARE WITH KNOX RAPID ACCESS SYSTEM, OPTICOM RECEIVERS & ARE TO COMPLY WITH THE FIRE DEPARTMENT STANDARDS.
 - DEVELOPMENT SHALL COMPLY WITH THE CODE EDITION IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.
 - ALL ROADWAYS SHALL BE COMPLETED & ALL FUEL MODIFICATION ZONES SHALL BE IN PLACE AND MAINTAINED PRIOR TO ANY COMBUSTIBLE LUMBER BEING BROUGHT ON SITE.
 - PROVIDE 30' OF FUEL MODIFICATION ALONG ALL ROADWAYS.
 - VACANT LOTS AND PARCELS SHALL BE CLEARED AND MAINTAINED, DRY GRASSES AND WEEDS SHALL BE MOWED AND MAINTAINED TO A HEIGHT OF 4."
 - HOA WILL BE REQUIRED TO ENTER INTO AN AGREEMENT WITH RSFPD TO REIMBURSE COSTS FOR DEFENSIBLE SPACE INSPECTIONS. THIS AGREEMENT SHALL BE PERPETUAL AND IDENTIFIED IN THE COMMUNITY CCR'S AS A SPECIAL ASSESSMENT.
 - THIS DEVELOPMENT SHALL BE CREATED AS A FIREWISE COMMUNITY.
 - EVERYTHING WITHIN THE FIRE BUFFER OPEN SPACE WILL BE FULLY CLEARED OR 100% NEW PLANTING IN ACCORDANCE WITH DISTRICT STANDARDS.
 - THE FIRE BUFFER OPEN SPACE DEFENSIBLE SPACE WITHIN THE SD&E EASEMENT WILL HAVE NO PLANTING AND SHALL REMAIN THINNED OF NATIVE VEGETATION, EXCEPT ON MANMADE SLOPES OF GRADED LOTS THAT REQUIRE LANDSCAPING OR IRRIGATION FOR EROSION CONTROL PURPOSES.
 - INSTALL DELINEATION MARKERS TO MARK THE EDGE OF THE FIRE BUFFER OPEN SPACE.
 - AS MITIGATION FOR THE REDUCTION OF SIDE YARD SETBACK FROM 30' TO 5' IN COMPLIANCE WITH TITLE 14 SECTION 1276.01, 5 FEET OF NON-COMBUSTIBLE MATERIAL, OR HARDSCAPE LANDSCAPING WILL BE INSTALLED AND EXTENDED 5 FEET HORIZONTALLY AROUND THE STRUCTURE FROM THE FURTHEST EXTEND OF THE BUILDING, OR TO THE PROPERTY LINE, WHICHEVER IS GREATER.

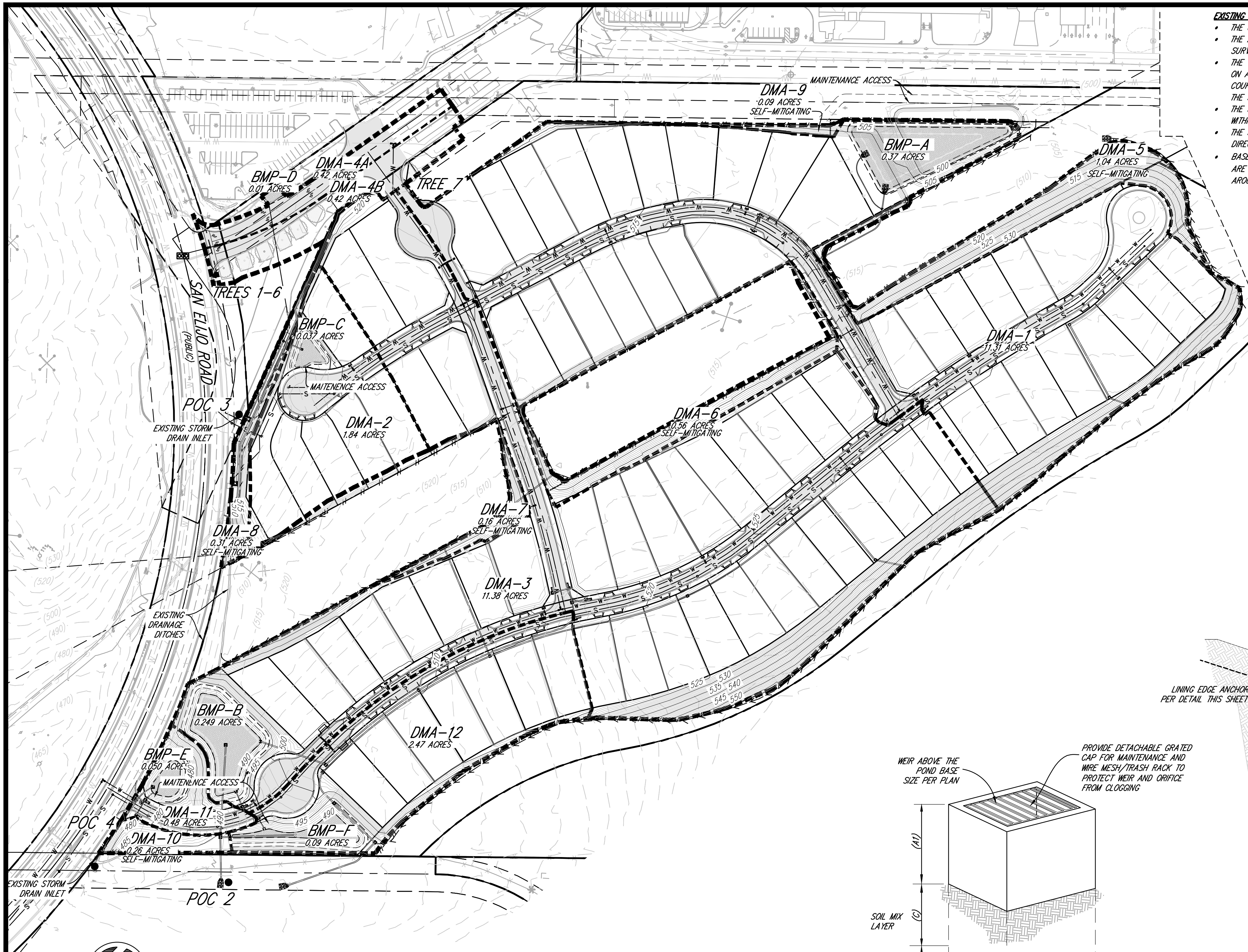


K:\19\190238\Engineering\TM\TM04\PREL\MCP\190238_prelimgp_circulation.dwg 11/6/2024 9:17 AM ORIGINAL PLOT SIZE



PRELIMINARY GRADING PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

BMP & DMA EXHIBIT
SHEET 6 OF 6 SHEETS



- EXISTING SITE FEATURES:**
- THE UNDERLYING HYDROLOGIC SOILS GROUP FOR THE ENTIRE SITE IS SOIL TYPE D.
 - THE APPROXIMATE DEPTH TO GROUNDWATER IS GREATER THAN 20 FEET BASED ON THE EPA WEB SOIL SURVEY RESULTS.
 - THE TWO NATURAL HYDROLOGIC FEATURES OF THE SITE ARE A NATURAL DRY DRAINAGE COURSE FLOWING ON A SOUTHERLY DIRECTION ALONG THE EASTERN PROPERTY LINE, AND A NATURAL DRY DRAINAGE COURSE FLOWING IN A NORTHWESTERLY DIRECTION LEAVING THE SITE NEAR THE NORTH WEST LIMITS OF THE SITE.
 - THE SITE IS GENTLY SLOPING NATURAL UNDEVELOPED AREA WITH NO APPRECIABLE IMPERVIOUS AREAS WITHIN THE PROJECT BOUNDARIES.
 - THE SITE PROPOSES TO CONNECT TO THE EXISTING PUBLIC STORMDRAIN SYSTEM FLOWING IN A WESTERLY DIRECTION LOCATED IN THE PUBLIC RIGHT-OF-WAY FOR SAN ELADIO ROAD.
 - BASED ON WATERSHED MAPPING OF POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS (POCSSYA), THERE ARE NO POCSSYA LOCATED WITHIN THE PROJECT BOUNDARY OR TRIBUTARY TO THE RUNOFF BYPASSED AROUND THE SITE.



DETAIL
"NO DUMPING" AT CATCH BASINS

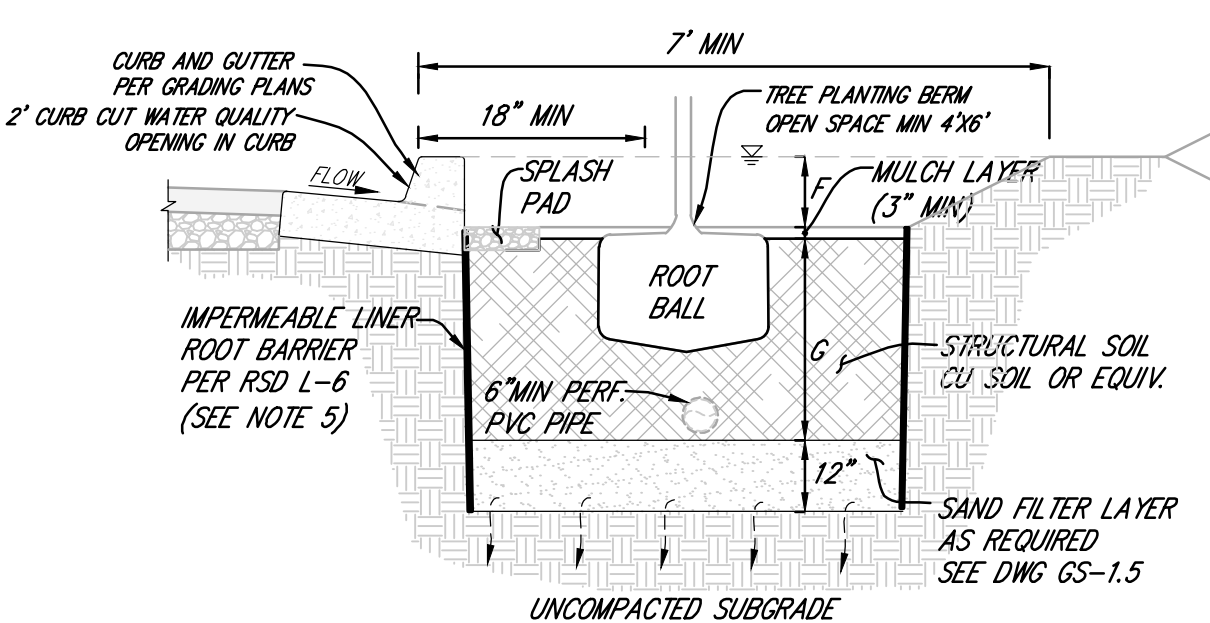
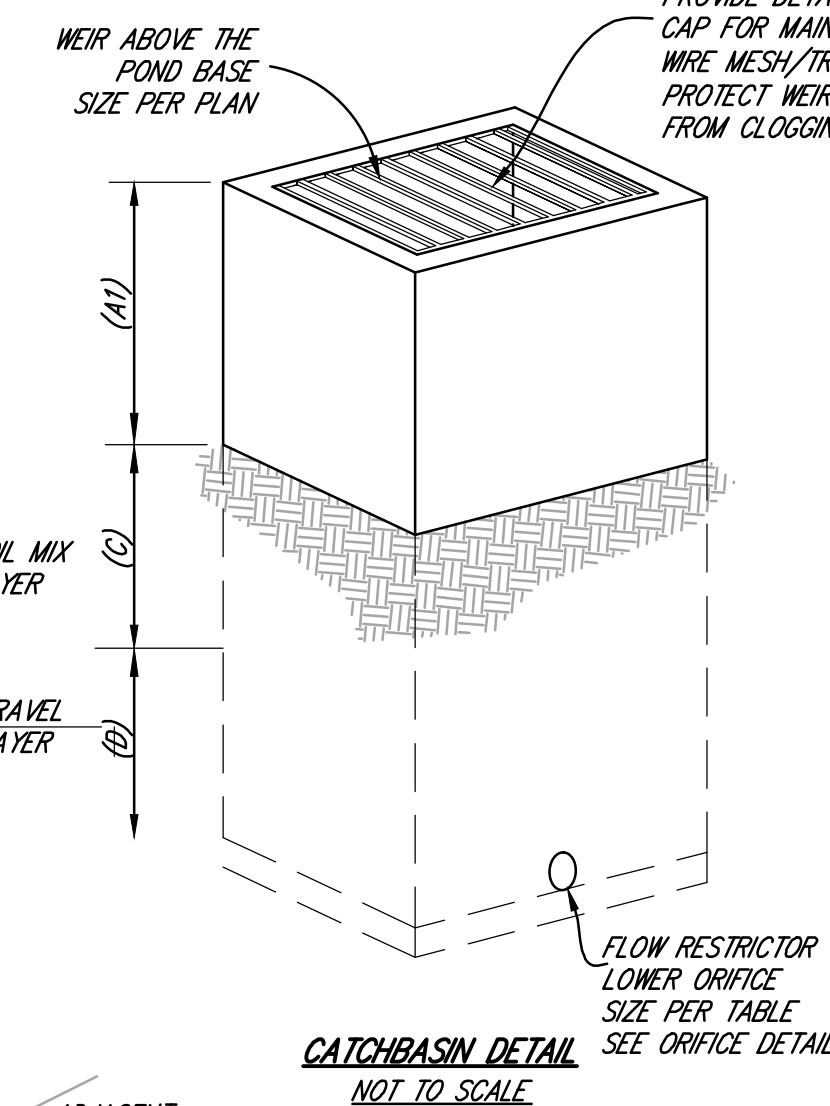
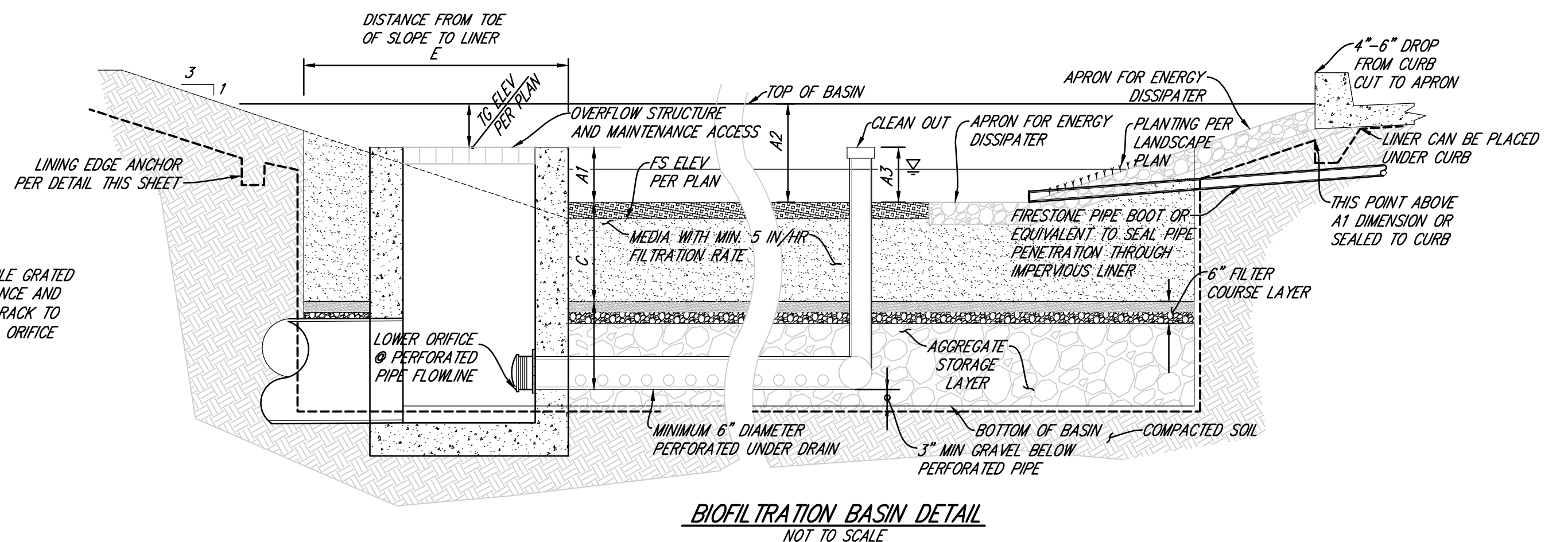
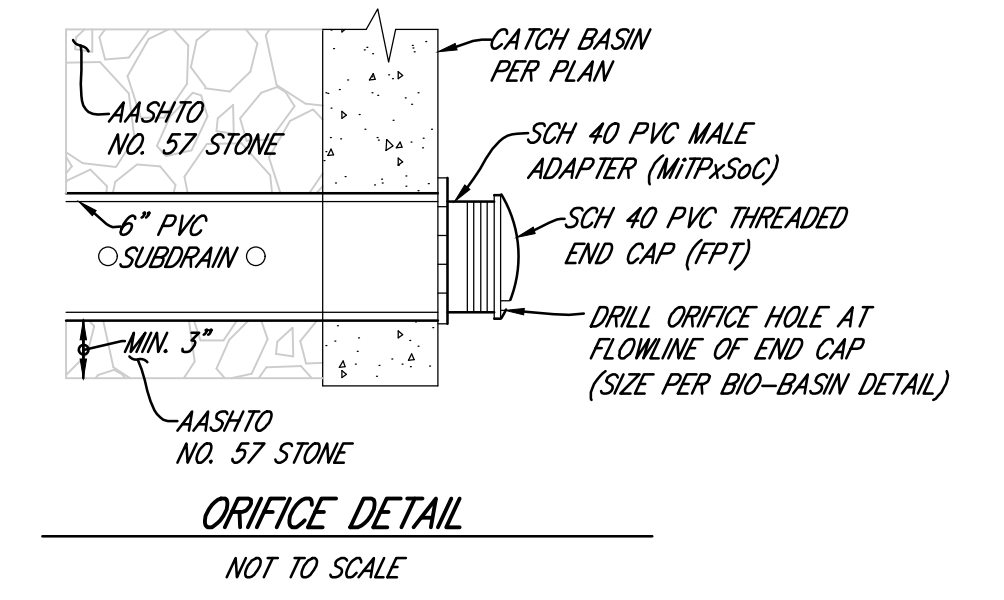
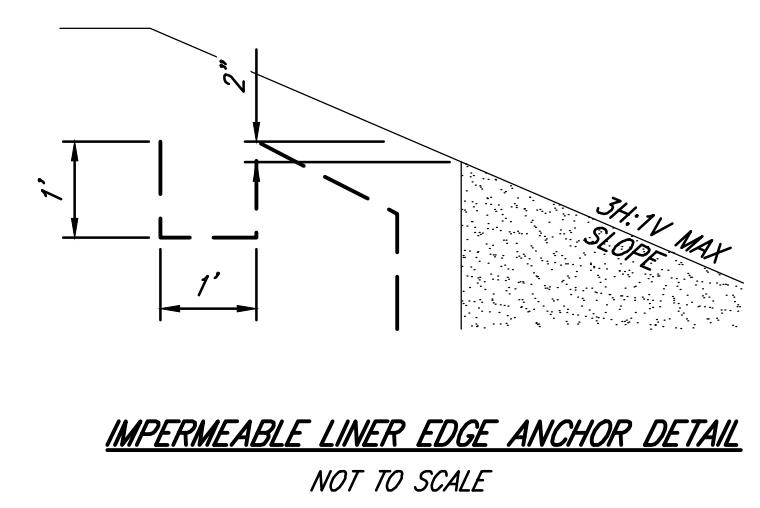
NOTE: ALL CATCH BASINS WITH GRATES SHALL BE STENCILED WITH CITY REQUIRED ITEM PER ABOVE DETAIL.
(DAS MANUFACTURING #SDO OR EQUIVALENT)

PERMANENT WATER QUALITY TREATMENT FACILITY

KEEPING OUR WATERWAYS CLEAN
MAINTAIN WITH CARE - NO MODIFICATIONS WITHOUT AGENCY APPROVAL

DETAIL
WATER QUALITY SIGN- PLACED AT EACH BIOFILTRATION BASIN

NOTE: ALL BIOFILTRATION AREAS WILL HAVE A SIGN POSTED TO BE VISIBLE AT ALL TIMES.



SIGNIFICANT SITE DESIGN (SSD) BMP SUMMARY TABLE

BASIN	DMA TYPE/ DRAINS TO	TYPE OF BMP	MIN EFFECTIVE AREA (SQFT)	F (IN) POND	G (IN) CU STRUCTURAL SOIL	NUMBER OF TREES	DIAMETER OF TREE (FT)	IMPERMEABLE LINER?	TREE SPECIES
DMA-4B	TREES 1-7	TREE WELL	585 (EA)	4-6	30	7	30	SIDEWALLS ONLY	-

STRUCTURAL BMP SUMMARY TABLE

DMA ID	BMP ID	TYPE OF BMP	EFFECTIVE AREA (SQFT)	A1 (INCH) RISER	A2 (INCH) CLEAN OUT	A3 (INCH) UPPER ORIFICE	B (INCH) MEDIA	C (INCH) GRAVEL	D (INCH) GRAVEL	E (FEET)	BOX RISER / OVERFLOW STRUCTURE SIZE (INCHES)	ORIFICES DIAMETER UPPER LOWER (INCH) (INCH)	IMPERMEABLE LINER?
DMA-1	BMP-A	BIOFILTRATION	17,236	6	12.0	6.0	-	21.0	18	1.5	36X36	- 1.5	YES
DMA-2	BMP-C	BIOFILTRATION	10,862	6	12.0	6.0	-	21.0	15	1.5	36X36	- 1.5	YES
DMA-3	BMP-B	BIOFILTRATION	1,486	6	12.0	6.0	-	21.0	15	1.5	36X36	- 0.75	YES
DMA-4A	BMP-D	BIOFILTRATION	597	6	12.0	6.0	-	21.0	18	1.5	36X36	- 0.75	YES
DMA-11	BMP-E	BIOFILTRATION	2,189	6	12.0	6.0	-	21.0	15	1.5	36X36	- 1.0	YES
DMA-12	BMP-F	BIOFILTRATION	4,691	6	12.0	6.0	-	21.0	18	1.5	36X36	- 1.0	YES

- BMP MAINTENANCE ACCESS NOTE**
ALL BMP'S TO BE ACCESSED FROM NEAREST ROADWAY FOR MAINTENANCE.
- SITE DESIGN BMPs**
- 4.3.2 CONSERVE NATURAL AREAS
 - 4.3.3 MINIMIZE IMPERVIOUS SURFACES
 - 4.3.5 IMPERVIOUS AREA DISPERSION
- SOURCE CONTROL BMPs**
- 4.2.2 STORM DRAIN INLET STENCILING
 - 4.2.6(E) LANDSCAPE/PESTICIDE USE

QUESTHAVEN
BMP & DMA EXHIBIT



K: 1/9/1902/38 [Engineering] TM | TMOA | PRELIM | 190238-BMP/SHEET.dwg | 11/6/2024 9:17 AM ORIGINAL PLOT SIZE: 11x17

EASEMENT NOTE

EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

SOURCE OF TOPOGRAPHY

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY PHOTOGRAMMETRIC METHODS FROM INFORMATION GATHERED ON 10-11-2013 BY AEROTECH MAPPING. TOPOGRAPHY SHOWN HEREON CONFORMS TO NATIONAL MAP ACCURACY STANDARDS.

ACCESS

THE ACCESS TO THIS PROJECT IS VIA THE PROPOSED PRIVATE ROADS "A", "B", "C", & "E". ROADS "E" CONNECTS TO THE EXISTING PUBLIC SAN ELMO ROAD.

ASSESSOR'S PARCEL NUMBERS

223-080-46-00, 223-070-07-00 & 223-070-08-00

LEGAL DESCRIPTION

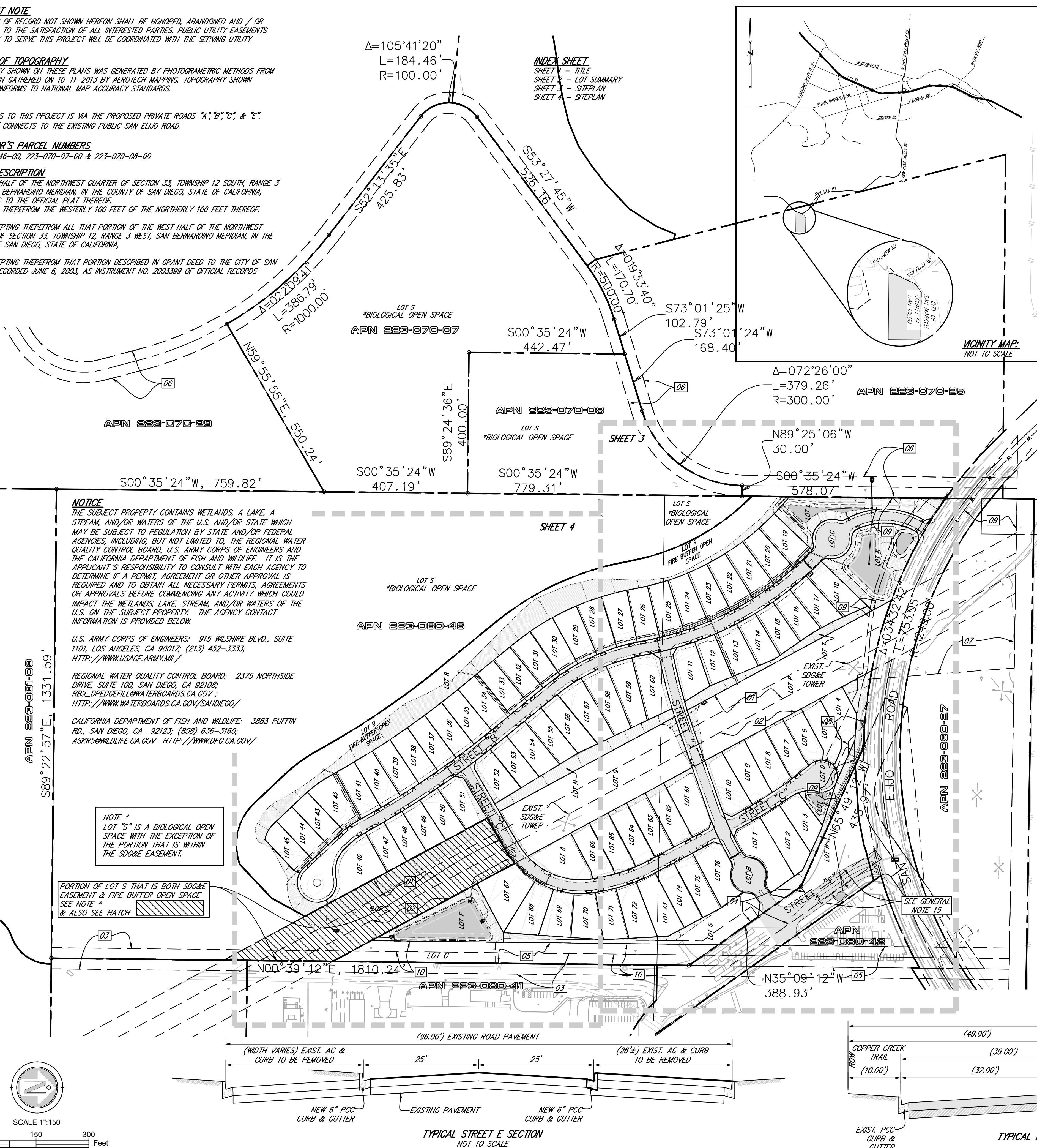
THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE WESTERLY 100 FEET OF THE NORTHERLY 100 FEET THEREOF.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN GRANT DEED TO THE CITY OF SAN MARCOS RECORDED JUNE 6, 2003, AS INSTRUMENT NO. 2003399 OF OFFICIAL RECORDS

Δ=105°41'20"
L=184.46'
R=100.00'

INDEX SHEET
SHEET 1 - TITLE
SHEET 2 - LOT SUMMARY
SHEET 3 - SITEPLAN
SHEET 4 - SITEPLAN



OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

OWNER
OR QUESTHAVEN, LLC
November 6, 2024
DATE

OWNER / DEVELOPER
OR QUESTHAVEN, LLC

DANNY GABRIEL, PRESIDENT
November 6, 2024
DATE

DEVELOPER ADDRESS

444 WEST BEECH STREET
SUITE 300
SAN DIEGO, CA 92101

EARTHWORK QUANTITIES

THE PRESDIAL VOLUME METHOD WAS USED TO CALCULATE THE VALUES SHOWN HEREON. SECTIONS OF STREETS, BIO BASINS & UTILITIES AS WELL AS A 7% BULKING WERE CONSIDERED IN THIS EARTHWORK QUANTITIES.

ADJUSTED CUT VOLUME = 167,100 CY
ADJUSTED FILL VOLUME = 167,100 CY
EXPORT = 0 CY

PRESENT & PROPOSED USE:

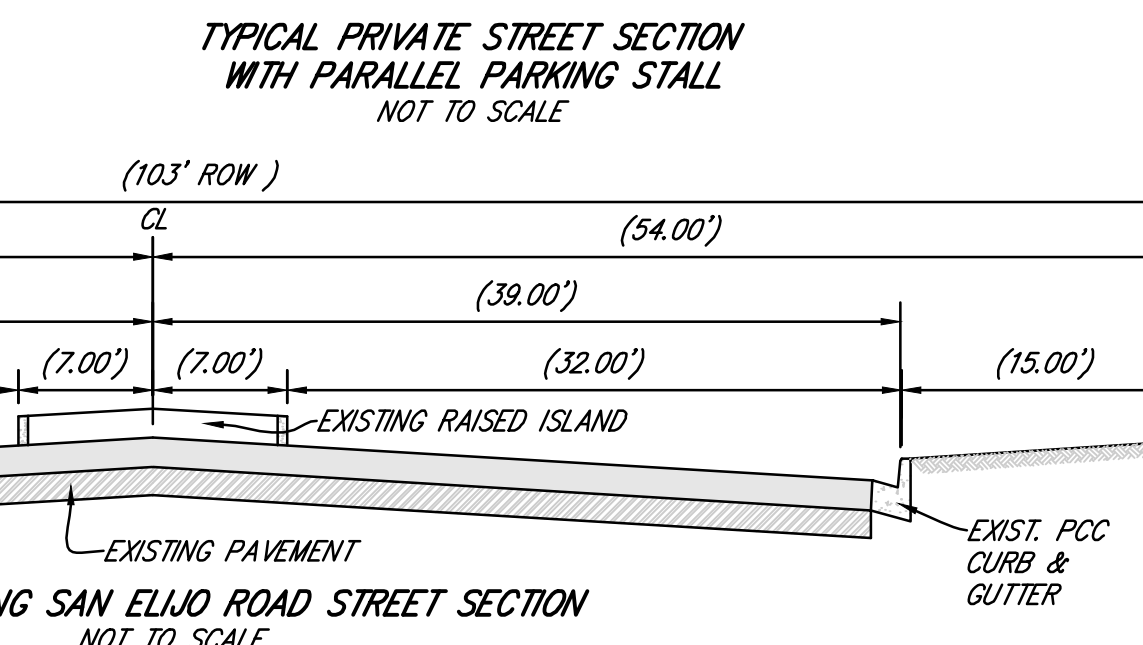
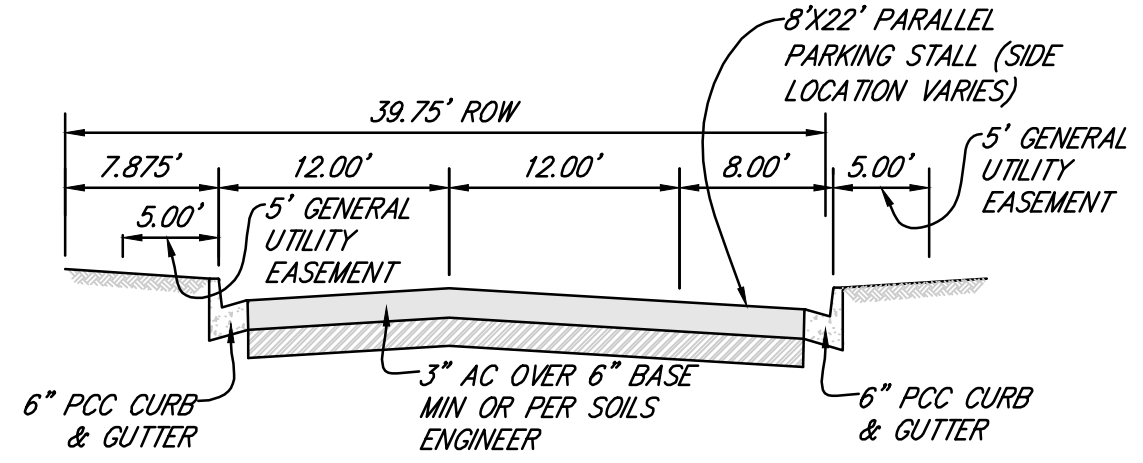
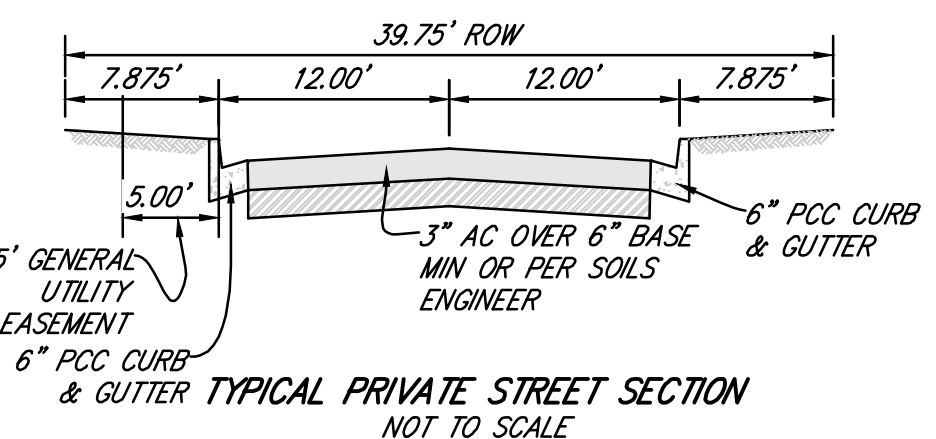
PRESENT: VACANT
PROPOSED: SINGLE FAMILY, OPEN SPACE

PUBLIC UTILITIES & DISTRICTS

SEWER - VALLEJITOS WATER DISTRICT
WATER - OLIVENHEIN WATER DISTRICT
GAS & ELECTRIC - S.D.G.E.
TELEPHONE - AT&T
FIRE - COUNTY SERVICE AREA NO 107 ELFIN FOREST
SCHOOLS - UNIFIED SAN MARCOS

GENERAL NOTES

- 1. CURRENT SAN DIEGO COUNTY ZONING: RURAL RESIDENTIAL (RR)
- 2. CURRENT LAND USE DESIGNATION: C-1, VR-10.9 & SR 0.5
- 3. GROSS AREA WITHIN SUBDIVISION BOUNDARY: 89.23 ACRES
- 4. PROPOSED GRADING AREA: 31.35 AC
- 5. TOTAL PROPOSED RESIDENTIAL LOTS: 76 EA (TOTAL AREA=18.27 AC)
- 6. TOTAL PROPOSED STREET LOTS: 4 EA (TOTAL AREA=4.34 AC)
- 7. TOTAL PROPOSED PARK LOT: 1 EA (TOTAL AREA=0.31 AC)
- 8. TOTAL PROPOSED FOR WATER QUALITY LOTS: 4 EA (TOTAL AREA=2.40 AC)
- 9. TOTAL OPEN SPACE LOTS (EXCLUDING WATER QUALITY LOTS): 8 EA (63.90 AC)
- 10. TOTAL LOTS PROPOSED = 93 EA (NUMBERED LOTS = 76 EA, LETTERED LOTS = 17 EA)
- 11. SMALLEST RESIDENTIAL LOT AREA: 7,899 SF / 0.18 AC (LOT 47)
- 12. LARGEST RESIDENTIAL LOT AREA: 21,440.61 SF / 0.49 AC (LOT 67)
- 13. ON-SITE NEW & EXISTING UTILITY DISTRIBUTION FACILITIES SHALL BE INSTALLED UNDERGROUND.
- 14. AN ACCESS EASEMENT IS REQUESTED FROM THE COUNTY OF SAN DIEGO ACROSS THE APN 223-080-44. THIS ACCESS EASEMENT IS FOR THE IMPROVEMENT & INSTALLATION OF STREET "E" & PUBLIC UTILITIES INCLUDING THE TRAFFIC SIGNAL AT THE INTERSECTION OF SAN ELMO ROAD & PROPOSED STREET "E".



SITE PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

TITLE
SHEET 1 OF 4 SHEETS

SURVEYOR OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

Michael D. Levin
No. 6896
STATE OF CALIFORNIA

ENGINEER OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

Robert D. Dentino
No. 45629
STATE OF CALIFORNIA
CIVIL

PRELIMINARY GRADING PLAN PREPARATION DATE
NOVEMBER 2020

FEMA INFORMATION

PER THE FEMA MAP NO. 06073C1055G WITH AN EFFECTIVE DATE OF MAY 16, 2012, THE SITE IS IN ZONE X.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BETWEEN SURVEY CONTROL POINT #1089 "SM089" AND SURVEY CONTROL POINT #1110 "123W137" AS SHOWN ON RECORD OF SURVEY NO. 13928, RECORDED OCTOBER 1, 1992 AS FILE NO. 92-625379.

THE COMBINED FACTOR FOR THIS PROJECT IS BASED ON SURVEY CONTROL POINT #1089 "SM089", BEING 0.999922340 GROUND TO GRID.

IE: NORTH 25° 19' 13" EAST

PROJECT BENCHMARK

THE PROJECT BENCHMARK FOR THIS SURVEY IS SAN MARCOS SURVEY CONTROL POINT "SM089", A 2" BRASS DISK IN ROCK STAMPED "SM 089", AS SHOWN ON ROS 13928 AND ADJUSTED PER THE CITY OF SAN MARCOS BENCHMARK CONVERSION SHEETS, DATED SEPTEMBER 21, 2011.

ELEV: 973.370 DATUM: NAVD88

STORM WATER MANAGEMENT PLAN

PLEASE SEE THE SWMP PREPARED BY EXCEL ENGINEERING FOR THIS PROJECT & IS MADE A PART OF THE ENTITLEMENT PACKAGE.

EXISTING EASEMENTS AS NOTED IN 1ST AMENDED PRELIMINARY TITLE REPORT ORDER NO. LJ-4663113 (06), UPDATED 10/14/2016

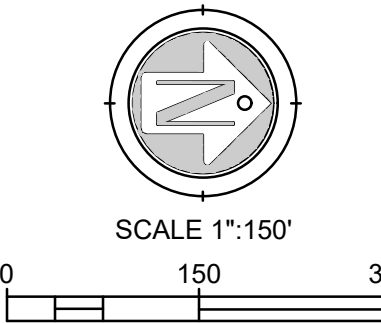
- 01 AN EXISTING 100' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED OCTOBER 11, 1940 IN BOOK 1082, PAGE 293 OF OFFICIAL RECORDS.
- 02 AN EXISTING 50' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED NOVEMBER 3, 1965 AS INSTRUMENT NO. 199601 OF OFFICIAL RECORDS.
- 03 AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF JOHN A. THOMAS, JR. AND AVIS C. THOMAS, RECORDED FEBRUARY 28, 1964 AS INSTRUMENT NO. 37644 OF OFFICIAL RECORDS.
- 04 THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY GRANTED THEREIN WHERE REQUIRED FOR CONSTRUCTION AND MAINTENANCE GRANTED TO COUNTY OF SAN DIEGO, RECORDED JULY 14, 1978 AS INSTRUMENT NO. 78-294151 OF OFFICIAL RECORDS.
- 05 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF MORAD DEVELOPMENT COMPANY, RECORDED MARCH 3, 1971 AS INSTRUMENT NO. 41512 OF OFFICIAL RECORDS.
- 06 A 60 FOOT WIDE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR ROAD AND UTILITY PURPOSES, RECORDED MARCH 15, 1972 IN GRANT DEED FILE NO. 61527 OF OFFICIAL RECORDS.
- 07 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 30, 1992 AS INSTRUMENT NO. 92-0764106 OF OFFICIAL RECORDS.
- 08 AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-0670400 OF OFFICIAL RECORDS.
- 09 AN EASEMENT FOR TEMPORARY SLOPE AND CONSTRUCTION AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SAN MARCOS, RECORDED JUNE 6, 2003 AS INSTRUMENT NO. 03-0670401 OF OFFICIAL RECORDS.
- 10 A 30' WIDE EASEMENT & RIGHT OF WAY IN FAVOR OF SDG&E, RECORDED DECEMBER 24, 1992.

NOTICE
THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE 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: 915 MILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 452-3333; HTTP://WWW.USACE.ARMY.MIL/
REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; RB2_DREDGETILL@WATERBOARDS.CA.GOV.; HTTP://WWW.WATERBOARDS.CA.GOV./SAN DIEGO/
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (619) 636-3160; ASKRS@WILDLIFE.CA.GOV HTTP://WWW.DFG.CA.GOV/

NOTE *
LOT "S" IS A BIOLOGICAL OPEN SPACE WITH THE EXCEPTION OF THE PORTION THAT IS WITHIN THE SDG&E EASEMENT.

PORTION OF LOT S THAT IS BOTH SDG&E EASEMENT & FIRE BUFFER OPEN SPACE SEE NOTE * & ALSO SEE HATCH



SITE PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

LOT SUMMARY
SHEET 2 OF 4 SHEETS

DENSITY BONUS CALCULATION BASED ON "LOW INCOME"

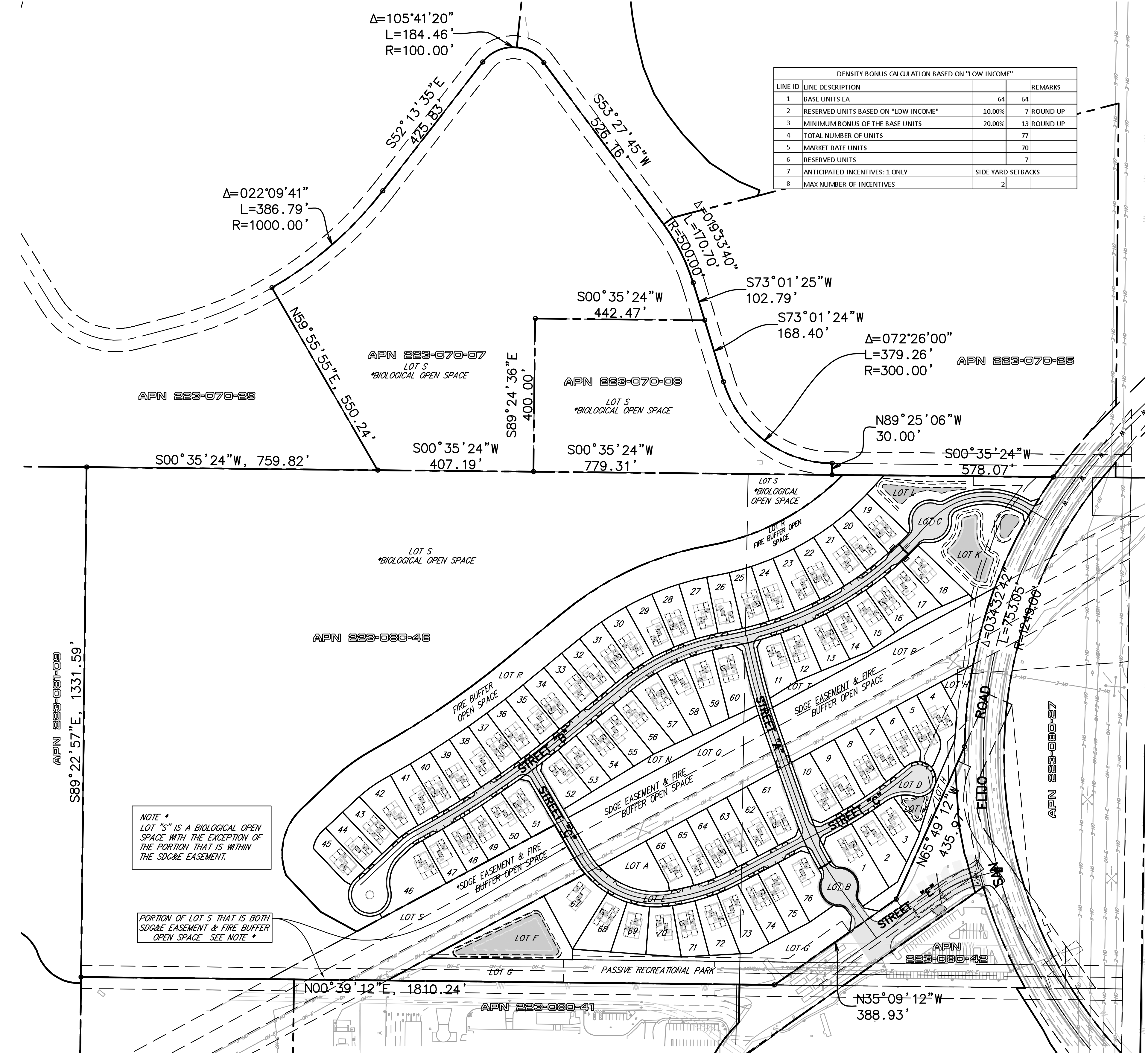
LINE ID	LINE DESCRIPTION		REMARKS
1	BASE UNITS EA	64	64
2	RESERVED UNITS BASED ON "LOW INCOME"	10.00%	7 ROUND UP
3	MINIMUM BONUS OF THE BASE UNITS	20.00%	13 ROUND UP
4	TOTAL NUMBER OF UNITS		77
5	MARKET RATE UNITS		70
6	RESERVED UNITS		7
7	ANTICIPATED INCENTIVES: 1 ONLY		SIDE YARD SETBACKS
8	MAX NUMBER OF INCENTIVES	2	

BUILDING PLAN TABLE

FLOOR PLAN	NO. OF UNITS
BUILDING 1	24
BUILDING 2	27
BUILDING 3	25
TOTAL UNITS	76

QUESTHAVEN SUBDIVISION - 76 UNITS LOT DATA TABLE

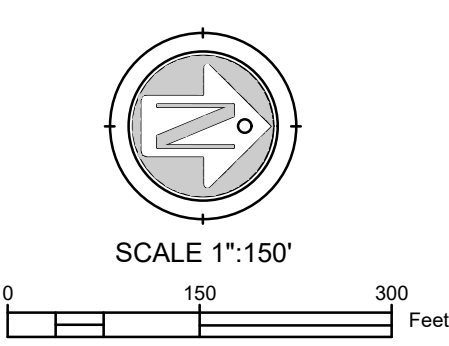
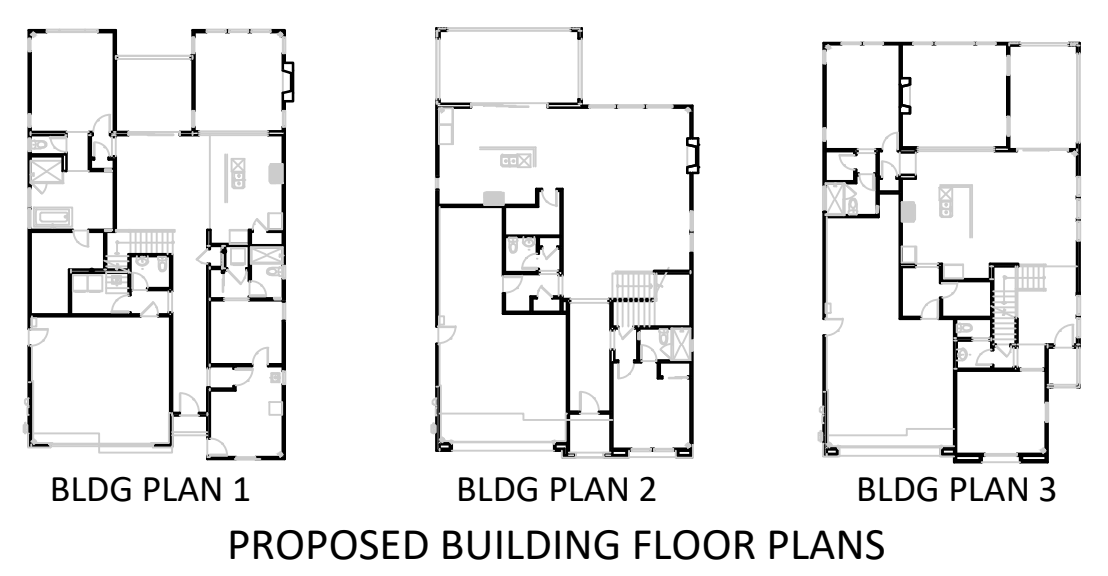
LOT NO.	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)	LOT USE	REMARKS
1	15,915.24	0.37	15,915.24	0.37	RESIDENTIAL	
2	12,776.89	0.29	12,776.89	0.29	RESIDENTIAL	
3	9,559.46	0.22	9,559.46	0.22	RESIDENTIAL	
4	11,993.44	0.28	11,993.44	0.28	RESIDENTIAL	
5	10,085.48	0.23	10,085.48	0.23	RESIDENTIAL	
6	8,955.98	0.21	8,955.98	0.21	RESIDENTIAL	
7	9,377.69	0.22	9,377.69	0.22	RESIDENTIAL	
8	10,949.04	0.25	10,949.04	0.25	RESIDENTIAL	
9	11,911.06	0.27	11,911.06	0.27	RESIDENTIAL	
10	12,220.86	0.28	12,220.86	0.28	RESIDENTIAL	
11	10,704.52	0.25	10,704.52	0.25	RESIDENTIAL	
12	8,423.35	0.19	8,423.35	0.19	RESIDENTIAL	
13	9,885.56	0.23	9,885.56	0.23	RESIDENTIAL	
14	8,835.26	0.20	8,835.26	0.20	RESIDENTIAL	
15	8,777.50	0.20	8,777.50	0.20	RESIDENTIAL	
16	8,804.98	0.20	8,804.98	0.20	RESIDENTIAL	
17	9,586.40	0.22	9,586.40	0.22	RESIDENTIAL	
18	11,158.05	0.26	11,158.05	0.26	RESIDENTIAL	
19	9,923.90	0.23	9,923.90	0.23	RESIDENTIAL	
20	9,924.50	0.23	9,924.50	0.23	RESIDENTIAL	
21	9,924.50	0.23	9,924.50	0.23	RESIDENTIAL	
22	9,924.50	0.23	9,924.50	0.23	RESIDENTIAL	
23	9,924.50	0.23	9,924.50	0.23	RESIDENTIAL	
24	9,924.50	0.23	9,924.50	0.23	RESIDENTIAL	
25	9,927.29	0.23	9,927.29	0.23	RESIDENTIAL	
26	9,367.98	0.22	9,367.98	0.22	RESIDENTIAL	
27	10,144.31	0.23	10,144.31	0.23	RESIDENTIAL	
28	10,144.31	0.23	10,144.31	0.23	RESIDENTIAL	
29	10,144.31	0.23	10,144.31	0.23	RESIDENTIAL	
30	10,144.31	0.23	10,144.31	0.23	RESIDENTIAL	
31	9,894.54	0.23	9,894.54	0.23	RESIDENTIAL	
32	9,000.00	0.21	9,000.00	0.21	RESIDENTIAL	
33	9,000.00	0.21	9,000.00	0.21	RESIDENTIAL	
34	10,500.00	0.24	10,500.00	0.24	RESIDENTIAL	
35	9,247.99	0.21	9,247.99	0.21	RESIDENTIAL	
36	9,292.83	0.21	9,292.83	0.21	RESIDENTIAL	
37	9,292.83	0.21	9,292.83	0.21	RESIDENTIAL	
38	9,292.83	0.21	9,292.83	0.21	RESIDENTIAL	
39	9,292.83	0.21	9,292.83	0.21	RESIDENTIAL	
40	9,292.83	0.21	9,292.83	0.21	RESIDENTIAL	
41	9,341.83	0.21	9,341.83	0.21	RESIDENTIAL	
42	11,984.56	0.28	11,984.56	0.28	RESIDENTIAL	
43	9,000.25	0.21	9,000.25	0.21	RESIDENTIAL	
44	9,000.00	0.21	9,000.00	0.21	RESIDENTIAL	
45	8,734.08	0.20	8,734.08	0.20	RESIDENTIAL	
46	16,229.65	0.37	16,229.65	0.37	RESIDENTIAL	
47	7,899.13	0.18	7,899.13	0.18	RESIDENTIAL	SMALLEST LOT
48	8,030.43	0.18	8,030.43	0.18	RESIDENTIAL	
49	8,258.23	0.19	8,258.23	0.19	RESIDENTIAL	
50	8,583.58	0.20	8,583.58	0.20	RESIDENTIAL	
51	10,608.53	0.24	10,608.53	0.24	RESIDENTIAL	
52	10,331.46	0.24	10,331.46	0.24	RESIDENTIAL	
53	8,666.22	0.20	8,666.22	0.20	RESIDENTIAL	
54	10,231.98	0.23	10,231.98	0.23	RESIDENTIAL	
55	9,715.97	0.22	9,715.97	0.22	RESIDENTIAL	
56	10,409.99	0.24	10,409.99	0.24	RESIDENTIAL	
57	12,507.91	0.29	12,507.91	0.29	RESIDENTIAL	
58	12,460.00	0.29	12,460.00	0.29	RESIDENTIAL	
59	11,917.52	0.27	11,917.52	0.27	RESIDENTIAL	
60	12,940.49	0.30	12,940.49	0.30	RESIDENTIAL	
61	13,666.51	0.31	13,666.51	0.31	RESIDENTIAL	
62	10,459.30	0.24	10,459.30	0.24	RESIDENTIAL	
63	10,438.12	0.24	10,438.12	0.24	RESIDENTIAL	
64	10,412.48	0.24	10,412.48	0.24	RESIDENTIAL	
65	10,096.71	0.23	10,096.71	0.23	RESIDENTIAL	
66	9,304.64	0.21	9,304.64	0.21	RESIDENTIAL	
67	16,032.27	0.37	16,032.27	0.37	RESIDENTIAL	LARGEST LOT
68	11,397.71	0.26	11,397.71	0.26	RESIDENTIAL	
69	9,770.10	0.22	9,770.10	0.22	RESIDENTIAL	
70	9,742.03	0.22	9,742.03	0.22	RESIDENTIAL	
71	9,321.80	0.21	9,321.80	0.21	RESIDENTIAL	
72	10,814.98	0.25	10,814.98	0.25	RESIDENTIAL	
73	12,302.60	0.28	12,302.60	0.28	RESIDENTIAL	
74	10,536.89	0.24	10,536.89	0.24	RESIDENTIAL	
75	10,536.89	0.24	10,536.89	0.24	RESIDENTIAL	
76	12,770.09	0.29	12,770.09	0.29	RESIDENTIAL	
A	13,699.68	0.31	13,699.68	0.31	PARK	
B	37,018.42	0.85	37,018.42	0.85	PRIVATE STREET	
C	97,488.19	2.24	97,488.19	2.24	PRIVATE STREET	
D	17,789.53	0.41	17,789.53	0.41	PRIVATE STREET	
E	36,897.43	0.85	36,897.43	0.85	PRIVATE STREET	
F	32,110.37	0.74	32,110.37	0.74	WATER QUALITY	
G	87,364.82	2.01	87,364.82	2.01	OPEN SPACE	PASSIVE RECREATIONAL PARK OPEN SPACE
H	19,798.48	0.45	19,798.48	0.45	OPEN SPACE	SLOPE OPEN SPACE
J	5,005.10	0.11	5,005.10	0.11	WATER QUALITY	
K	38,685.71	0.89	38,685.71	0.89	WATER QUALITY	
L	28,458.07	0.65	28,458.07	0.65	WATER QUALITY	
N	18,423.90	0.42	18,423.90	0.42	OPEN SPACE	SLOPE OPEN SPACE
P	89,273.76	2.05	89,273.76	2.05	OPEN SPACE	SDG&E EASEMENT & FIRE BUFFER OPEN SPACE
Q	82,517.05	1.89	82,517.05	1.89	OPEN SPACE	SDG&E EASEMENT & FIRE BUFFER OPEN SPACE
R	167,599.45	3.85	167,599.45	3.85	OPEN SPACE	FIRE BUFFER OPEN SPACE
S	2,206,819.97	50.66	2,206,819.97	50.66	OPEN SPACE	BIOLOGICAL OPEN SPACE W/ EXCEPTION OF THE SDG&E EASEMENT
T	12,550.26	0.29	12,550.26	0.29	OPEN SPACE	SLOPE OPEN SPACE
U	107,516.52	2.47	107,516.52	2.47	OPEN SPACE	SDG&E EASEMENT & FIRE BUFFER OPEN SPACE



NOTE *
LOT "S" IS A BIOLOGICAL OPEN SPACE WITH THE EXCEPTION OF THE PORTION THAT IS WITHIN THE SDG&E EASEMENT.

PORTION OF LOT "S" THAT IS BOTH SDG&E EASEMENT & FIRE BUFFER OPEN SPACE. SEE NOTE *

NOTE: BLDG PLANS SHOWN HEREON MAY NOT BE THE FINAL DESIGN THAT WILL BE USED DURING THE CONSTRUCTION PERMIT PHASE.



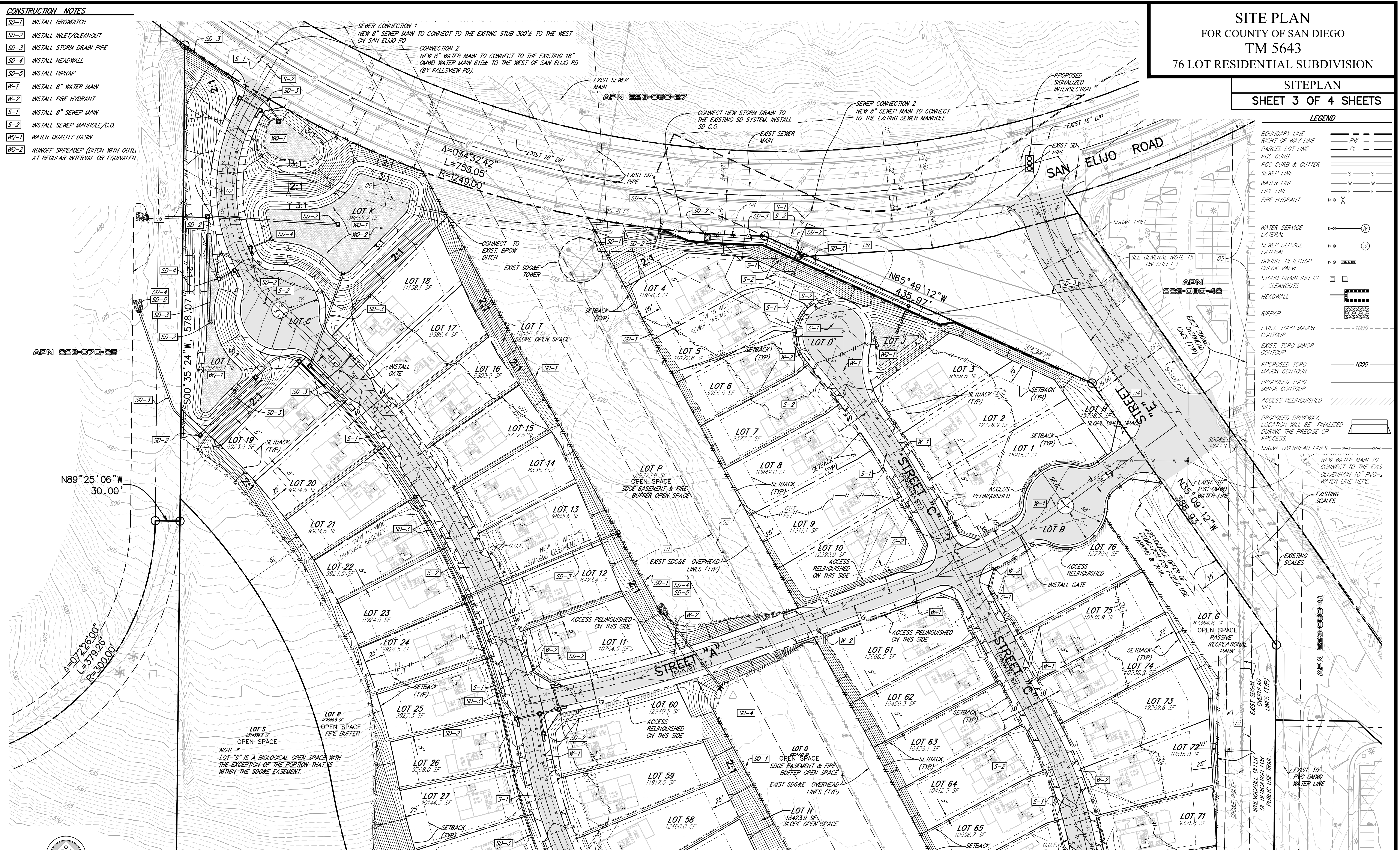
SITE PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

SITEPLAN
SHEET 3 OF 4 SHEETS

- CONSTRUCTION NOTES**
- SD-1 INSTALL BROWDNITCH
 - SD-2 INSTALL INLET/CLEANOUT
 - SD-3 INSTALL STORM DRAIN PIPE
 - SD-4 INSTALL HEADWALL
 - SD-5 INSTALL RIPRAP
 - W-1 INSTALL 8" WATER MAIN
 - W-2 INSTALL FIRE HYDRANT
 - S-1 INSTALL 8" SEWER MAIN
 - S-2 INSTALL SEWER MANHOLE/C.O.
 - WO-1 WATER QUALITY BASIN
 - WO-2 RUNOFF SPREADER DITCH WITH OUTLET AT REGULAR INTERVAL OR EQUIVALENT

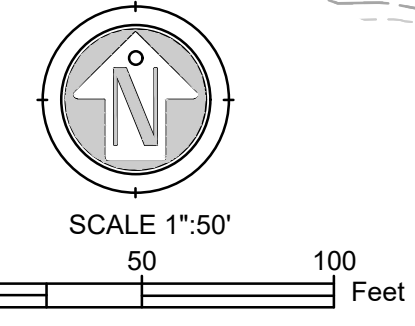
LEGEND

BOUNDARY LINE	---
RIGHT OF WAY LINE	---
PARCEL LOT LINE	---
PCC CURB	---
PCC CURB & GUTTER	---
SEWER LINE	S S
WATER LINE	W W
FIRE LINE	F F
FIRE HYDRANT	⊙
WATER SERVICE LATERAL	⊙
SEWER SERVICE LATERAL	⊙
DOUBLE DETECTOR CHECK VALVE	⊙
STORM DRAIN INLET / CLEANOUTS	⊙
HEADWALL	⊙
RIPRAP	⊙
EXIST. TOPO MAJOR CONTOUR	---
EXIST. TOPO MINOR CONTOUR	---
PROPOSED TOPO MAJOR CONTOUR	---
PROPOSED TOPO MINOR CONTOUR	---
ACCESS RELINQUISHED SIDE	---
PROPOSED DRIVEWAY LOCATION WILL BE FINALIZED DURING THE PRECISE GP PROCESS.	---
SDG&E OVERHEAD LINES	---
NEW WATER MAIN TO CONNECT TO THE EXIST. OLIVENHAIN 10" PVC-2 WATER LINE HERE.	---
EXISTING SCALES	---
EXISTING SCALES	---



NOTE *
LOT "S" IS A BIOLOGICAL OPEN SPACE WITH THE EXCEPTION OF THE PORTION THAT IS WITHIN THE SDG&E EASEMENT.

MATCHLINE SEE SHEET 4 FOR CONTINUATION



MATCHLINE SEE SHEET 3 FOR CONTINUATION

SITE PLAN
FOR COUNTY OF SAN DIEGO
TM 5643
76 LOT RESIDENTIAL SUBDIVISION

SITEPLAN
SHEET 4 OF 4 SHEETS



LEGEND

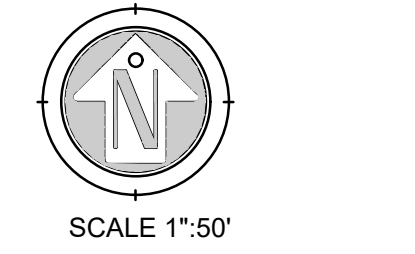
BOUNDARY LINE	---
RIGHT OF WAY LINE	--- RW ---
PARCEL LOT LINE	--- PL ---
PCC CURB	---
PCC CURB & GUTTER	---
SEWER LINE	--- S ---
WATER LINE	--- W ---
FIRE LINE	--- F ---
FIRE HYDRANT	⊗
WATER SERVICE LATERAL	⊗ (W)
SEWER SERVICE LATERAL	⊗ (S)
DOUBLE DETECTOR CHECK VALVE	⊗
STORM DRAIN INLETS / CLEANOUTS	⊗
HEADWALL	⊗
RIPRAP	⊗
EXIST. TOPO MAJOR CONTOUR	--- 1000 ---
EXIST. TOPO MINOR CONTOUR	--- 1000 ---
PROPOSED TOPO MAJOR CONTOUR	--- 1000 ---
PROPOSED TOPO MINOR CONTOUR	--- 1000 ---
ACCESS RELINQUISHED SIDE	---
PROPOSED DRIVEWAY LOCATION WILL BE FINALIZED DURING THE PRECISE GP PROCESS.	---
SDG&E OVERHEAD LINES	--- or ---

CONSTRUCTION NOTES

SD-1	INSTALL BROWDITCH
SD-2	INSTALL INLET/CLEANOUT
SD-3	INSTALL STORM DRAIN PIPE
SD-4	INSTALL HEADWALL
SD-5	INSTALL RIPRAP
W-1	INSTALL 8" WATER MAIN
W-2	INSTALL FIRE HYDRANT
S-1	INSTALL 8" SEWER MAIN
S-2	INSTALL SEWER MANHOLE/C.O.
WO-1	WATER QUALITY BASIN
WO-2	RUNOFF SPREADER (DITCH WITH OUTLETS AT REGULAR INTERVAL OR EQUIVALENT)

NOTE: LOT "S" IS A BIOLOGICAL OPEN SPACE WITH THE EXCEPTION OF THE PORTION THAT IS WITHIN THE SDG&E EASEMENT.

APN 223-080-40



DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE AND ENHANCES THE PEDESTRIAN SCALE OF THE PROJECT. STREET TREES ARE CONSISTENT WITH SURROUNDING AREAS AND WILL BE USED TO PROVIDE CONTINUITY THROUGHOUT THE ADJACENT COMMUNITY. THE PLANT MATERIALS THAT HAVE BEEN SELECTED WERE DONE SO FOR THEIR LOW WATER USE QUALITIES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE DESIGNED IN COMPLIANCE WITH THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE ORDINANCE, IT WILL USE A RAIN SENSING CONTROLLER AND BE ADJUSTABLE SO AS NOT TO WASTE WATER THROUGH RUNOFF OR OVERSPRAY.

PLANTING NOTES

NOTES:

- NO STRUCTURES OR LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN OR OVER ANY SEWER ACCESS EASEMENT.

MULCH

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

NOTE:

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DRIP SYSTEM.

ALL ON-SITE LANDSCAPE SHALL BE MAINTAINED BY THE PROJECT THE EXISTING RIGHT OF WAY PLANTING AND IRRIGATION ALONG SAN ELIJO DR SHALL BE MAINTAINED BY THE COUNTY CFD.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE COUNTY OF SAN DIEGO LANDSCAPE MANUAL, LANDSCAPE STANDARDS AND WATER EFFICIENT LANDSCAPE ORDINANCE, THE CORE SUB-AREA DESIGN MANUAL, AND ALL OTHER STATE STANDARDS.

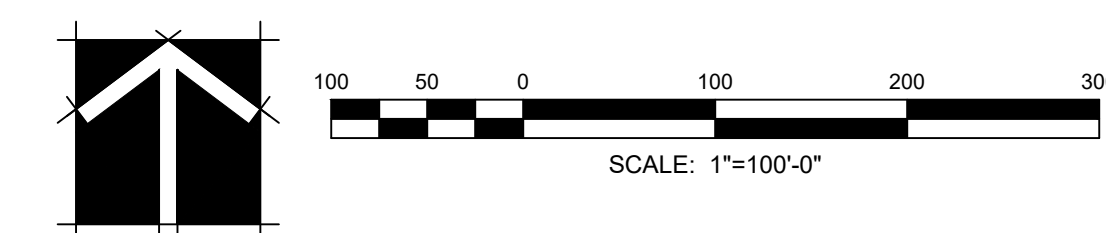
MINIMUM TREE SEPARATION DISTANCE

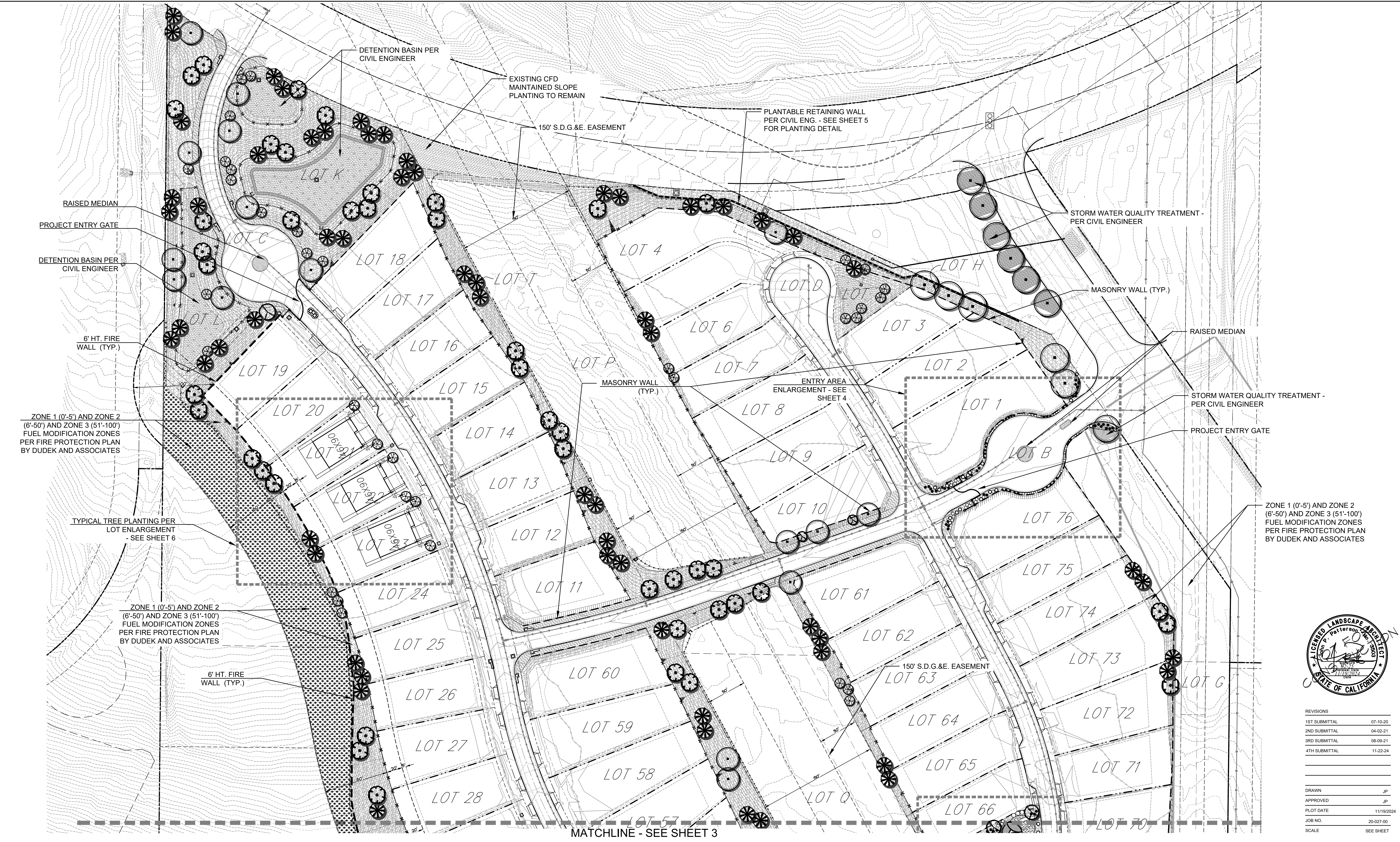
- TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- DRIVEWAY (ENTRIES) - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET



REVISIONS	
1ST SUBMITTAL	07-10-20
2ND SUBMITTAL	04-02-21
3RD SUBMITTAL	08-09-21
4TH SUBMITTAL	11-22-24

DRAWN	JP
APPROVED	JP
PLOT DATE	11/19/2024
JOB NO.	20-027-00
SCALE	SEE SHEET





ZONE 1 (0'-5') AND ZONE 2 (6'-50') AND ZONE 3 (51'-100') FUEL MODIFICATION ZONES PER FIRE PROTECTION PLAN BY DUDEK AND ASSOCIATES

ZONE 1 (0'-5') AND ZONE 2 (6'-50') AND ZONE 3 (51'-100') FUEL MODIFICATION ZONES PER FIRE PROTECTION PLAN BY DUDEK AND ASSOCIATES

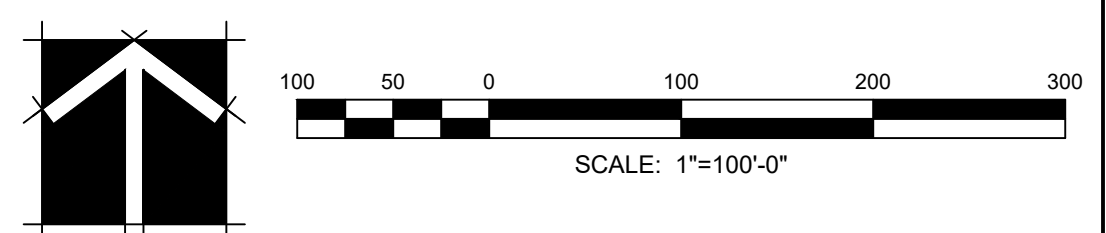


REVISIONS	
1ST SUBMITTAL	07-10-20
2ND SUBMITTAL	04-02-21
3RD SUBMITTAL	08-09-21
4TH SUBMITTAL	11-22-24

DRAWN _____ JP
 APPROVED _____ JP
 PLOT DATE 11/19/2024
 JOB NO. 20-027-00
 SCALE SEE SHEET

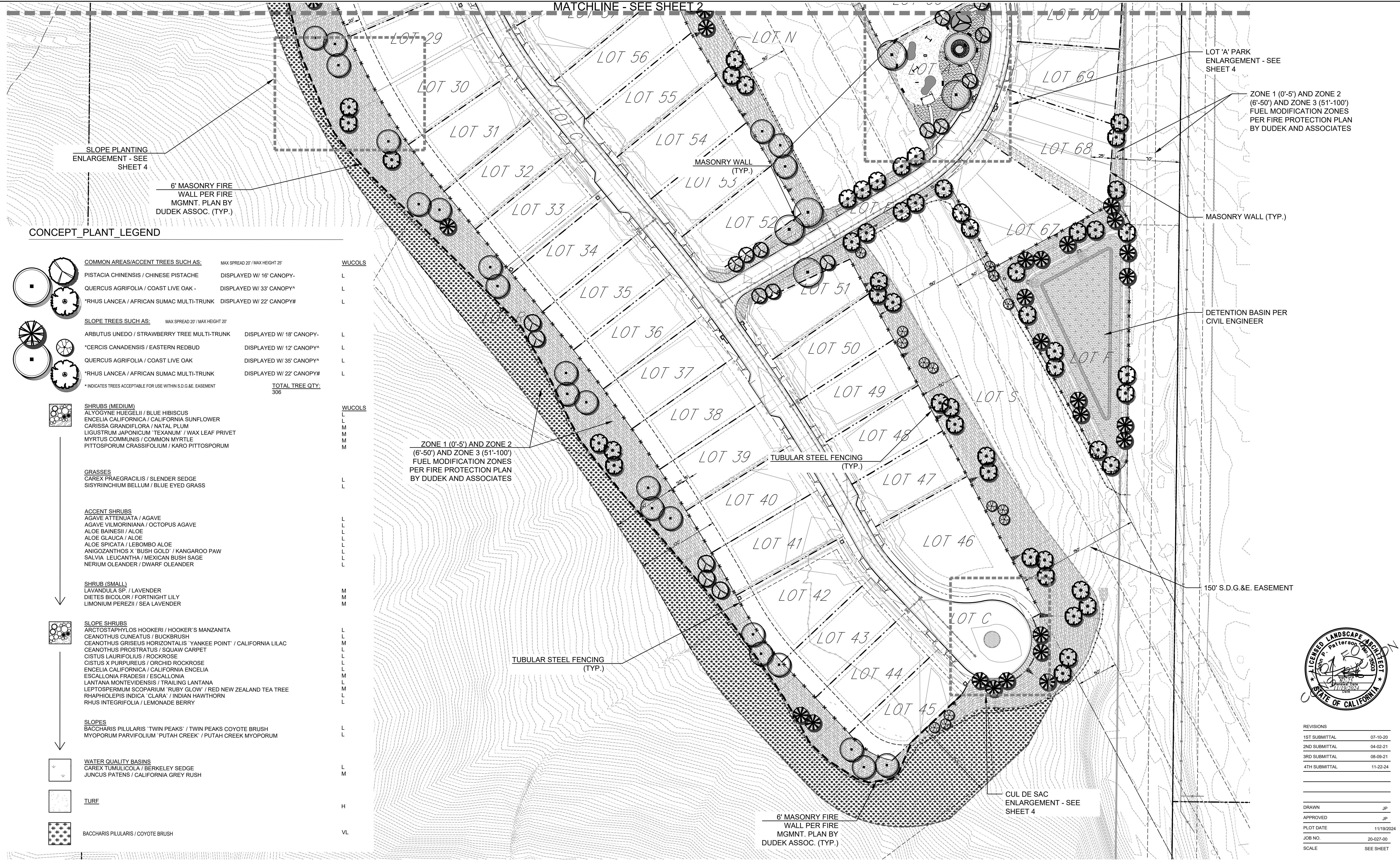
QUESTHAVEN: COUNTY OF SAN DIEGO, CA
COLRICH COMMUNITIES
 444 WEST BEECH STREET, SUITE 300
 SAN DIEGO, CALIFORNIA, 92101

LANDSCAPE CONCEPT PLAN



gmp
 LANDSCAPE ARCHITECTURE & PLANNING
 4010 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977

QUESTHAVEN, Norvember-19-2024



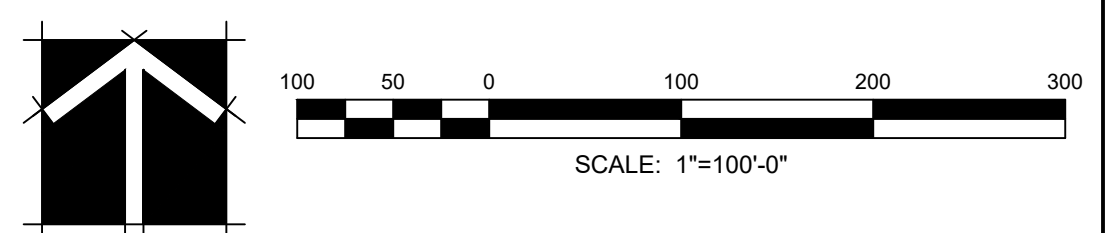
CONCEPT PLANT LEGEND

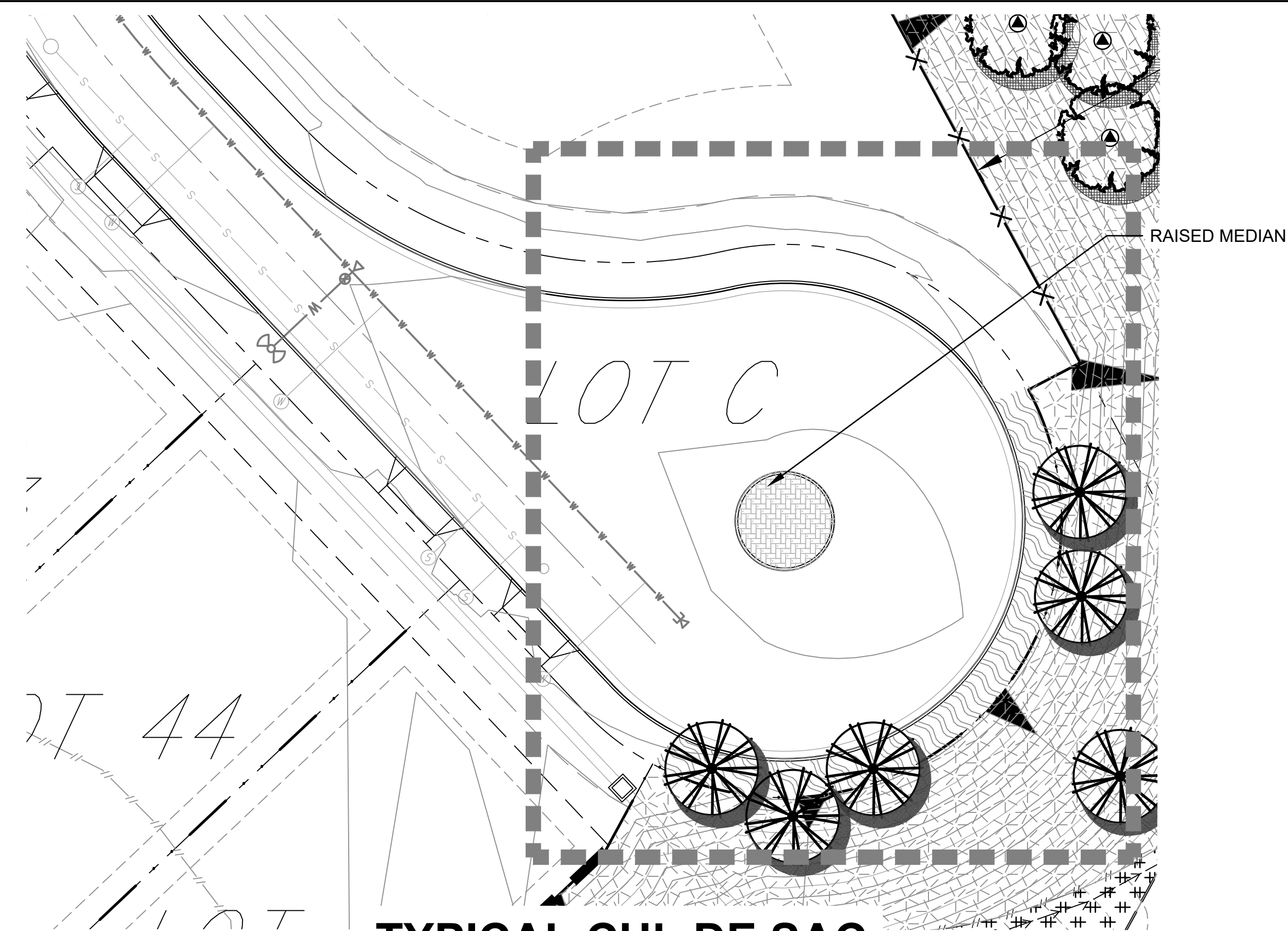
- | | | | |
|--|---|---------------------------------|---------------|
| | COMMON AREAS/ACCENT TREES SUCH AS: | MAX SPREAD 20' / MAX HEIGHT 25' | WUCOLS |
| | PISTACIA CHINENSIS / CHINESE PISTACHE | DISPLAYED W/ 16' CANOPY | L |
| | QUERCUS AGRIFOLIA / COAST LIVE OAK | DISPLAYED W/ 33' CANOPY* | L |
| | *RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK | DISPLAYED W/ 22' CANOPY# | L |
| | SLOPE TREES SUCH AS: | MAX SPREAD 20' / MAX HEIGHT 20' | |
| | ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK | DISPLAYED W/ 18' CANOPY | L |
| | *CERCIS CANADENSIS / EASTERN REDBUD | DISPLAYED W/ 12' CANOPY* | L |
| | QUERCUS AGRIFOLIA / COAST LIVE OAK | DISPLAYED W/ 35' CANOPY* | L |
| | *RHUS LANCEA / AFRICAN SUMAC MULTI-TRUNK | DISPLAYED W/ 22' CANOPY# | L |
| | * INDICATES TREES ACCEPTABLE FOR USE WITHIN S.D.G.&E. EASEMENT | TOTAL TREE QTY:
306 | |
| | SHRUBS (MEDIUM) | | WUCOLS |
| | ALYOGYNE HUEGELII / BLUE HIBISCUS | | L |
| | ENCHELIA CALIFORNICA / CALIFORNIA SUNFLOWER | | L |
| | CARISSA GRANDIFLORA / NATAL PLUM | | M |
| | LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET | | M |
| | MYRTUS COMMUNIS / COMMON MYRTLE | | M |
| | PITTOSPORUM CRASSIFOLIUM / KARO PITTOSPORUM | | M |
| | GRASSES | | |
| | CAREX PRAEGRACILIS / SLENDER SEDGE | | L |
| | SISYRINCHIUM BELLUM / BLUE EYED GRASS | | L |
| | ACCENT SHRUBS | | |
| | AGAVE ATTENUATA / AGAVE | | L |
| | AGAVE VILMORINIANA / OCTOPUS AGAVE | | L |
| | ALOE BAINESII / ALOE | | L |
| | ALOE GLAUCA / ALOE | | L |
| | ALOE SPICATA / LEBOMBO ALOE | | L |
| | ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAW | | L |
| | SALVIA LEUCANTHA / MEXICAN BUSH SAGE | | L |
| | NERIUM OLEANDER / DWARF OLEANDER | | L |
| | SHRUB (SMALL) | | |
| | LAVANDULA SP. / LAVENDER | | M |
| | DIETES BICOLOR / FORTNIGHT LILY | | M |
| | LIMONIUM PEREZII / SEA LAVENDER | | M |
| | SLOPE SHRUBS | | |
| | ARCTOSTAPHYLOS HOOKERI / HOOKER'S MANZANITA | | L |
| | CEANOETHUS CUNEATUS / BUCKBRUSH | | L |
| | CEANOETHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC | | M |
| | CEANOETHUS PROSTRATUS / SQUAW CARPET | | L |
| | CISTUS LAURIFOLIUS / ROCKROSE | | L |
| | CISTUS X PURPUREUS / ORCHID ROCKROSE | | L |
| | ENCHELIA CALIFORNICA / CALIFORNIA ENCELIA | | L |
| | ESCALLONIA FRADESII / ESCALLONIA | | M |
| | LANTANA MONTEVIDENSIS / TRAILING LANTANA | | L |
| | LEPTOSPERMUM SCOPARIUM 'RUBY GLOW' / RED NEW ZEALAND TEA TREE | | M |
| | RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN | | L |
| | RHUS INTEGRIFOLIA / LEMONADE BERRY | | L |
| | SLOPES | | |
| | BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH | | L |
| | MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM | | L |
| | WATER QUALITY BASINS | | |
| | CAREX TUMULICOLA / BERKELEY SEDGE | | L |
| | JUNCUS PATENS / CALIFORNIA GREY RUSH | | M |
| | TURF | | |
| | BACCHARIS PILULARIS / COYOTE BRUSH | | VL |



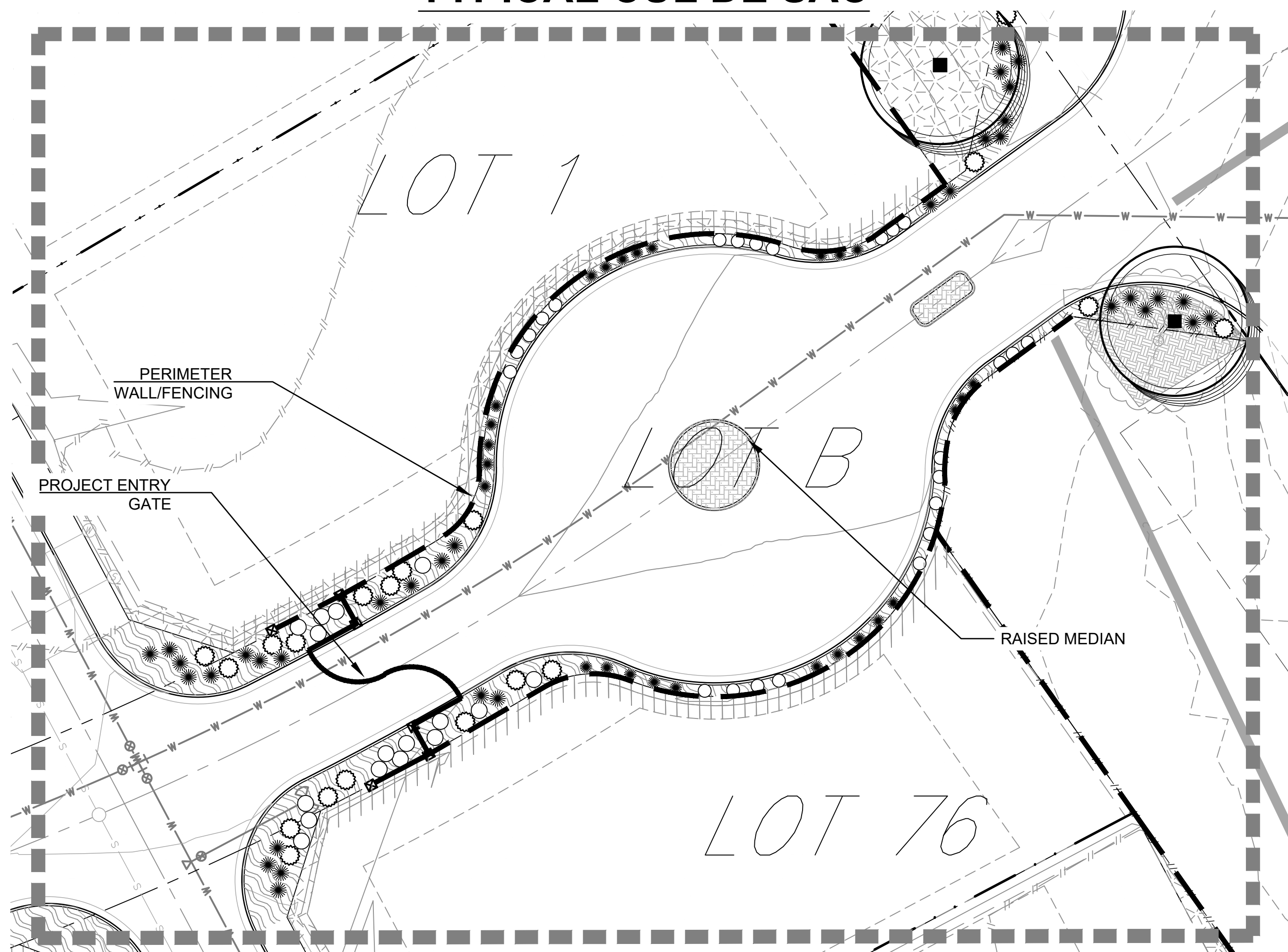
REVISIONS	
1ST SUBMITTAL	07-10-20
2ND SUBMITTAL	04-02-21
3RD SUBMITTAL	08-09-21
4TH SUBMITTAL	11-22-24

DRAWN	JP
APPROVED	JP
PLOT DATE	11/19/2024
JOB NO.	20-027-00
SCALE	SEE SHEET

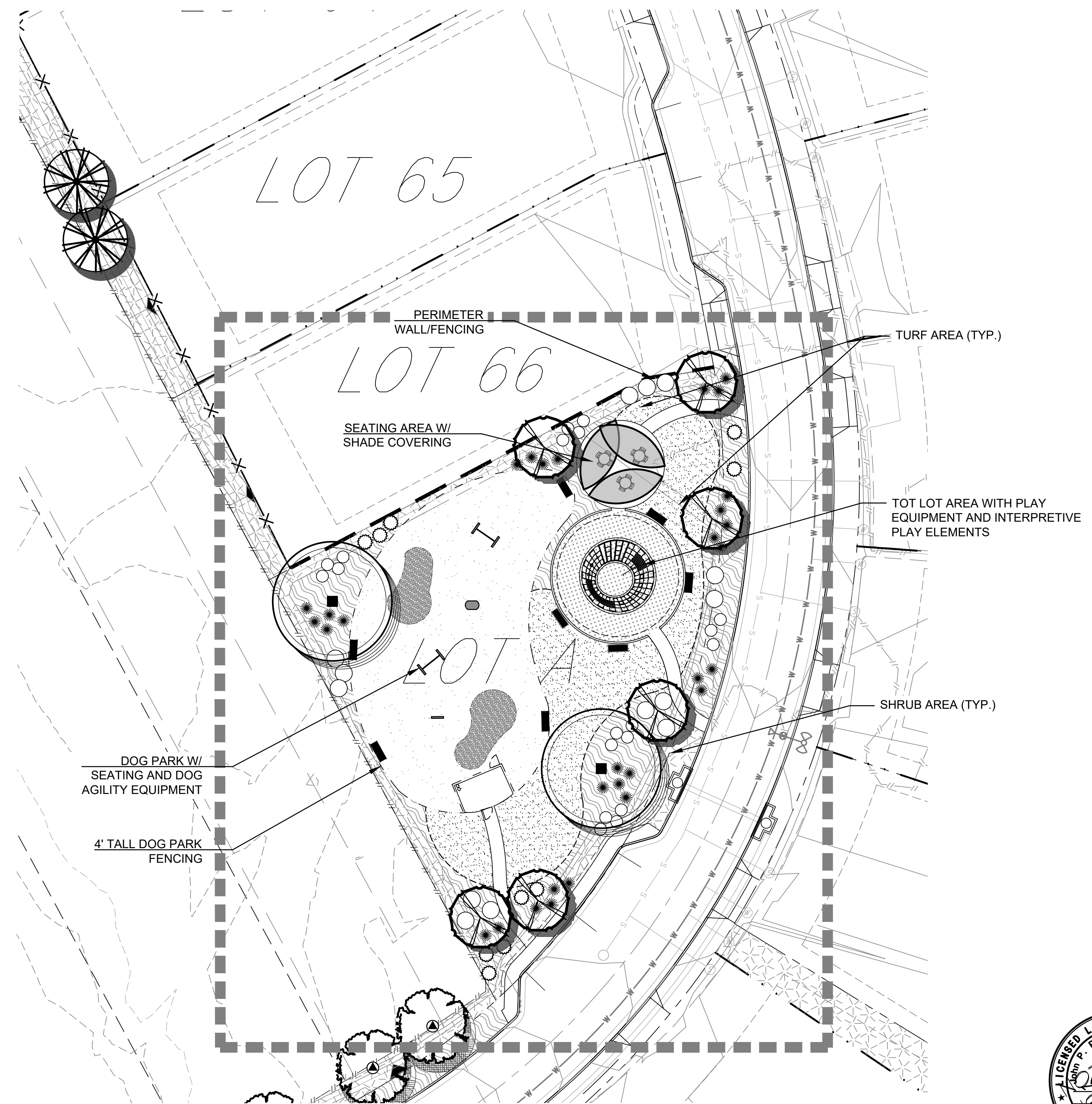




TYPICAL CUL DE SAC



PROJECT ENTRY

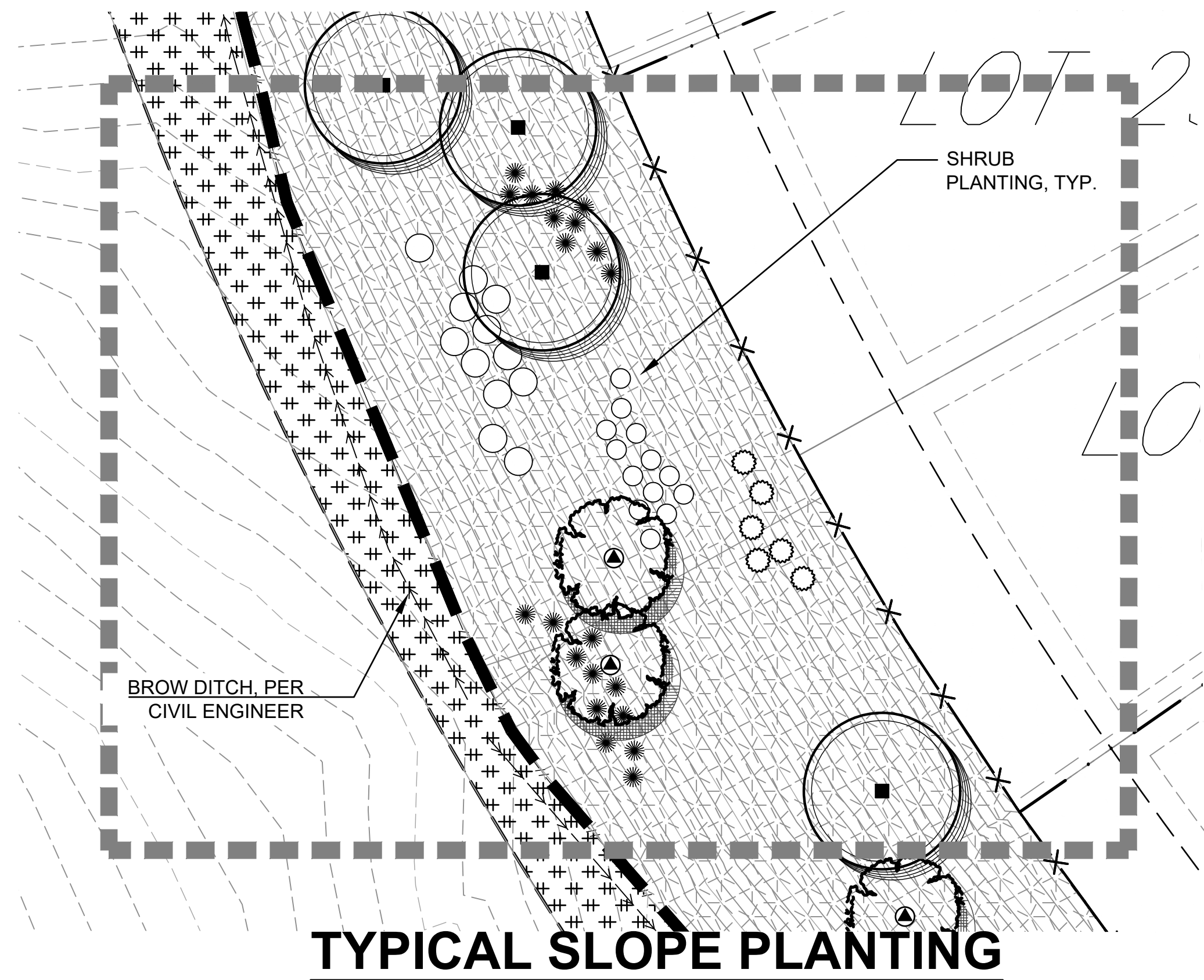


LOT 'A' PARK

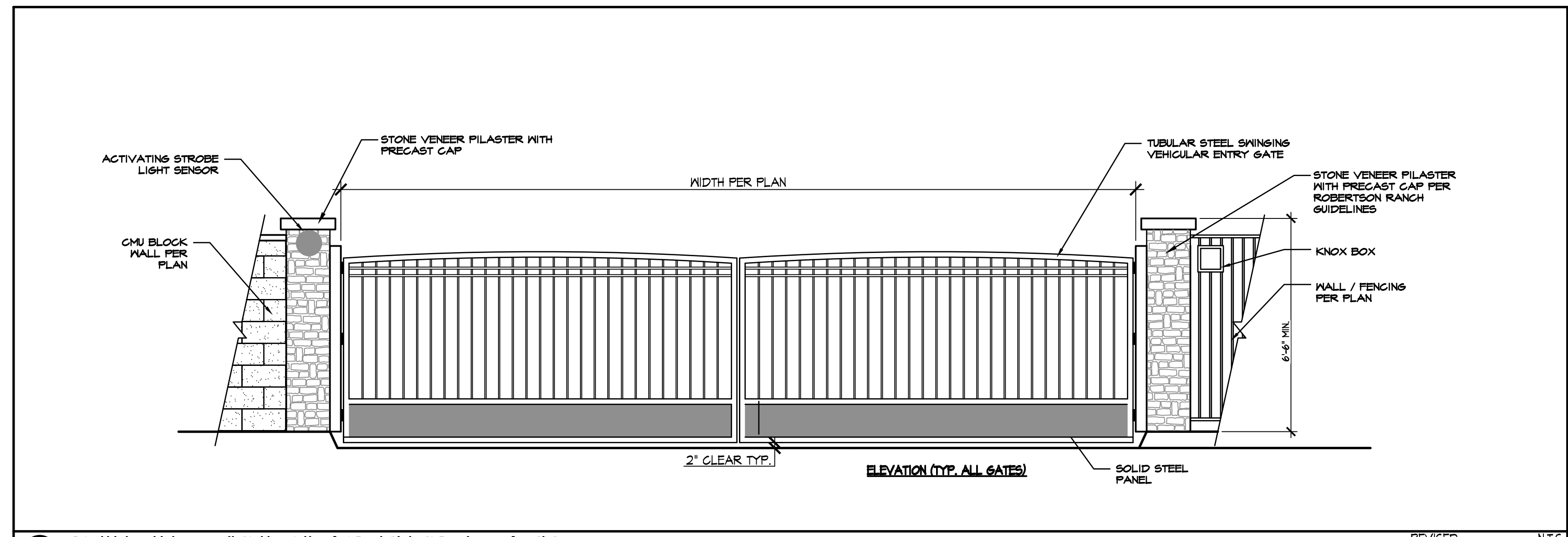


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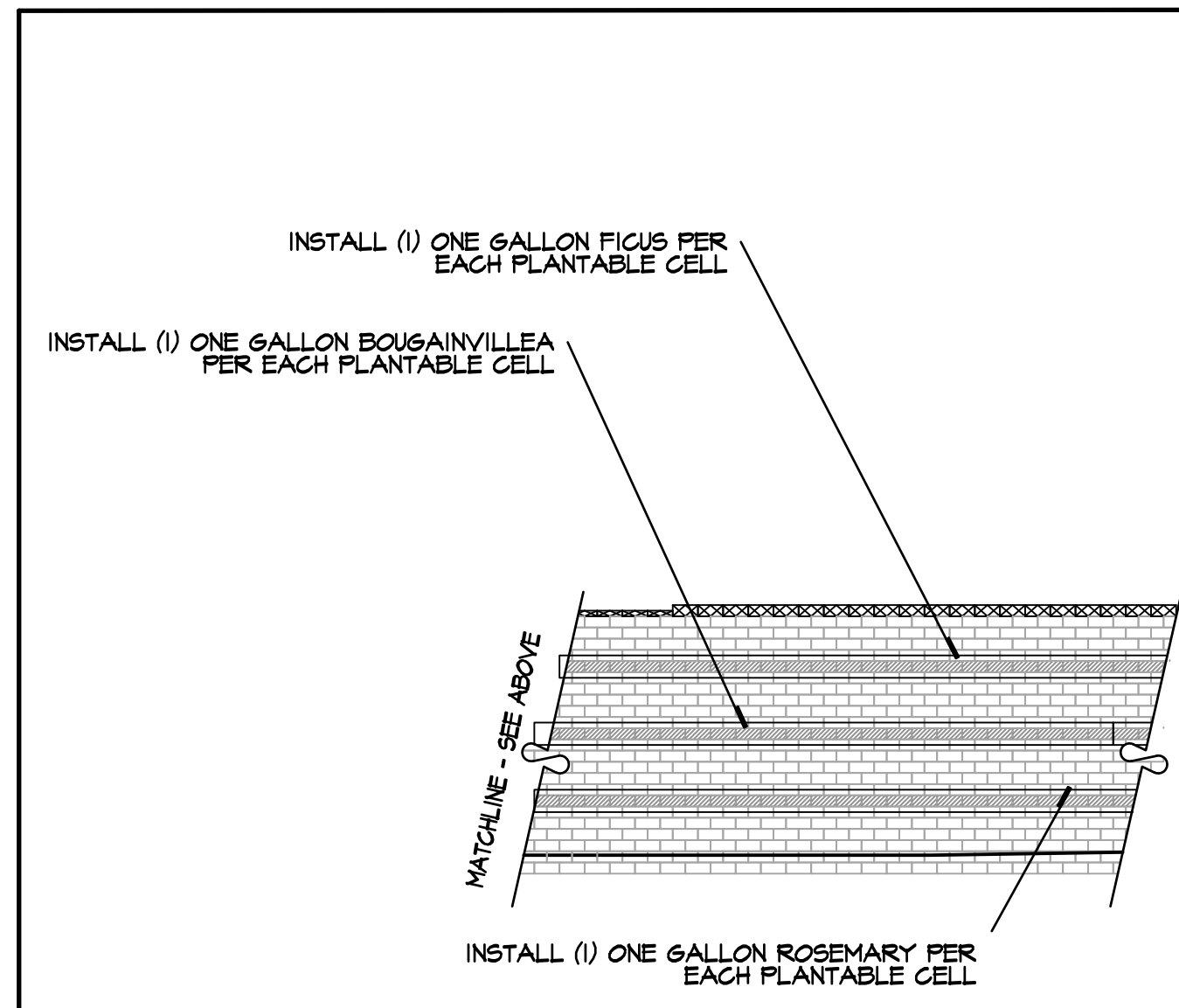


TYPICAL SLOPE PLANTING



SWINGING VEHICULAR ENTRY GATE

REVISED: N.T.S.

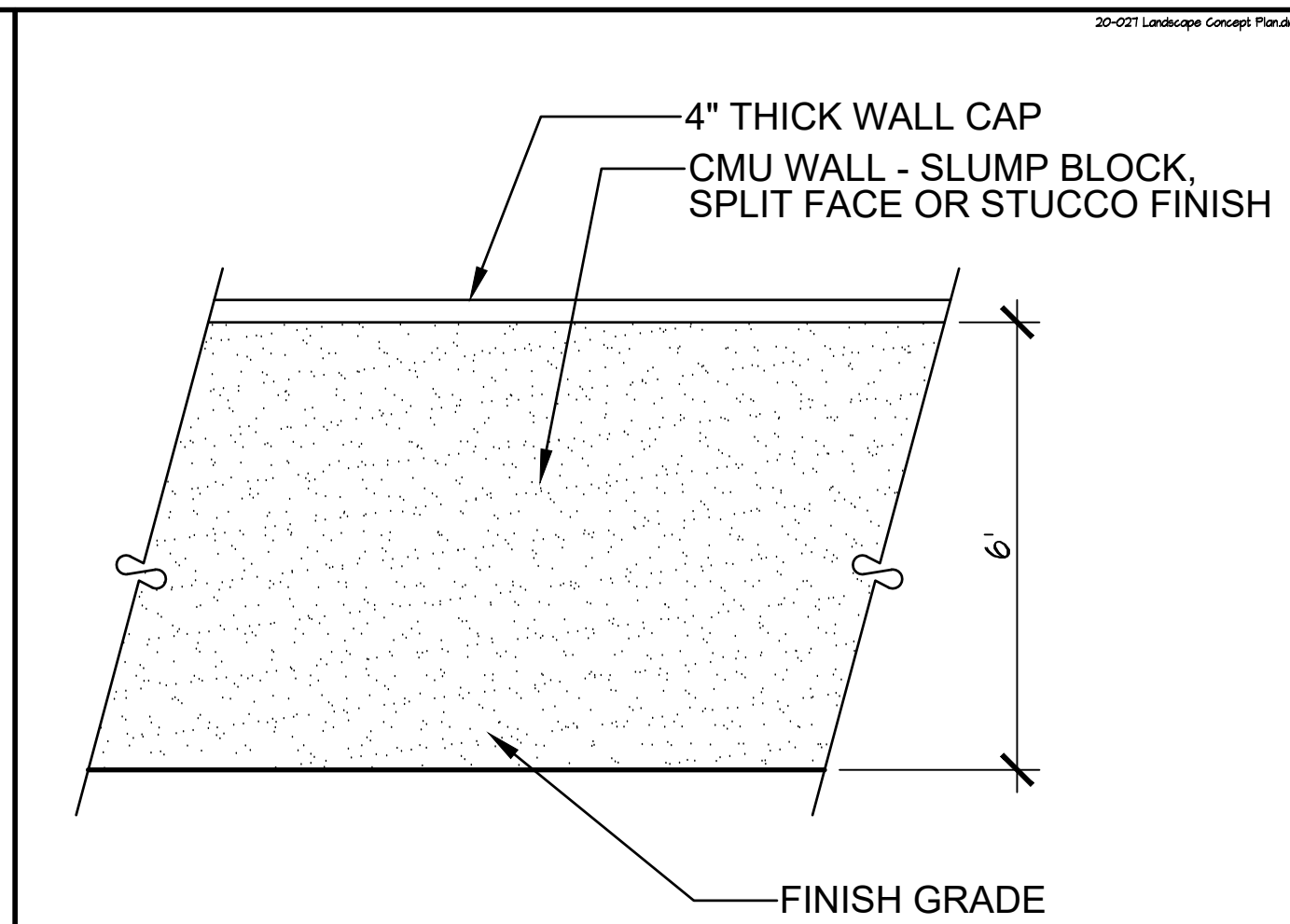


GEOGRID WALL PLANTING

REVISED: N.T.S.

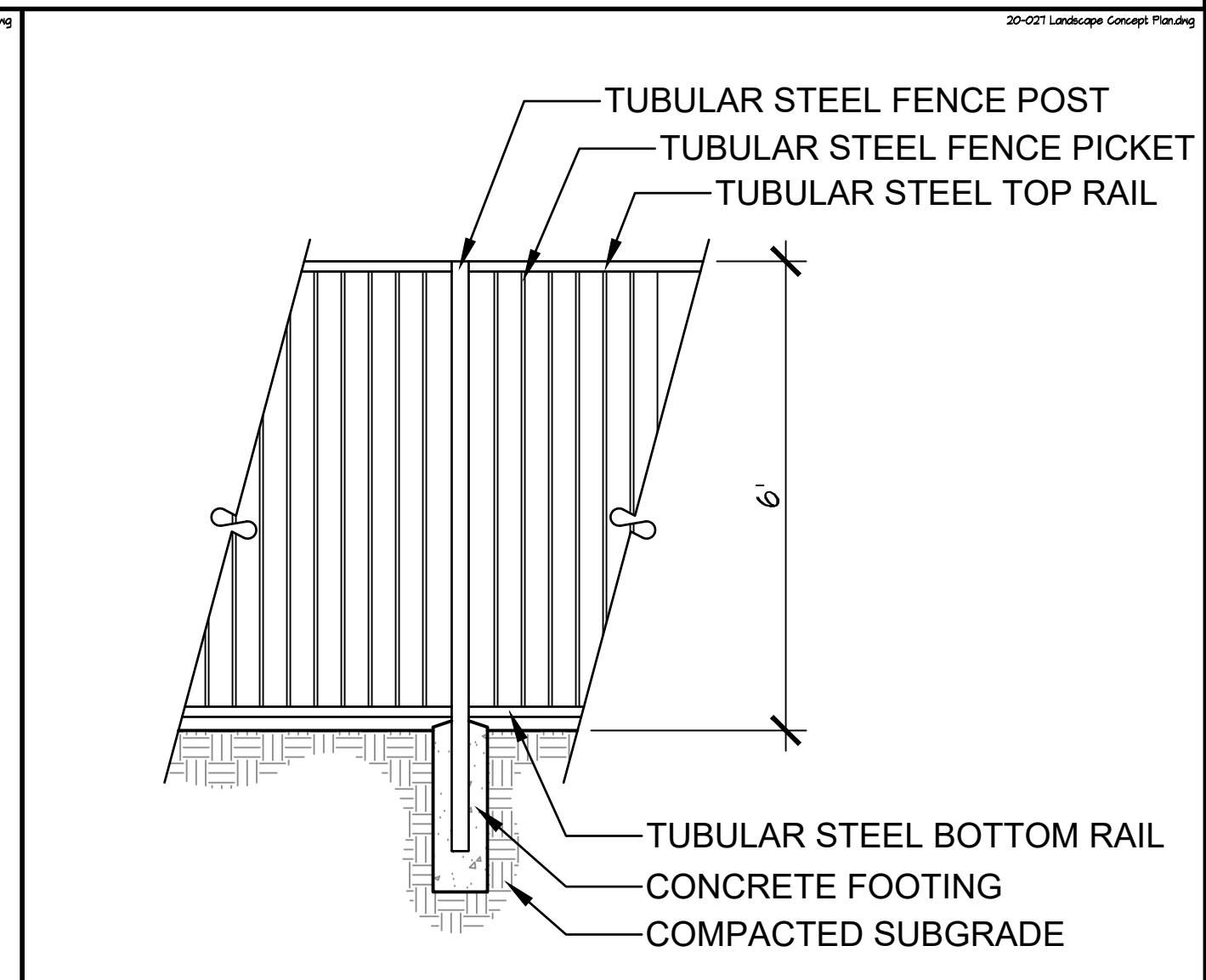
PLANT LEGEND FOR POTENTIAL PLANT MATERIAL

SIZE	NAME
1 GALLON	FIGUS FAMILIA 'CREEPING FIG'
1 GALLON	BOUGAINVILLEA ROSENKA 'BOUGAINVILLEA'
1 GALLON	ROSMARINUS OFFICINALIS 'ROSEMARY'



MASONRY WALL

REVISED: 11/19/2024 N.T.S.



TUBULAR STEEL FENCE

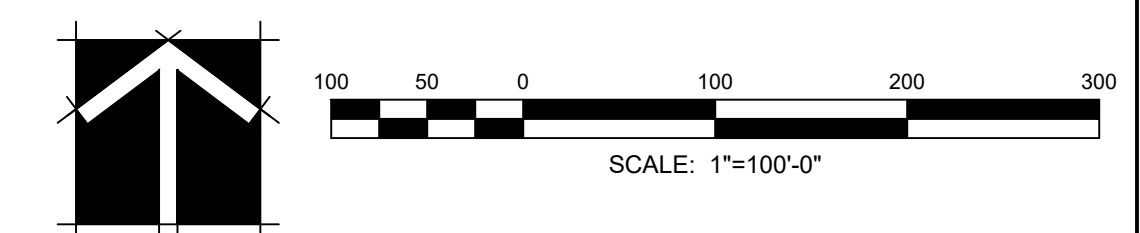
REVISED: 11/19/2024 N.T.S.



REVISIONS

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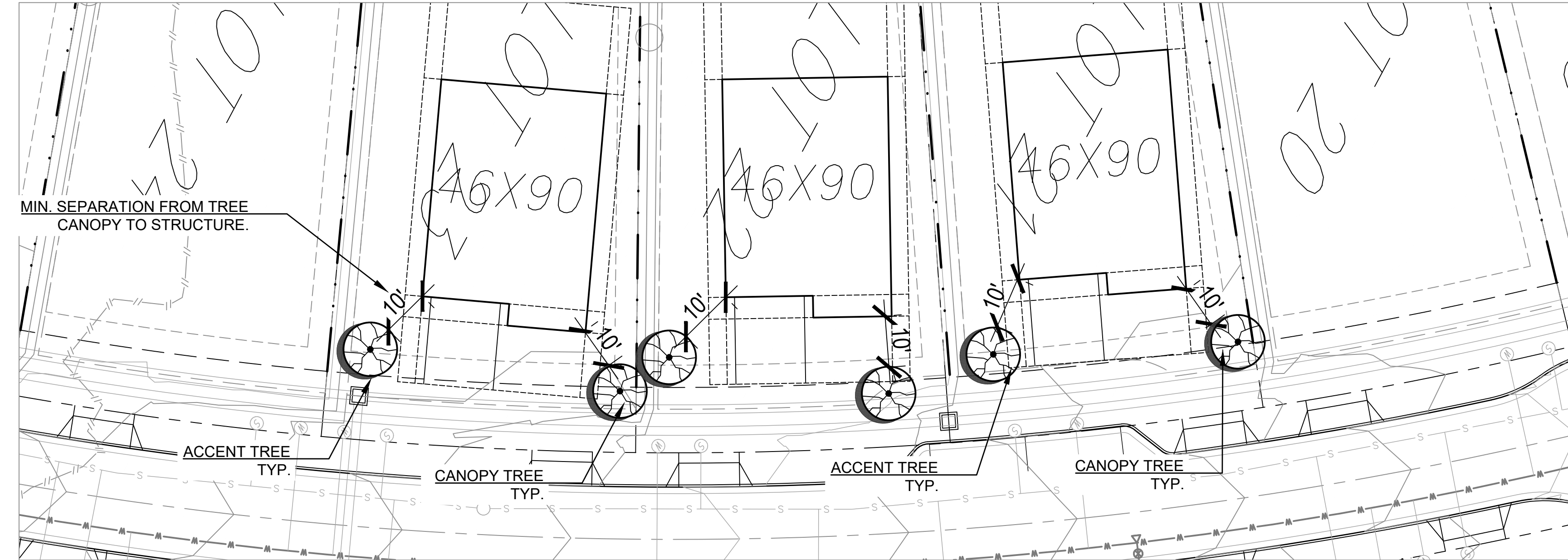


CONCEPTUAL_PRIVATE_LOT_TREE_LEGEND

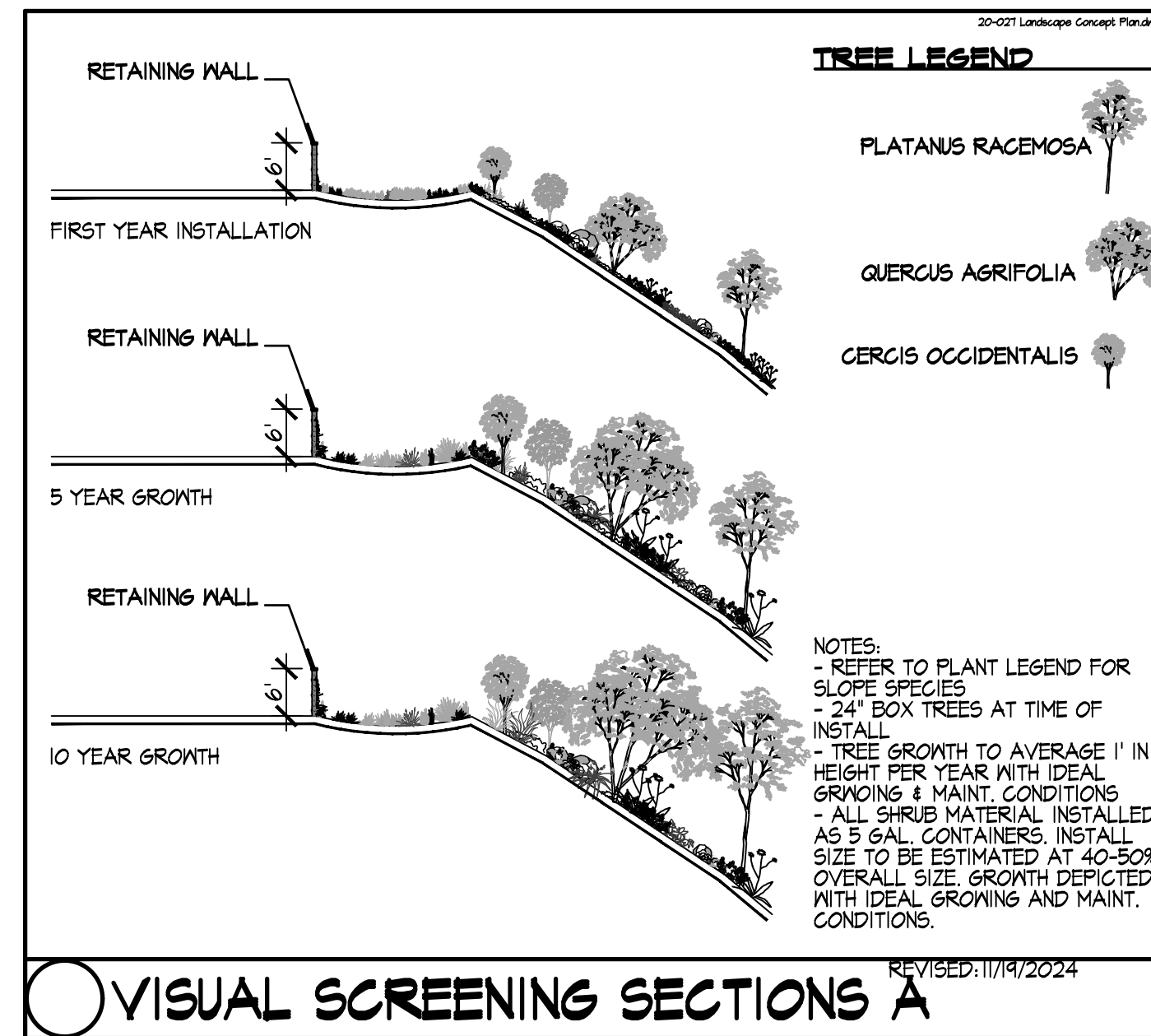


TREES SUCH AS:
 ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK
 BRACHYCHITON POPULNEUS / BOTTLE TREE
 CERCIS CANADENSIS / EASTERN REDBUD
 LAGERSTROEMIA INDICA / CRAPE MYRTLE
 TRISTANIA CONFERTA / BRISBANE BOX

NOTE: FINAL TREE / SHRUB SELECTION FOR HOMEOWNER MAINTAINED AREAS WILL BE PROVIDED TO THE HOA FOR REVIEW AND APPROVAL BY THE HOA AND THE RANCHO SANTA FE FIRE DISTRICT. ALL MATERIAL SHALL BE SELECTED FROM THE APPROVED PLANT LIST FROM THE RSFFD PLANT AND LANDSCAPE GUIDE UNLESS APPROVED OTHERWISE



TYPICAL TREE PLANTING PER LOT - (SEE CONCEPTUAL LEGEND AT LEFT)



RANCHO_SANTA_FE_FIRE_DISTRICT_NOTES

- TRAFFIC CALMING DEVICES (§ 503.4.1) (Note on plot plan):** Traffic calming devices (including, but not limited to, speed bumps, speed humps, speed control dips, etc.) shall be prohibited unless approved by the fire code official.
- SECURITY GATES (§ 503.6) (Note and show gate location on plan):** No person shall install a security gate or security device across a fire access roadway without the fire code official's approval. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. If approved a security gate or security device across a fire access road shall include:
 - An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.
 - A gate accessing more than four residences or residential lots or a gate accessing hazardous, institutional, and educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control=activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus.
 - An automatic gate shall be provided with a battery back-up or manual mechanical disconnect in case of power failure.
 - An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.
 - When required by the fire code official, an automatic gate in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch or other mechanism approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.
 - Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.
 - All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.
- FUEL MODIFICATION (§ 4907.2) (Note and show zones on plot plan):** A fuel modification zone shall be required around every building that is designed primarily for human habitation or use or a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-sided shed covers and similar accessory structures less than 250 square feet and 30 feet or more from a dwelling, and fences more than 5 feet from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following:
 - When a building or structure in a hazardous fire area is located 100 feet or more from the property line, the person owning or occupying the building or structure shall maintain a fuel modification zone within 100 feet of the building or structure. The area within 50 feet of a building or structure shall be cleaned of vegetation that is not fire resistant and re-planted with fire-resistant plants. In the area between 50 to 100 feet from a building, all dead and dying vegetation shall be removed. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. The chips from chipping of vegetation that is done on-site may remain if the chips are dispersed so they do not exceed 6 inches in depth. Trees may remain in both areas provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures is not less than 10 feet. See Figure 4907.2.

- The fire code official may increase the fuel modification zone more than the 100-foot minimum if fuel and/or topography are determined to increase the fire hazard severity.
- When a building or structure in a hazardous fire area is setback less than 100 feet from the property line, the person owning or occupying the building or structure shall meet the requirements in subsection (a) above, to the extent possible, in the area between the building or structure and the property line.
- The building official and the FAHJ may provide lists of prohibited and recommended plants.
- The fuel modification zone shall be located entirely on the subject property unless approved by the FAHJ. This required fuel modification zone may be reduced as allowed in subsection (c) above or increased as required by a fire protection plan.
- When the subject property contains an area designated to protect biological or other sensitive habitat or resource, no building or other structure requiring a fuel modification zone shall be located so as to extend the fuel modification zone into a protected area.
- Improved Property: Property owners shall be permitted to clear all flammable vegetation within a one hundred (100) foot radius of all buildings using methods, such as mowing and trimming that leave plant root structure intact to stabilize soil. Clearing is not limited to these methods discing, which exposes bare mineral soil, may be used if deemed necessary by the FAHJ.
- Where the distance from the structure to the property line of the parcel on which the building is located is less than the distance required to be cleared, (100'), the adjacent parcel owner may be required to establish the required fuel break to achieve the required distance of defensible space if such requirement is approved by the Fire Code Official.

There is no guarantee or assurance that compliance with these standards will prevent damage or destruction of structures by wildland fire in all cases.

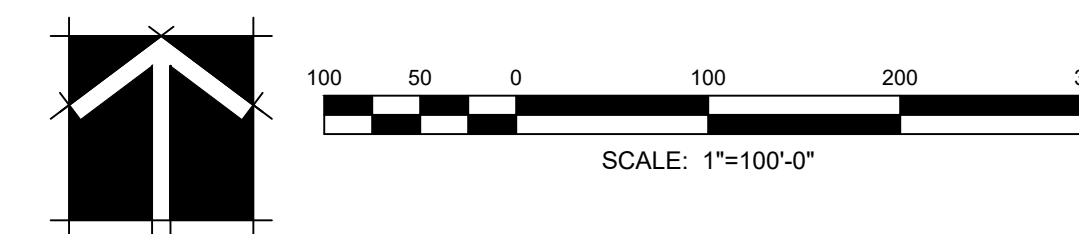
HOME IGNITION ZONE 1 - IMMEDIATE ZONE 0-5 (§ 4907.4.1) (Note on plot plan): Meaning exterior wall surface of the building extending 5 feet on a horizontal plane. This zone shall be constructed of continuous hardscape or limited fire-resistant plantings acceptable to the FAHJ. Vegetation in this zone shall not exceed 6" to 18" in height and irrigation is required. Removal of combustible materials surrounding the exterior wall area and maintaining area free and clear of combustible materials. The use of mulch and other combustible materials shall be prohibited.

HOME IGNITION ZONE 2 - INTERMEDIATE ZONE 5' TO 50' (§ 4907.4.2) (Note on plot plan): Means from the immediate edge of zone 1 extending out in a horizontal plane. The zone shall consist of planting of low growth, drought tolerant and fire resistive plant species. The height of the plants in this zone starts at 6" adjacent to Zone 1 and extending in a linear fashion up to a maximum of 18" at intersection with Zone 3. Vegetation in this zone shall be irrigated and not exceed 10' in height and shall be moderate in nature. Trees shall not exceed 30' in height and be limited or as approved by the FAHJ. Firewood inside this zone shall be piled minimum of 30' away from all buildings and structures. Cords of firewood shall also be maintained at least 10' from property lines and not stacked under tree canopies drip lines.

HOME IGNITION ZONE 3 - EXTENDED ZONE 50'-100' (§ 4907.4.3) (Note on plot plan): Means from the immediate edge of Zone 2 extending out in a horizontal plane for 50'. This zone consists of planting of drought tolerant and fire resistive plant species of moderate height. Brush and plants shall be limbed up off the ground so the lowest branches are 1/3 height of bush/tree/plant or up to 6' off the ground on mature trees. This area would be considered selective clearing of natural vegetation and dense chaparral by removing a minimum 50% of the square footage of this area.



REVISIONS	
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APPROVED	JP
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JOB NO.	20-027-00
SCALE	SEE SHEET



**Attachment B – Tentative Map
Resolution TM-5643**

Hearing Date: December 6, 2024

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2020-TM-5643)

WHEREAS, Tentative Map No. PDS2020-TM-5643 proposing the division of property located at San Elijo Road, East of Denning Drive, within the San Dieguito Community Planning Area within unincorporated San Diego County and generally described as:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPTING THEREFROM THE WESTERLY 100 FEET OF THE NORTHERLY 100 FEET THEREOF.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN GRANT DEED TO THE CITY OF SAN MARCOS RECORDED JUNE 6, 2003, AS INSTRUMENT NO. 2003399 OF OFFICIAL RECORDS (Source: Tentative Map 5643 Legal Description) (APNs: 223-080-46-00, 223-070-08-00, 223-070-07-00)

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on July 17, 2020; and

WHEREAS, on December 6, 2024, the Planning Commission of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

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

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

1. Exception to the San Diego Private Road Standards to show a minimum thirty-nine feet and nine inches (39.75') wide for proposed on-site private road easements **A, B and C**

APPROVAL OF MAP: This Tentative Map is tied to the Questhaven Project which includes a Tentative Map (Record ID: PDS2020-TM-5643), an Administrative Permit (PDS2020-AD-20-011), a Site Plan (PDS2022-STP-22-018), and a Density Bonus Permit (Record ID: PDS2021-DB-21-001). The permits tied to the Questhaven Project contain individual conditions on each decision document. The following specific conditions (mitigation measures when applicable) shall be complied with before a Final Map is approved 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):

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

A. County Subdivision Ordinance:

a. Standard Conditions for Tentative Maps:

Standard Condition 11: Said condition is only required for condominium developments.

Standard Condition 22: Said condition is only required for projects that include private subsurface sewage disposal systems.

Standard Condition 27.1: Said condition is only required for subdivisions that file several Final Maps for several Units of a Map.

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 map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to [PDS, Zoning

Counter], which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

31. ROADS#1–PUBLIC ROAD IMPROVEMENTS - CITY OF SAN MARCOS (M-TRANS-1 & M-TRANS-2)

INTENT: In order to promote orderly development and to comply with the mitigation measures of the Environmental Impact Report and the Local Transportation Analysis prepared for the Project, the following shall be completed.

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for the construction of a Traffic Signal consistent with the conceptual design as indicated in the Local Transportation Analysis by CR Associates dated September 2024. The project applicant shall be required to install a traffic signal at the intersection of **Street “E” and San Elijo Road**. Additionally, prior to issuance of the first certificate of occupancy, the south leg of the intersection (**Street “E”**) shall be reconfigured to include dual left-turn lanes and an exclusive right turn lane. *(Note: Due to Street ‘E’ being within the City of San Marcos on a road on land owned by the County of San Diego, it is anticipated that meetings with the City of San Marcos, the applicant team, and County staff will be required during the Final Engineering process in order to ensure that all improvements and agreements meet required standards, such as sight distance, for access onto San Elijo Road).*
- b. Process and obtain approval of Improvement Plans and Encroachment Permits with the City of San Marcos to improve **San Elijo Road**.
- c. Process and obtain the applicable permit from the City of San Marcos in order to optimize the traffic signal timing at the intersection of **Melrose Drive and San Elijo Road**. Signal optimization could include reoptimizing cycle lengths and/or signal splits to better accommodate future traffic demand along the corridor. It is important to note that if signal optimization is implemented, adjacent intersections within the coordinated system should be taken into consideration.
- d. Any improvements along San Elijo Road on the project frontage shall continue or provide a transition of striping to accommodate the existing Class II bike lane.
- e. All sight distance standards shall be in accordance with City of San Marcos road standards along San Elijo Road upon coordination with DPW as the road connects to Street E on land owned by the County of San Diego. Upon certification of sight distance to meet City of San Marcos road standards

along San Elijo Road, recommendations such as a no-right turn on red at the traffic signal or a clear space easement may be required.

DOCUMENTATION: The project applicant shall submit documentation from the City of San Marcos for permits within City of San Marcos public right-of-way demonstrating the requirements of this condition have been completed as required by the Local Transportation Analysis and Environmental Impact Report associated with the project. **TIMING:** Prior to the approval of the Final Map, the plans, agreements, and securities shall be approved upon coordination with the City of San Marcos. This will ensure that the improvements occur prior to the first occupancy of a unit associated with the project. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and improvement plans coordinated with the City of San Marcos. The [PDS, LDR] and DPW shall coordinate with the applicant and City of San Marcos in order to ensure that transitions and improvements tied to Street E are consistent with improvements and agreement requirements associated with Street E on County owned land. **REFERENCES:** Local Transportation Analysis by CR Associates dated September 2024.

32. ROADS#2-PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404, all proposed private streets shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the on and off-site private road easement.

- a. The proposed off site private road easement, **Street 'E'** from San Elijo Road to Street 'A' shall be graded to a width seventy feet (70') and to an improved width of fifty feet (50') with asphalt concrete pavement over approved base at twenty-five feet (25') from centerline. The improvement and design standards of Section 3.1.C of the San Diego County Standards for Private Roads (approved June 30, 1999) for seven hundred fifty-one (751) to two thousand five hundred (2500) trips shall apply. The road improvements shall be consistent with any agreement and easement requirements associated with the access road upon coordination with DPW, DGS, and PDS. The improvements shall be consistent with the improvement plans processed for improvements along San Elijo Road within the City of San Marcos including the traffic signal. Road improvements shall be to the satisfaction of the Rancho Santa Fe Fire Protection District and the Director of DPW. *(Note: Due to Street 'E' being within the City of San Marcos on a road on land owned by the County of San Diego, it is anticipated that meetings with the City of San Marcos, the applicant team, and County staff will be required during the Final Engineering process in order to ensure that all improvements and agreements meet required standards, such as sight distance, for access onto San Elijo Road).*
- b. The proposed onsite private road easement, **Street 'A'** from Street 'E' to Street 'B' shall be graded to a width of thirty-nine feet and nine inches

(39.75') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base at twelve feet (12') from centerline. The improvement and design standards of Section 3.1.C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Road improvements shall be to the satisfaction of the Rancho Santa Fe Fire Protection District.

- c. The proposed onsite private road easement, **Street 'B'** shall be graded to a width of thirty-nine feet and nine inches (39.75') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base at twelve feet (12') from centerline. The improvement and design standards of Section 3.1.C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Road improvements shall be to the satisfaction of the Rancho Santa Fe Fire Protection District.
- d. The proposed onsite private road easement, **Street 'C'** from Street 'B' to the cul-de-sac shall be graded to a width of thirty-nine feet and nine inches (39.75') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base at twelve feet (12') from centerline. The improvement and design standards of Section 3.1.C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Road improvements shall be to the satisfaction of the Rancho Santa Fe Fire Protection District.
- e. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the improved width by a minimum eight feet (8') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1.C footnote and to the satisfaction of Rancho Santa Fe Fire Protection District..
- f. **Street 'B'** shall terminate with a cul-de-sac graded to a radius of fifty-five feet (55') and surfaced to a radius of forty-eight feet (48') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter with face of curb at forty-eight feet (48') from the radius point.
- g. **Street 'C'** shall terminate with a cul-de-sac graded to a radius of forty-five feet and 11 inches (45.9') and surfaced to a radius of thirty-eight feet (38') with asphalt concrete pavement over approved base with mountable Portland cement concrete curb gutter with face of curb at thirty-eight feet (38') from the radius point.

- h. Any proposed gate entries shall be in accordance with San Diego County Design Standard DS-17, DS-18, or DS-19 to the satisfaction of the Director of PDS.
- i. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.
- j. Internal roadways and improvements shall include design requirements as approved by Rancho Santa Fe Fire Protection District including locations of fire hydrants and no-parking delineations for roadways that cannot include parking in order to meet 24-foot width access requirements.
- k. Authorization from San Diego Gas & Electric as well as any other applicable owner or grantee of an easement where the private roads cross an applicable easement shall be obtained.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the San Diego County Standards for Private Roads, the Land [Development Improvement Plan Checking Manual, and the](#) Rancho Santa Fe Fire Protection District requirements. 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:

- l. Process and obtain approval of Improvement Plans to construct proposed private roads.
- m. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- n. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- o. 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 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.

33. ROADS#3–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.402](#), private road easements shall be provided.

DESCRIPTION OF REQUIREMENT:

- a. The Final Map shall show a minimum thirty-nine feet and nine inches (39.75') wide for proposed on-site private road easements **A, B and C** in accordance with the approved Subdivision Ordinance Waiver and as shown in the Tentative Map (PDS2020-TM-5643).
- b. The Final Map shall show a fifty-five foot (55') minimum radius cul-de-sac for Street B and a forty-five feet and 11 inches (45.9') minimum radius cul-de-sac for Street C located at the terminus of proposed private road easements, to the satisfaction of the Rancho Santa Fe Fire Protection District and the Director of PDS.
- c. Any proposed gate entries shall be in accordance with San Diego County Design Standard DS-17, DS-18, or DS-19 to the satisfaction of the Director of PDS and the private road easement shall be shown on the Final Map.
- d. Authorization from San Diego Gas & Electric as well as any other applicable owner or grantee of an easement where the private roads cross an applicable easement shall be obtained.

DOCUMENTATION: The applicant shall show the easements on the Final Map.

TIMING: Prior to approval of the Final Map, the easements shall be shown.

MONITORING: The [PDS, LDR] shall review the Final Map to ensure that the fire turnout easement is indicated pursuant to this condition.

34. ROADS#4–PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, 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.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to the private roads, and applicant shall place a note on the Final Map as to the final title status of said roads.

DOCUMENTATION: The applicant shall prepare the private road maintenance agreement to the satisfaction of the Director of PDS. **TIMING:** Prior to approval of the Final Map, the private road maintenance agreement shall be prepared. *(Note: Concurrent with approval of the Final Map, the agreement shall be executed.)*

MONITORING: The [PDS, LDR] shall review the executed agreement for compliance with this condition.

35. GEN#2–COUNTY LANDFILL ACCESS ROAD

INTENT: In order to provide secondary access to the Project and identify agreements and maintenance requirements for use of a County-owned land tied to the closed San Marcos Landfill (*Street E on Tentative Map 5643*).

DESCRIPTION OF REQUIREMENT: The applicant shall enter into an agreement to utilize and improve the existing portion of the Old San Marcos Landfill access road owned by the County of San Diego. The agreements shall describe information related to the following but not limited to:

1. Maintenance requirements (*Example: Responsibilities of HOA within CC&Rs and Private Road Maintenance Agreements or stormwater treatment facilities. Note, the project includes additional HOA conditions that need to be addressed prior to recordation of the CC&Rs*)

2. Access easements

3. City of San Marcos traffic signal easement and Olivenhain Municipal Water District easement

4. Improvement requirements and responsibilities (*Example: Traffic Signal upon coordination with City of San Marcos, striping, landscaping, etc.*)

5. Utilities (*Example: Construction of water district lines*)

6. Financial Responsibilities and Costs

7. General consideration of future improvements/actions tied to access in order to not create a conflict related to:

a. Road improvements upon coordination with the City of San Marcos and County of San Diego

b. Offers of dedication or future trail easements

c. Construction of utilities

d. Adequate right-of-way or easements for maintenance of improvements (*Example: Maintenance of traffic signal infrastructure or easements for utilities such as water lines*)

The agreements and applicable documents shall be approved and in place prior to Recordation of Final Map. The necessary improvements and construction requirements shall be consistent with any applicable improvement plan (public or private). The condition shall be satisfied to the satisfaction of the Director of PDS, DPW, and DGS. In the event that any of the agreement requirements require a hearing or action by the Board of Supervisors, the approval by the hearing body must be completed.

DOCUMENTATION: The applicant shall enter into an agreement with the County of San Diego and process the applicable agreements and easements upon coordination with DGS, DPW, and PDS. **TIMING:** Prior to the approval of grading/improvement plans and the recordation of the Final Map, the agreement

to dedicate an easement and the easement shall be recorded or delineated on the Final Map to be recorded by separate document. **MONITORING:** The [PDS, LDR] shall review the submitted documentation and easements upon coordination with DPW and DGS.

36. DPW LANDFILLS#1–GROUNDWATER MONITORING WELLS

INTENT: In order to allow for continued maintenance of existing landfill monitoring wells in two locations on the project site. **DESCRIPTION OF REQUIREMENT:** The applicant shall enter into an agreement to dedicate access to two easements for existing landfill monitoring wells. The agreements and easements shall describe information related to the following but not limited to:

1. Widths and lengths of easements (*The anticipated width of the easements are 30-feet in width for temporary construction and 10-feet in width for permanent maintenance access to the well in the southeastern portion of the property. The anticipated width of the easement near the northern/central portion of the property is 150' within an existing SDG&E easement*)
2. Accessibility requirements to the wells (*Example: Pedestrian access or maintenance/construction vehicles*)
3. Notification requirements to property owners for County access (*Example: Notification of property owner within 10 days that County staff will access a monitoring well*)
4. Duration of Easement (*Example: Automatic extinguishment upon destruction of a well*)

The agreements and easements shall be in place to the satisfaction of the Director of PDS, DGS, and DPW. Any areas that include dedication over existing easements shall require coordination with the applicable easement holder or grantee (*Example: San Diego Gas & Electric*). The County of San Diego will continue to obtain the applicable permits from applicable agencies for operation and maintenance of the wells. In the event that a monitoring well will be destroyed or removed, County of San Diego staff shall obtain the applicable permits.

DOCUMENTATION: The applicant shall enter into an agreement with the County of San Diego and process the applicable agreements and easements upon coordination with DGS, DPW, and PDS. **TIMING:** Prior to recordation of the Final Map, the agreement to dedicate an easement and the easement shall be recorded or delineated on the Final Map to be recorded by separate document. **MONITORING:** The [PDS, LDR] shall review the submitted documentation and easements upon coordination with DPW and DGS.

37. BIO#1–BIOLOGICAL EASEMENT (M-BIO-1)

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 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 easement 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:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEHQ.
- d. 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.
- e. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of DPW 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 1602 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- f. Any activities conducted in accordance with an applicable federal, state, or local permit related to biological or wetland resources (e.g., California Section 1602 Streambed Alteration Agreement, County Watercourse Permit, Clean Water Act 401 Permit, Clean Water Act 404 Permit, etc.)
- g. Any activities conducted for maintenance or construction of monitoring wells related to the closed San Marcos Landfill upon coordination with DPW, DEHQ, and applicable federal, state, or local agencies as necessary to conduct the activities.

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 – OR – The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RPJ]*, and pay all applicable fees associated with preparation of the documents.

TIMING: Prior to the approval of the map or on the map, 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, [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] and [DPR, GPM] 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#2–REVEGETATION PLAN (M-BIO-7)

INTENT: In order to mitigate for the impacts to sensitive natural communities, Nuttall’s scrub oak, and western spadefoot toad, which are sensitive biological resources pursuant to the County’s Guidelines for Determining Significance for Biological Resources, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan shall be prepared, which mitigates impacts to sensitive natural communities, Nuttall’s scrub oak, and western spadefoot toad. The revegetation plan shall conform to the Conceptual Habitat Restoration Plan dated May 6, 2024, and the most current version of the County of San Diego Report Format and Content Requirements for Revegetation Plans. The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director 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 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 to enter into a Secured Agreement for the implementation of the Plan.

39. BIO#3–SECURED AGREEMENT (M-BIO-7)

INTENT: In order to assure project completion and success of the Revegetation Plan in condition BIO#5, 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 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.

40. BIO#4–ORCUTT’S BRODIAEA TRANSLOCATION PLAN (M-BIO-7)

INTENT: In order to mitigate for the impacts to Orcutt’s brodiaea, which are sensitive biological resources pursuant to the County’s Guidelines for Determining Significance for Biological Resources, translocation/revegetation shall occur.

DESCRIPTION OF REQUIREMENT: A Translocation/Revegetation Plan shall be prepared, which addresses impacts to Orcutt’s brodiaea. The translocation/revegetation plan shall conform to the Conceptual Orcutt’s Brodiaea Translocation Plan dated May 6, 2024, any requirements of a Habitat Loss Permit required for the Project, and the most current version of the County of San Diego Report Format and Content Requirements for Translocation/Revegetation Plans. The Translocation/Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director 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. Translocation/Revegetation objectives, translocation/revegetation site biological resource map, 24”x 36” landscape plan, map showing translocation/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 Translocation/Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval of the map and prior to the approval of any vegetation clearance and issuance of any grading permit, the Translocation/Revegetation Plan shall be approved. The Translocation/Revegetation Plan will ensure that the translocation occurs during ground-disturbing activities such as grading associated with the project.

MONITORING: The [PDS, LA] shall review the Translocation/Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Translocation/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 Biological Resources Condition for a Secured Agreement shall be made to enter into a Secured Agreement for the implementation of the Plan.

41. BIO#5–SECURED AGREEMENT (M-BIO-7)

INTENT: In order to assure project completion and success of the Translocation/Revegetation Plan in condition BIO#7, 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 Translocation/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 Translocation/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 Translocation/Revegetation Plan.

DOCUMENTATION: The applicant shall execute a Secured Agreement provided with the Translocation/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 map and prior and to the approval of any vegetation clearance and issuance of any grading permit, and after the approval of the Translocation/Revegetation Plan, the agreement shall be executed and the securities provided for the translocation/revegetation plan implementation. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Translocation/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.

42. BIO#6–RESOURCE MANAGEMENT PLAN (M-BIO-1)

INTENT: In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, a RMP. The RMP shall be consistent with the conceptual RMP dated October 7, 2024. The plan shall be prepared and approved

pursuant to the most current version of the County of San Diego Report Format and Content Requirements for Biological Resources. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

- a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Report Format and Content Requirements for Biological Resources.
- b. The habitat land to be managed shall be completely purchased.
- c. The easements shall be dedicated to ensure that the land is protected in perpetuity.
- d. A Resource Manager shall be selected and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager.
- e. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship.
- f. A contract between applicant and County shall be executed for the implementation of the RMP.

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

43. **BIO#7–WETLAND PERMITS (M-BIO-6)**

INTENT: In order to comply with the State and Federal Regulations for the unvegetated ephemeral streambed, 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, PCC]* for compliance. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any grading permit, the permits shall

be obtained. **MONITORING:** The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU] for implementation on the grading plans.

44. UTILITIES#1–UTILITY CONCURRENCE LETTERS

INTENT: In order to inform the local public entities and utility companies that the Final Map is going to be approved by the County, and to comply with [Section 66436 of the Government Code](#), letters of concurrence for signature of on the map shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the public entities affected by this project have received a copy of the proposed Final Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of improvement plans and recordation of the Final Map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

45. 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 Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to recordation of the Final Map, 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.

46. 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, 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.

47. **DPW LANDFILL#2–LANDFILL DISCLOSURE**

INTENT: To notify future residential homeowners within 1,000 feet of the San Marcos Landfill waste footprint of the proximity to the San Marcos Landfill. **DESCRIPTION OF REQUIREMENT:** The applicant shall record a notice on the title of parcels located within 1,000 feet of the San Marcos Landfill's waste footprint. **TIMING:** Prior to recordation of the Final Map, the applicant shall submit documentation stating that the landfill disclosure will be recorded against the title of parcels located within 1,000 feet of the San Marcos Landfill's waste footprint. Directly following the recordation of the Final Map, the requirement shall be completed. **MONITORING:** The [DPW] and [PDS, LDR] shall review and approve the notice.

48. **PLN#1–AFFORDABLE HOUSING AGREEMENT**

INTENT: In order to comply with the Density Bonus Application and comply with Section 7430 through 7445 of Zoning Ordinance for an Affordable Housing Agreement. **DESCRIPTION OF REQUIREMENT:** The applicant shall execute an

Affordable Housing Agreement with the County of San Diego Department of Housing and Community Development Services upon coordination with PDS. The building plans submitted during the building permit process shall include references to the locations of Affordable Housing units as well as details for the timing of construction of units consistent with the Affordable Housing Agreement. Any applicable Density Bonus Permit and Affordable Housing Agreement shall be recorded against the property to the satisfaction of the Director of PDS. *(Note: The project currently includes 7 "Low" income units.)* **DOCUMENTATION:** The applicant shall coordinate with the Department of Housing and Community Development Services and PDS to execute an Affordable Housing Agreement in accordance with the Density Bonus Permit. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, the Affordable Housing Agreement and requirements shall be executed upon coordination with PDS and the County of San Diego Department of Housing and Community Development Services. **MONITORING:** The PDS Zoning Counter and [PDS, LDR] shall review the evidence to verify compliance with this condition upon coordination with the County of San Diego Department of Housing and Community Development Services.

49. **ROADS#5–HAUL ROUTE PLAN**

INTENT: In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented, if applicable, upon coordination with the City of San Marcos and County of San Diego. *(Note: The Project is anticipated to utilize roadways within the City of San Marcos and a Haul Route Plan or similar permit from the City of San Marcos or other applicable jurisdiction may be required instead of an HRP issued by the County of San Diego. The County of San Diego standard HRP requirements are listed below for reference.)* **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared, if applicable, 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, if applicable, 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 by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. If applicable, the applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. If applicable, 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

identified on the haul route plan shall be returned to the existing condition or better.

- c. If applicable, prior to the 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 frequently depending on hauling schedule.

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

50. **ROADS#6–TRAFFIC CONTROL PLAN**

INTENT: In order to address temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. (*Note: The Project is anticipated to utilize roadways within the City of San Marcos and a TCP or similar permit from the City of San Marcos or other applicable jurisdiction may be required instead of a TCP issued by the County of San Diego. The County of San Diego standard TCP requirements are listed below for reference.*) **DESCRIPTION OF REQUIREMENT:** The applicant shall have a Registered Civil Engineer or licensed Traffic Control Contractor prepare a TCP, if applicable, and submit it to the City of San Marcos or applicable jurisdiction to the satisfaction of the City Engineer. **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to the City of San Marcos or applicable jurisdiction [*PDS, LDR*] for review by [*City of San Marcos, Traffic*]. **TIMING:** Prior to approval of the Final Map, a TCP shall be prepared and approved, if applicable. **MONITORING:** The [*PDS, LDR*] shall review the TCP, if applicable, for compliance with this condition.

51. **NOISE#1–NOISE RESTRICTION EASEMENT (M-N-2)**

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2), and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on certain parcels to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement over lots within 400 feet of the San Elijo Road right-of-way (Approximately Lots 1 through 6 and 15 through 18 of Tentative Map 5643). The easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, an acoustical analysis shall be prepared. The noise protection easements shall contain a restriction requiring that exterior noise levels not exceed 60 Community Noise Equivalent Level (CNEL) within the easement area of the lot. The restriction shall apply to the following minimum exterior use areas: 1) for lots less than 4,000 s.f. in area, the exterior area shall include 400 square feet; and 2) for lots larger than 4,000 s.f, the exterior area shall include 10 percent of the lot area. A noise study is required to be prepared and approved by the County Department of Planning and Development Services (PDS) prior to the issuance of building permits for these lots demonstrating that the residential lots within 400 feet of San Elijo Road would achieve these requirements. In the event that the noise study determines that one or more lots would not achieve the 60 CNEL noise limit within the minimum exterior use areas, the noise study shall identify noise attenuation measures that must be incorporated, such as the use of sound walls or berms, in order to achieve the exterior noise requirement of 60 CNEL within the minimum exterior use areas. The County shall require that the noise attenuation measures be installed and be verified as effective in meeting the 60 CNEL requirement by an acoustical engineer prior to the issuance of certificates of occupancy.
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet. **TIMING:** Prior to the approval of the Final Map, the requirements of this condition shall be completed. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded.

52. TRAILS#1—OFFER OF TRAIL DEDICATION

INTENT: In order to promote orderly development and to coordinate with adjacent jurisdictions regarding trails, any future trail connections will require coordination with several property owners and outside agencies as well as organizations such as the City of San Marcos. Any future trail connection will require funding and appropriations and coordination with several property owners, organizations, and outside agencies to accommodate trail connections in the area. **DESCRIPTION OF REQUIREMENT:** An offer of dedication or similar trail easement shall be made to the County for trail and trail parking purposes as indicated below:

1. Offer to dedicate the proposed on-site trail and parking area for a potential future construction of a long-term trail network and parking. Dedication would require coordination with adjacent property owners, organizations, and outside agencies. The on-site trail and parking area shall be consistent with the location indicated on Tentative Map 5643 to the satisfaction of the Directors of DPR, DPW, and PDS. Any offsite dedications shall be made by separate document. The Final Map shall be prepared to show the offer being rejected upon coordination with DPR until funding and appropriations as well as coordination with several property owners and outside agencies has been completed for long-term trail connections in the area.
2. 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 the Subdivision Ordinance, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map or indicated by separate agreement or document upon coordination with DPR. 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.

DOCUMENTATION: The applicant shall prepare the dedication on the map or by separate document as indicated above. The documentation shall be reviewed by DPR and the [PDS, LDR] to the satisfaction of the Directors of Parks, DPW, and PDS. **TIMING:** With the recordation of the Final Map, the offer of dedication or other applicable documentation shall be made to the County, and the note shall be placed on the map. **MONITORING:** The [PDS, LDR] shall review the map for compliance with this condition.

GRADING PLAN NOTES

(Tied to Tentative Map and Site Plan)

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

53. BIO#8—TEMPORARY FENCING (M-BIO-2)

INTENT: In order to prevent inadvertent disturbance to areas outside the limits of grading, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing, or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

54. BIO#9—MIGRATORY BIRD AND RAPTOR RESOURCE AVOIDANCE (M-BIO-8)

INTENT: In order to avoid impacts to migratory birds and 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:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor. The breeding season is defined as occurring between January 15 and August 31. If clearing of vegetation or grading activities will occur during the breeding season for migratory birds or raptors, pre-construction survey(s) shall be conducted by a qualified biologist no more than 72 hours prior to the start of work to determine whether these species occur within the construction footprint and/or adjacent areas potentially impacted by construction noise (i.e., 60 dB(A) hourly average or ambient, if greater). If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the construction limits and adjacent potential noise-impacted area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species occur within the construction limits or adjacent noise-impacted area, the biologist shall determine the physical area in which construction activities cannot occur to protect the nesting species, and one of two actions shall occur: (1) construction activities in the area delineated by the biologist shall be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) construction activities shall be postponed until

a temporary noise barrier or berm is constructed at the edge of the development footprint or other location determined appropriate and effective by the biologist and an acoustical engineer to ensure that noise levels in the occupied habitat are reduced to below 60 dB(A) hourly average or ambient, if greater. Decibel output shall be confirmed by a County-approved acoustical engineer and intermittent monitoring by a qualified biologist shall occur to ensure that the reduced noise levels are being maintained. **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, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

55. BIO#10–COASTAL CALIFORNIA GNATCATCHER RESOURCE AVOIDANCE (M-BIO-8)

INTENT: In order to avoid impacts to the coastal California gnatcatcher, which is 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:** There shall be no brushing, clearing and/or grading such that none will be allowed within 500 feet of coastal sage scrub nesting habitat during the breeding season of the coastal California gnatcatcher. The breeding season is defined as occurring between February 15 and August 31. If clearing of vegetation or grading activities will occur during the breeding season for the coastal California gnatcatcher, pre-construction survey(s) shall be conducted by a qualified biologist no more than 72 hours prior to the start of work to determine whether these species occur within the construction footprint and/or adjacent areas potentially impacted by construction noise (i.e., 60 dB(A) hourly average or ambient, if greater). If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the construction limits and adjacent potential noise-impacted area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species occur within the construction limits or adjacent noise-impacted area, the biologist shall determine the physical area in which construction activities cannot occur to protect the nesting species, and one of two actions shall occur: (1) construction activities in the area delineated by the biologist shall be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) construction activities shall be postponed until a temporary noise barrier or berm is constructed at the edge of the development footprint or other location determined appropriate and effective by the biologist and an acoustical engineer to ensure that noise levels in the occupied habitat are reduced to below

60 dB(A) hourly average or ambient, if greater. Decibel output shall be confirmed by a County-approved acoustical engineer and intermittent monitoring by a qualified biologist shall occur to ensure that the reduced noise levels are being maintained. **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, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

56. CULT#GR-1 – ARCHAEOLOGICAL AND TRIBAL MONITORING – PRECONSTRUCTION MEETING (M-CR-1)

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 and Luiseño Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. During the pre-construction meeting, the applicant shall work with the Project Archaeologist and Kumeyaay and Luiseño Native American Monitor to identify the appropriate scope of the Native American monitoring. Applicant shall not be required to engage in duplicative Native American monitoring if good faith efforts have been made to come to an agreement on a schedule such as having a rotation of monitors. The Project Archaeologist, and Kumeyaay and/or Luiseño 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 and/or Luiseño 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 and as outlined in the Treatment Agreement and Preservation Plan. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist, and Kumeyaay and Luiseño 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.

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

57. AQ#1–AIR QUALITY FUGITIVE DUST

INTENT: In order to address fugitive dust during construction activities.

DESCRIPTION OF REQUIREMENT: The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

- a. Maintain at least 12 inches of freeboard, cover loads, or secure material by watering or treating in all haul/dump trucks entering or leaving the site with soil import/export material.
- b. Water construction areas between dozer/scrapper passes and on any unpaved roads within the project limits a minimum of two (2) times daily.
- c. Terminate grading activities in winds in excess of 25 miles per hour (mph).
- d. Use sweepers and water trucks to control dust and debris at public street access points and approach routes to construction sites.
- e. Stabilize dirt storage piles with chemical binders, tarps, fencing, or other suppression measures.
- f. Stabilize internal construction-roadways by paving, chip sealing or chemicals after rough grading.
- g. Enforce a 15-mph speed limit on unpaved surfaces.
- h. Hydroseed, landscape, or develop disturbed areas as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
- i. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be minimized by the use of track-out grates, gravel beds, or wheel-washing at each egress point and be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only respirable particulate matter (PM₁₀) - efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.

DOCUMENTATION: The applicant 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.

58. AQ#2–CONSTRUCTION EXHAUST EMISSIONS (M-GHG-1)

INTENT: In order to address exhaust emissions during construction activities.

DESCRIPTION OF REQUIREMENT: The applicant shall use reasonable best efforts to demonstrate that all diesel fired construction equipment, equal to or greater than 50 horsepower, would utilize CARB Tier IV equipment, unless such an engine is not available for a particular item of equipment. The applicant shall be

required to contact a minimum of three fleet owners/operators/fuel providers in San Diego County or adjacent counties to acquire such equipment. The measure shall be determined to be not feasible if three entities respond that Tier IV equipment is not commercially available for the Project's equipment needs during construction.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing information related to the equipment used and notices/contracts or bids. **TIMING:** During grading activities, the use of Tier IV vehicles shall be required, if applicable and the contract information shall be maintained and provided upon request.

MONITORING: The [DPW, PDCI] shall make sure that the grading contractor complies with the requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

59. CULT#GR-2--ARCHAEOLOGICAL AND TRIBAL MONITORING – DURING CONSTRUCTION (M-CR-1)

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 and/or Luiseño Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. During the pre-construction meeting, the applicant shall work with the Project Archaeologist and Kumeyaay and Luiseño Native American Monitor to identify the appropriate scope of the Native American monitoring. Applicant shall not be required to engage in duplicative Native American monitoring if good faith efforts have been made to come to an agreement on a schedule such as having a rotation of monitors. 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 and/or Luiseño 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 and/or Luiseño Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay and/or Luiseño 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 or Luiseño Native American monitor, shall have the authority to divert or temporarily halt ground

disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.

2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist and culturally-affiliated tribes as identified in the Cultural Resources Treatment Agreement and Preservation Plan.
3. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the project archaeologist, tribal monitor(s), and the tribal representative(s) to discuss the significance of the find. Optionally, the County Archaeologist may attend the meeting to discuss the significance of the find.
4. Construction activities shall not resume in the area of discovery until an agreement has been reached by all parties as to appropriate mitigation. Work shall be allowed to continue outside of the buffer area and shall be monitored.
5. Isolates and clearly non-significant deposits shall be minimally documented in the field. The isolates and/or non-significant deposits shall be reburied onsite as identified in the Cultural Resources Treatment Agreement and Preservation Plan.
6. Treatment and avoidance of the newly discovered resources shall be consistent with the Cultural Resources Treatment Agreement and Preservation Plan entered into with the culturally-affiliated tribe(s). This may include avoidance of the cultural resources through project design, in-place preservation of cultural resources located in native soils and/or re-burial on the Project property so they are not subject to further disturbance in perpetuity.
7. If cultural resources are identified, one or more of the following treatments, in order of preference, shall be employed:
 - a. Preservation in place of the Cultural Resources, if feasible. Preservation in place means avoiding the resources, leaving them in place where they were found with no development affecting the integrity of the resources.
 - b. Reburial of the resources on the project property. The measures for reburial shall include, at least, the following:
 - Measures and provisions to protect the future reburial area from any impacts in perpetuity.
 - Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with the exception that sacred items, burial goods, and Native American human remains are excluded.
 - Any reburial process shall be culturally appropriate.
 - Listing of contents and location of the reburial shall be included in the confidential appendix of the Monitoring Report.
 - The Monitoring Report shall be filed with the County under a confidential cover and is not subject to Public Records requests.
 - c. If preservation in place or reburial is not feasible, a Research Design and Data Recovery Program (Program) shall be prepared by the Project

Archaeologist in consultation with the culturally-affiliated tribe(s), and the Native American Monitor and approved by the County Archaeologist prior to implementation. There shall be no destructive or invasive testing on sacred items, burial goods, and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Monitoring Report.

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

- 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 and Luiseño 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 Guidelines §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- d. **Tribal Cultural Resources.** If Tribal Cultural Resources are discovered, the Project Archaeologist shall conduct consultation with culturally affiliated tribe(s) to determine the most appropriate mitigation. Should the parties not be able to reach consensus, then the County Archaeologist shall consider the concerns of the culturally affiliated tribe(s) and the Project Archaeologist, and the Director of Planning & Development Services shall make a final decision regarding appropriate mitigation.
- e. **Fill Soils.** The Project Archaeologist, and the Kumeyaay and/or Luiseño Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- f. **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:** These 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.

60. DPW#1–RECYCLING - GRADING MATERIAL DIVERSION:

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

- A. Identify the project location.
- B. Log date that material was transported off the site
- C. Log type of grading or clearing material
- D. Weight of the material or its approximate tonnage or cubic yards
- E. Name of the party transporting the materials

- F. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
- G. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
- H. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
- I. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement

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

61. NOISE#2–TEMPORARY CONSTRUCTION NOISE:

INTENT: In order to minimize temporary construction noise for grading operations associated with the Project subdivision and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The Project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

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.

62. DPW LANDFILL#3–METHANE MONITORING

INTENT: To ensure that site workers are protected from landfill gas (using methane as an indicator of the presence of landfill gas) and to document existing site conditions within 1,000 feet of the San Marcos Landfill waste footprint, methane monitoring shall be required. **DESCRIPTION OF REQUIREMENT:** Prior to initial grading or excavation activities within 1,000 feet of the San Marcos Landfill waste footprint, the applicant shall ensure that methane monitoring occurs prior to and continuously during initial (rough) grading and/or any excavation activities. Should any readings exceed 10% of the Lower Explosive Limit (LEL) / 5,000 parts per million (ppm) methane, work shall stop and the applicant shall notify Rancho Santa Fe Fire Protection District and DPW. **DOCUMENTATION:** The applicant shall provide a copy of the methane monitoring contract to [DPW]. Daily logs of the monitoring shall be maintained and applicant shall provide copies to [DPW] on a weekly basis. **TIMING:** Monitoring to commence prior to initial grading or during excavation activities within 1,000 feet of the San Marcos Landfill waste footprint. **MONITORING:** The [DPW] and [PDS, LDR] shall review the contract, including the method of monitoring, for compliance with this condition. The [DPW] shall review daily logs (submitted weekly) for documented presence of landfill gas.

63. NOISE#3–TEMPORARY NOISE BARRIERS (M-N-4)

INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410, the following noise attenuation measures shall be implemented to reduce the sound level generated from project breaker equipment operations. **DESCRIPTION OF REQUIREMENT:** Prior to the issuance of a grading or blasting permit that would permit these activities within 50 feet of the adjacent Loma San Marcos property line, a temporary noise barrier as described below or a functional equivalent as verified by a professional acoustical engineer shall be implemented to ensure that construction-related noise is maintained at or below 75 dBA Leq on the Loma San Marcos property, which occurs to the immediate east of the Project site's northeastern boundary.

- a. A temporary 12-foot-high noise barrier shall be installed along the eastern property line of the Project site where it borders the Loma San Marcos facility south of the roadway during grading and blasting activities. The barrier shall be of sufficient length to block the line of sight between Loma San Marcos and the construction activities. The noise barrier shall be constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. The noise barrier may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, or hay bales. The noise barrier shall be installed prior to grading, rock drilling, or blasting activities within 50 feet of the eastern property line, and shall remain in place throughout the duration of grading, construction, and blasting activities on the site.

DOCUMENTATION: The applicant shall install and maintain temporary fencing. The applicant is responsible for implementing any further noise reducing measures to remain in compliance with this condition and comply with the requirements of the County Noise Ordinance, Section 36.409 & 36.410. **TIMING:** The temporary

noise wall shall be constructed prior to grading activities and maintained throughout the duration of grading. **MONITORING:** The [PDS, LDR] and [PDS, CODES] is responsible for enforcement of this condition.

64. NOISE#4-BLASTING PLAN AND CONSTRUCTION NOISE ORDINANCE COMPLIANCE (M-N-4)

INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410, the following noise attenuation measures shall be implemented to reduce the sound level generated from construction equipment operations associated with blasting. **DESCRIPTION OF REQUIREMENT:** The project applicant shall conform to the blast plan which would be comprised of the following (but not limited to):

- a. Prior to and during construction activities, the applicant shall be required to prepare and implement a blast plan to reduce impacts associated with air blast over-pressure generated by project-related construction activities and to incorporate any required noise reducing measures to comply with County Noise Ordinance regulations.
- b. All blast planning shall be done by a San Diego County Sheriff approved blaster, with the appropriate San Diego County Sheriff blasting permits, and all other applicable local, state, and federal permits, licenses, and bonding. The blasting contractor or owner shall conduct all notifications, inspections, and monitoring, major or minor blasting requirements planning, with seismograph reports as necessary.
- c. Construction equipment associated with blasting (i.e. drilling, pre and post blasting work) shall comply with the County Noise Ordinance, Section 36.408, 36.409, and 36.410. The blast plan shall include any necessary noise measures such as (but not limited to) temporary noise barriers and blankets, increased setbacks, limiting construction equipment operations, and any other methods specified within the blasting plan must be implemented to comply with County Noise Ordinance requirements.
- d. If new information is provided to prove and certify that the operations associated with blasting being used is different prior to grading plan approval, then then a new construction noise analysis maybe reviewed to the satisfaction of the [PDS, PCC]. 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 modification of measures maybe approved if the blasting activities comply with County noise standards at any the occupied property line.

DOCUMENTATION: The applicant shall maintain and incorporate the construction noise measures as indicated above and within the plan until all blasting activities (including pre and post) have been completed. The applicant is responsible for

implementing any further noise reducing measures to remain in compliance with this condition and comply with the requirements of the County Noise Ordinance, Section 36.409 & 36.410. **TIMING:** This condition shall occur prior to and/or throughout the duration of all associated blasting activities. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this condition.

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

65. DPW#2–RECYCLING - GRADING MATERIAL DIVERSION:

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

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

TIMING: The final report shall be prepared and submitted at Rough Grade inspection. **MONITORING:** The [DPW, PDCI] shall ensure that the grading contractor has prepared and submitted the final report to [DPW, CO]. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

66. CULT#GR-3 – ARCHAEOLOGICAL AND TRIBAL MONITORING – ROUGH GRADING (M-CR-1)

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 Kumeyaay or Luiseño 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 reburial 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).*

67. BIO#11—OPEN SPACE SIGNAGE & FENCING (M-BIO-3)

INTENT: In order to protect the proposed open space easement from entry, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences and 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 PDS2020-TM-5643.

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

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2020-TM-5643

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

68. BIO#12–EASEMENT AVOIDANCE (M-BIO-1)

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 open space easements, which are for the protection of sensitive environmental resources, 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.
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 DEHQ.
4. 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.

5. 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 1602 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
6. Any activities conducted in accordance with an applicable federal, state, or local permit related to biological or wetland resources (e.g., California Section 1602 Streambed Alteration Agreement, County Watercourse Permit, Clean Water Act 401 Permit, Clean Water Act 404 Permit, etc.)
7. Any activities conducted for maintenance or construction of monitoring wells related to the closed San Marcos Landfill upon coordination with DPW, DEHQ, and applicable federal, state, or local agencies as necessary to conduct the activities.

DOCUMENTATION: The applicant shall provide a letter statement to the [PDS, PCC] stating that all open space 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, PDC] shall not allow any grading, clearing or encroachment into the open space easements.

- 69. CULT#GR-4-ARCHAEOLOGICAL MONITORING – FINAL GRADING(M-CR-1)**
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 Native American cultural materials in order of preference have been conveyed as follows:
 - (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied on site.

If reburial is not feasible (approved by the County) then the following shall apply:

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

d. Evidence that all historic cultural materials have been conveyed as follows:

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.

e. 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 Project 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.

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 following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project as detailed on both the Tentative TM-5463 Resolution and the Site Plan Permit Decision:

M-BIO-1, M-BIO-2, M-BIO-3, M-BIO-4, M-BIO-5, M-BIO-6, M-BIO-7, M-BIO-8, M-CR-1, M-GHG-1, M-GHG-2, M-GHG-3, M-GHG-4, M-N-1, M-N-2, M-N-3, M-N-4, M-TRANS-1, M-TRANS-2, M-TRANS-3.

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 the San Dieguito Community Plan because it proposes a subdivision of land and future development in accordance with a Density Bonus Permit application consistent with State Law that will be subject to comply 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 the project includes an Administrative Permit for Lot Area Averaging in accordance with the Subdivision Ordinance which allows authorization of lot sizes smaller than the minimum lot size designator of the property and the project also includes a Site

Plan permit for construction within the Open Space (S80) Use Regulation and all uses are permitted within the Zoning Use Regulations of the property,

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the San Dieguito Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code because the project is conditioned for road improvements upon coordination with adjacent jurisdictions (City of San Marcos) and the density of the project is consistent with the General Plan Designations of the site in accordance with a Density Bonus Permit application associated with the project
4. The site is physically suitable for the subdivision because the development has been clustered away from sensitive resources that will be preserved in an open space easement and the density of the project is consistent with the General Plan Designations of the site in accordance with a Density Bonus Permit application associated with the project.
5. The site is physically suitable for the proposed subdivision because all public facilities are available to serve the subdivision. The project has received service availability forms for water, sewer, schools and fire.
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 the findings of the Environmental Impact Report prepared for the project;
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
9. 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;
10. The discharge of sewage waste from the subdivision into the 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;

11. 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
12. 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 as detailed in the Environmental Impact Report associated with the project.

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 required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
 - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and 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 \(SDRWQCB\)](#) 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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, 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.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

NOTICE: The subject property may contain mature ornamental trees which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, January 15 – 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 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: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov ;<http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; <http://www.dfg.ca.gov/>

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.

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.

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

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Commissioner of the County of San Diego, State of California, at a regular meeting held on this ___ day of _____, in Planning & Development Service County Operations Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

**Attachment C – Form of Decision
Approving PDS2020-AD-20-011**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

VINCE NICOLETTI
Interim Director

5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
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December 6, 2024

PERMITTEE: CR QUESTHAVEN, LLC (ATTN: RITA MAHONEY)
SITE PLAN: PDS2020-AD-20-011
E.R. NUMBER: PDS2020-ER-20-08-008
PROPERTY: SAN ELIJO ROAD, EAST OF DENNING DRIVE, WITHIN THE SAN DIEGUITO
COMMUNITY PLANNING AREA WITHIN UNINCORPORATED SAN DIEGO
COUNTY
APNs: 223-080-46-00, 223-070-08-00, 223-070-07-00

DECISION OF THE PLANNING COMMISSION

GRANT, as per Tentative Map (Record ID: PDS2020-TM-5643) and Preliminary Grading Plan approved December 6, 2024, for Lot Area Averaging. This permit authorizes a reduction in lot size requirements in accordance with Section 4230 of the Zoning Ordinance for lots smaller than the minimum lot size designator of the property. The proposed residential minimum lot sizes as detailed on Tentative Map 5643 range in size from approximately 0.18 to 0.37 of an acre, and the Final Map processed for the Project shall substantially conform to the minimum lot sizes identified on the Tentative Map. The Administrative Permit is concurrently processed with additional permit applications for the Questhaven Project which includes a Tentative Map (Record ID: PDS2020-TM-5643), an Administrative Permit (PDS2020-AD-20-011), a Site Plan (PDS2022-STP-22-018), and a Density Bonus Permit (Record ID: PDS2021-DB-21-001). The Questhaven Project is tied to an SB 330 application submitted on January 19, 2023 and accepted on May 9, 2023. This permit authorizes the proposed development in accordance with Sections 7050 through 7080 and 4230 of the Zoning Ordinance.

ADMINISTRATIVE PERMIT EXPIRATION: This Administrative Permit shall expire on December 6, 2027 at 4:00 p.m. concurrently with Tentative Map 5643 (or such longer period as may be approved pursuant to the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Site Plan has commenced prior to said expiration date.

.....
SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Administrative Permit. This permit is tied to the Questhaven Project which includes a

Tentative Map (Record ID: PDS2020-TM-5643), an Administrative Permit (PDS2020-AD-20-011), a Site Plan (PDS2022-STP-22-018), and a Density Bonus Permit (Record ID: PDS2021-DB-21-001). The permits tied to the Questhaven Project contain individual conditions on each decision document. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this 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, 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.

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

ADMINISTRATIVE PERMIT FINDINGS FOR PDS2020-AD-20-011

Pursuant to Sections 7050 through 7080 and 4230 of The Zoning Ordinance, the following findings in support of the granting of the Administrative Permit are made:

(1) *That the size, design grading, and location of the proposed lots will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources, with consideration given to:*

i. Harmony in lot size and configuration, building setbacks, and orientation;

The Administrative Permit is required to authorize lot area averaging and reduced lot sizes beyond the minimum lot size designator of the Project site to avoid impacting sensitive biological resources on the site and to minimize the impacts of the project. The Project site is split-zoned and includes 1 acre and 2-acre minimum lot sizes. The Project includes 76 units proposed on lots ranging in size from

approximately 0.18 to 0.37 of an acre. The remaining portions of the Project site will be passive recreational uses, SDGE utility lines, and an approximately 50.3 acres Biological Open Space easement. Surrounding single-family residential developments in the Project vicinity are located on lots comparable in size to the proposed Project ranging from approximately 0.13 to 0.3 acres. The Project also includes a Density Bonus Permit application which includes waivers for reduced setbacks which are necessary for development of the Project as it includes clustering of lots on smaller lots sizes in order to preserve on-site biological resources and natural features. The Project also includes a Site Plan permit which will ensure implementation of the requested setbacks upon development of the buildings and units associated with the Project. All lots have been designed to be located as close to San Elijo road as possible and located away from property lines adjacent to open space uses and residences.

- ii. *The harmful effect, if any, upon desirable neighborhood character, including a finding that all lots in the subdivision which adjoin neighboring properties are compatible in size and shape to the adjoining lots, unless such adjoining area is to be reserved for open space or that adequate buffering has been provided to eliminate any significant harmful effect to neighboring properties;*

The Administrative Permit is required to authorize lot area averaging and reduced lot sizes beyond the minimum lot size designator of the Project site to avoid impacting sensitive biological resources on the site and to minimize the impacts of the project. The Project site is split-zoned and includes 1 acre and 2-acre minimum lot sizes. The Project includes 76 units proposed on lots ranging in size from approximately 0.18 to 0.37 of an acre. The remaining portions of the Project site will be passive recreational uses, SDGE utility lines, and an approximately 50.3 acres Biological Open Space easement. The Biological Open Space easement will be buffered from the residential lots as a maintained fuel-modification lot is required between the open space easement and residential lots. Surrounding single-family residential developments in the Project vicinity are located on lots comparable in size to the proposed Project ranging from approximately 0.13 to 0.3 acres. The lot designs of the Project are compatible with lot configurations in the Project vicinity as they consist of generally rectangular shaped lots that have shorter widths of lots fronting roadways. The Project also includes a Density Bonus Permit application which includes waivers for reduced setbacks which are necessary for development of the Project as it includes clustering of lots on smaller lots sizes in order to preserve on-site biological resources and natural features. The Project also includes a Site Plan permit which will ensure implementation of the requested setbacks upon development of the buildings and units associated with the Project. All lots have been designed to be located as close to San Elijo road as possible and located away from property lines adjacent to open space uses and residences. Therefore, the project will not have a harmful effect upon desirable neighborhood character in relation to lot size, design, and shape as the lots are designed to be similar and comparable to existing residential uses in the Project vicinity and the Project includes buffers from adjacent open space.

- iii. *The suitability of the site for the type and intensity of use or development which is proposed;*

The General Plan Regional Category for the site is Semi-Rural and No Jurisdiction, and the General Plan Land Use Designation is Semi-Rural (SR-1) and Semi-Rural (SR-10) The Semi-Rural Residential Land Use Designation is intended to allow for residential uses while limiting development on slopes. The Project consists of a Density Bonus permit for reserving 10% of base allowable density dwelling units on-site for “Low” Income Affordable Housing. The base allowable density of dwelling units on-site is 64 units. Upon application of the Density Bonus Law, the Project can receive a 20% increase resulting in a maximum of 76 units. In accordance with Density Bonus Law and the Zoning Ordinance, projects that are consistent with the base density of the site upon application of a Density Bonus Permit application are considered consistent with the allowable density of the General Plan.

Zoning Use Regulations for the site are Rural Residential (RR) and Open Space (S80). The majority of the Project site is subject to the RR Zoning Use Regulation with only the southern one-third of the site being designated S80. The S80 Zoning Use Regulation permits uses upon approval of a Site Plan permit upon finding that the development does not degrade significant physical features of the site and that open space value is preserved in accordance with Section 2801 of the Zoning Ordinance. All uses associated with the Project are permitted within RR Zoning Use Regulation and all uses associated with the Project are permitted in the S80 Zone upon approval of a Site Plan permit. The Project includes a concurrently processed Site Plan permit for authorization of construction within the S80 Zone and the Project has been designed to cluster the development as much as possible away from the natural resources within the S80 zone.

All adequate utilities and services are available to the site as detailed in the service availability forms for the Project. Therefore, the site is suitable for the type and intensity of use of the Project as the Project is consistent with the General Plan designations and the Zoning Use Regulations of the site, has adequate availability of services, and is designed to minimize impacts to on-site natural resources by clustering development.

iv. The harmful effect, if any, upon environmental quality and natural resources;

Biological resources, including natural resources, associated with the Project were evaluated within a Biological Resources Report. The site is located within the draft North County Multiple Species Conservation Plan (MSCP), within in area designated as a Priority Conservation Area (formerly referred to as a Pre-Approved Mitigation Area). The Project will result in impacts to biological resources such as Coastal Sage Scrub that will be mitigated through preservation and restoration of on-site habitat and the issuance of a Habitat Loss Permit. The Project has also been designed to cluster development in the northeast corner of the Project Site away from natural resources. The majority of the 89.23-acre property will be preserved within an approximately 50.3-acre biological open space easement. The Project will also result in the restoration of habitat and biological resources on the Project site in areas that were previously used to grow figs. The biological open space easement will require the implementation of a Resource Management Plan which will ensure that that resources within the open space easement are funded and maintained in perpetuity. The biological open space easement will be directly

adjacent to open space preserves and lands managed by the Center for Natural Lands Management (CNLM) and will result in a larger preserve area in the Project vicinity. An Environmental Impact Report has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA) which evaluates for environmental resources and subject areas.

v. *Other relevant impacts of the proposed use;*

No other relevant impacts of the proposed use are identified. An Environmental Impact Report has been prepared for the Project in accordance with the California Environmental Quality Act (CEQA) which evaluates for environmental resources and subject areas.

- (2) *That the total number of lots (excluding any lots reserved for open space purposes) shall not exceed the number obtained by dividing the total net area of the subdivision by the minimum lot area required by the applicable lot area designator*

The majority of the Project site is subject to a 1-acre minimum lot size. Approximately 7 residential lots are proposed within a portion of the site that includes a 2-acre minimum lot size. The development has been designed to be clustered away from the sensitive resources and areas subject to the 2-acre minimum lot size. The Project includes 76 residential lots with the remaining lots designated for open space, roads, stormwater maintenance, or fire buffers. The Project site is approximately 89.23 acres. The net lot area of the Project is approximately 84.89 acres. By applying a weighted minimum lot size using the lots proposed within the 1-acre minimum lot size area and 2-acre minimum lot size area, the total number of lots obtained by dividing the total net area of the subdivision by the minimum lot area is 81. The Project includes 76 residential lots which is less than the number obtained by dividing the total net area of the subdivision by the minimum lot area required by the applicable lot area designator. The Project also includes a Density Bonus Permit application which includes waivers for reduced setbacks which are necessary for development of the Project as it includes clustering of lots on smaller lots sizes in order to preserve on-site biological resources and natural features.

- (3) *That all lots and easements in the subdivision which are designated for open space be for the preservation of steep natural slopes, environmentally sensitive areas, wildlife habitat, agriculture, or archaeological or historical resources, and will be permanently reserved for open space in a manner which makes the County or a public agency a party to and entitled to enforce the reservation:*

The Project includes an approximately 50.3-acre biological open space easement that will be dedicated in order to prevent activities that could impact sensitive biological resources within the open space easement. The Project is conditioned to implement a Resource Management Plan in order to identify requirements and long-term maintenance associated with the biological open space easement. The Resource Management Plan will ensure that adequate funding and maintenance are adequately addressed in perpetuity for the biological open space easement.

- (4) *That the proposed subdivision and the total number and location of the proposed lots will be consistent with the San Diego County General Plan:*

The General Plan Regional Category for the site is Semi-Rural and No Jurisdiction, and the General Plan Land Use Designation is Semi-Rural (SR-1) and Semi-Rural (SR-10). The Semi-Rural Residential Land Use Designation is intended to allow for residential uses while limiting development on slopes. The Project consists of a Density Bonus permit for reserving 10% of base allowable density dwelling units on-site for "Low" Income Affordable Housing. The base allowable density of dwelling units on-site is 64 units. Upon application of the Density Bonus Law, the Project can receive a 20% increase resulting in a maximum of 76 units. In accordance with Density Bonus Law and the Zoning Ordinance, projects that are consistent with the base density of the site upon application of a Density Bonus Permit application are considered consistent with the allowable density of the General Plan. The Project includes 76 residential lots which is consistent with the 76 units proposed by the Project. The Project is consistent with goals and policies of the General Plan including Housing Affordability Goal H-3 and Housing Affordability Policy H-3.3 as it includes seven "Low" Income units. Additionally, the Project is consistent with goals and policies of the San Dieguito Community Plan including Conservation – General Goal and Land Use – Residential goal as it consists of clustering development away from sensitive resources while still preserving over half of the site in a biological open space easement. Therefore, the proposed total number and location of the proposed lots of the Project are consistent with the San Diego County General Plan.

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 \(SDRWQCB\)](#) 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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, 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.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

NOTICE: The subject property may contain mature ornamental trees which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, January 15 – 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 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: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov ;<http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; <http://www.dfg.ca.gov/>

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.

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.

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

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
VINCE NIOLETTI, INTERIM DIRECTOR

BY:

Mark Slovick, Deputy Director
Project Planning & Land Development Division
Planning & Development Services

email cc:

Sean Oberbauer, Planning Manager, PDS
Ashley Smith, Chief, PDS
Mark Slovick, Deputy Director, PDS
Taylor Ryan, Project Manager, PDS
Rita Mahoney, Applicant Contact
Heather Riley, Applicant Team
Emilie Colwell, Applicant Team
Michael Levin, Applicant Team
San Dieguito Community Planning Group

**Attachment D – Form of Decision
Approving PDS2022-STP-22-018**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

VINCE NICOLETTI
Interim Director

5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
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COMMISSIONERS

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

December 6, 2024

PERMITTEE: CR QUESTHAVEN, LLC (ATTN: RITA MAHONEY)
SITE PLAN: PDS2022-STP-22-018
E.R. NUMBER: PDS2020-ER-20-08-008
PROPERTY: SAN ELIJO ROAD, EAST OF DENNING DRIVE, WITHIN THE SAN DIEGUITO
COMMUNITY PLANNING AREA WITHIN UNINCORPORATED SAN DIEGO
COUNTY
APNs: 223-080-46-00, 223-070-08-00, 223-070-07-00

DECISION OF THE PLANNING COMMISSION

GRANT, as per Site Plan plot plans approved December 6, 2024, consisting of four (4) sheets, for a Site Plan permit within the Open Space (S80) use regulation. The project and Site Plan authorizes setbacks, development footprints, and landscaping tied to a 76-unit residential subdivision. The Site Plan permit is concurrently processed with additional permit applications for the Questhaven Project which includes a Tentative Map (Record ID: PDS2020-TM-5643), an Administrative Permit (PDS2020-AD-20-011), a Site Plan (PDS2022-STP-22-018), and a Density Bonus Permit (Record ID: PDS2021-DB-21-001). The Questhaven Project is tied to an SB 330 application submitted on January 19, 2023 and accepted on May 9, 2023. This permit authorizes the proposed development in accordance with Sections 2800 through 2810 and 7150 through 7176 of the Zoning Ordinance.

SITE PLAN PERMIT EXPIRATION: This Site Plan shall expire on December 6, 2027 at 4:00 p.m. concurrently with Tentative Map 5643 (or such longer period as may be approved pursuant to the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Site Plan has commenced prior to said expiration date.

.....
SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Site Plan Permit. This permit is tied to the Questhaven Project which includes a Tentative Map (Record ID: PDS2020-TM-5643), an Administrative Permit (PDS2020-AD-20-011), a Site Plan (PDS2022-STP-22-018), and a Density Bonus Permit (Record ID: PDS2021-DB-21-001). The permits tied to the Questhaven Project contain individual conditions on each decision document. Where specifically indicated, actions are required prior to approval of any grading,

improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this 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, 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.

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

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

- a. 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.
- b. 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.
- c. 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.

- d. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- e. 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](#).
- f. Provide root barriers and specifications for all perimeter screening trees to ensure no impacts to retaining wall or building footings. Provide for the same for all parking lot trees and surrounding pavement.
- g. Show location of any proposed fencing, or security railing on retaining walls. Provide construction details, including material type, color, and height. Ensure all fencing is consistent with Section 6708 of the Zoning Ordinance.
- h. A hydroseed mix of maintained native species shall be installed in the maintained open space buffer lot upon coordination with the County of San Diego biologist and Rancho Santa Fe Fire Protection District. *Note: This does not include the SDGE easement area through the center of the Project.*
- i. Information consistent with an approved translocation/revegetation plan as detailed in the Biological Resources conditions associated with the project.
- j. The landscape plans are reviewed by Rancho Santa Fe Fire Protection District.
- k. All landscaping shall be located outside of any required clear space easement.
- l. The landscape plans shall comply with any measures tied to a Climate Action Plan (CAP) Checklist and the Greenhouse Gas Emissions conditions.
- m. Any landscaping located near Street E shall be consistent with any maintenance responsibilities within an agreement for construction on County owned property.
- n. Any entry monumentation sign shall obtain an applicable minor deviation from the Site Plan in accordance with Section 7609.d of the Zoning Ordinance.

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 any Building Permit, and prior to the approval of any plan and issuance of any permit, the Landscape Plans shall be prepared and approved. *(Note: The timing of the approval of the landscape plans may be subject to change depending on the timing of the approval of the grading permit and revegetation/translocation plans.* **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

4. **BIO#13—PREVENTION OF INVASIVE PLANT SPECIES (M-BIO-4, M-BIO-5)**

INTENT: In order to prevent the introduction of invasive, non-native plant species, the following shall be complied with during the operations of the project. **DESCRIPTION OF REQUIREMENT:** A County of San Diego approved plant list shall be used for areas immediately adjacent to open space. A hydroseed mix that incorporates native species, is appropriate to the area, and is free from invasive species shall be used for landscaped areas adjacent to the biological open space. **DOCUMENTATION:** The San Diego County Planning & Development Services landscape architect shall verify that all final landscape plans comply with the following: no invasive plant species, as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the project region shall be included, and the plant palette shall be composed of native species that do not require high irrigation rates. **TIMING:** Prior to issuance of any building permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD]

shall review the statement and, photos, and any additional evidence for compliance with this condition.

5. CULT#1–CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN (M-CR-1)

INTENT: In order to address potential impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with culturally-affiliated Tribes. **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative, and culturally-affiliated Tribes. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

- a. Parties entering into the agreement and contact information.
- b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Kumeyaay and Luiseño Native American monitors, and consulting tribes. During the pre-construction meeting, the applicant shall work with the Project Archaeologist and Kumeyaay and Luiseño Native American Monitor to identify the appropriate scope of the Native American monitoring. Applicant shall not be required to engage in duplicative Native American monitoring if good faith efforts have been made to come to an agreement on a schedule such as having a rotation of monitors.
- c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, and analysis of identified cultural materials.
- d. Excavated soils. No soils are proposed for export. Consultation with the culturally affiliated tribes shall occur should excavated soils need to be exported offsite.
- e. Treatment of identified Native American cultural materials. Any identified Native American cultural materials with the exception of Native American human remains and associated grave goods (described in item g below) are to be reburied onsite. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of cultural materials should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.
- f. Deed restriction. Details of the requirement for a deed restriction for reburial of identified Native American cultural materials. The requirements shall address protection of Native American cultural materials, access, and responsibilities for management and maintenance of the open space.

- g. Treatment of Native American human remains and associated grave goods. Consultation with the Most Likely Descendant (MLD) pursuant to Public Resources Code §5097.98, CEQA Guidelines §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered. The Treatment Agreement and Preservation Plan shall identify a suitable location for reburial of human remains, sacred items, and funerary items, should they be encountered and recovered during construction monitoring. Should the reburial area be required, the location shall be recorded on Department of Parks and Recreation (DPR) forms, and an open space easement shall be dedicated for the protection of the resources in perpetuity. If the proposed reburial location is not required, then neither recordation on DPR forms, nor dedication of an open space easement over the proposed location is required.
- h. Confidentiality of cultural information including location and data.
- i. Negotiation of disagreements should they arise during the implementation of the Cultural Resources Treatment Agreement and Preservation Plan.
- j. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

DOCUMENTATION: A copy of the agreement shall be submitted to the [PDS, PPD] for approval. **TIMING:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, the Cultural Resources Treatment Agreement and Preservation Plan shall be approved. **MONITORING:** The [PDS, PPD] shall review the implemented agreement for compliance with this condition.

6. **CULT#2-ARCHAEOLOGICAL & TRIBAL MONITORING (M-CR-1)**

INTENT: In order to address 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. During the pre-construction meeting, the applicant shall work with the Project Archaeologist and Kumeyaay and Luiseño Native American Monitor to identify the appropriate scope of the Native American monitoring. Applicant shall not be required to engage in duplicative Native American monitoring if good faith efforts have been made to come to an agreement on a schedule such as having a rotation of monitors. The Project Archaeologist, and Kumeyaay and/or Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a

Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

- b. The Project Archeologist shall provide evidence that a Kumeyaay and/or Luiseño Native American monitor has been contracted by the property owner or their representative 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, copy of the Tribal monitoring contract, 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, the referenced documents shall be approved. **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.

7. **PLN#2–AFFORDABLE HOUSING AGREEMENT**

INTENT: In order to comply with the Density Bonus Application and comply with Section 7430 through 7445 of Zoning Ordinance for an Affordable Housing Agreement.

DESCRIPTION OF REQUIREMENT: The applicant shall execute an Affordable Housing Agreement with the County of San Diego Department of Housing and Community Development Services upon coordination with PDS. The building plans submitted during the building permit process shall include references to the locations of Affordable Housing units as well as details for the timing of construction of units consistent with the Affordable Housing Agreement. Any applicable Density Bonus Permit and Affordable Housing Agreement shall be recorded to the property in order to the satisfaction of the Director of PDS. *Note: The project currently includes 7 “Low” income units.*

DOCUMENTATION: The applicant shall coordinate with the Department of Housing and Community Development Services and PDS in order to execute an applicable Affordable Housing Agreement in accordance with the Density Bonus Permit application of the project. The Affordable Housing Agreement shall be executed and fulfilled. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, the Affordable Housing Agreement and requirements shall be executed upon coordination with PDS and the County of San Diego Department of Housing and Community Development Services.

MONITORING: The PDS Zoning Counter and [PDS, LDR] shall review the evidence to verify compliance with this condition upon coordination the County of San Diego Department of Housing and Community Development.

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

8. **EASEMENTS#1–EASEMENT CONCURRENCE LETTERS**

INTENT: In order to ensure work is constructed within easements through authorization of the public entity or grantee of the easement. **DESCRIPTION OF REQUIREMENT:** A

letter of authorization or documentation shall be provided demonstrating that work or construction can occur within applicable easements on the subject property. **DOCUMENTATION:** The applicant shall provide letters of authorization from a grantee of an easement or documentation demonstrating that work or construction can occur within applicable easements on the subject property. The applicant shall submit the documentation to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the improvement plans or grading plan, the documentation shall be submitted. **MONITORING:** The [PDS, LDR] shall review the documentation.

10. **ROADS#9–DEBRIS MANAGEMENT PLAN (DMP)**

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

- a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:
 - The type of project.
 - The total cubic yardage for the project.
 - The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
 - The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
 - The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
 - The name of the facility (or facilities) which debris will be exported to.
- b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:
 - Identify the project location.
 - Log the date that material was transported off site.
 - Log the type of graded or cleared material.

- Estimated material weight, tonnage, or cubic yards.
- Name of entity transporting the material.
- Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
- Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled within 90 days of the receipts.
- Daily logs shall include separate entries for each occurrence of materials reused on site.
- Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

c. Exemption:

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

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at:

https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html.

TIMING: Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMP documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

11. STRMWTR#3–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:**

Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County. **DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan, execution of the recorded agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

12. STRMWTR#4–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 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 process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the *[PDS, LDR]*.

TIMING: Prior to approval of any grading or improvement plan, the Erosion Control Plan shall be approved, and the agreement and securities shall be executed. **MONITORING:** The *[PDS, LDR]* shall ensure that the Erosion Control Plan adequately satisfies 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.

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

13. BLD#1–LIGHTING COMPLIANCE

INTENT: In order to ensure that all lighting proposed for the project conforms with the Lighting Ordinance, the following notes and condition shall apply. **DESCRIPTION OF**

REQUIREMENT: The Building Division *[PDS, BPPR]* shall review that all lighting indicated on the plans comply with Section 59.101 et. Seq. of the San Diego County Code, Section 6322 et. Seq. of the San Diego County Zoning Ordinance, and all outdoor lighting will conform to Title 24 or other applicable requirements, be fully shielded, and downward facing. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and the *[PDS, BPPR]* shall review the lighting and notes for compliance.

TIMING: Prior to approval of building permits, the building plans shall conform to this

condition. **MONITORING:** The *[PDS, BPPR]* shall review all proposed lighting and notes for compliance with the applicable lighting code and requirements.

14. GHG#1–SUSTAINABILITY MEASURES AND VOLUNTARY CLIMATE ACTION PLAN CHECKLIST (M-GHG-2)

INTENT: In order to promote sustainable project designs, comply with the Environmental Impact Report for the project, and voluntarily comply with the 2024 Climate Action Plan Checklist. **DESCRIPTION OF REQUIREMENT:** The Project shall comply with the following measures as indicated in the Environmental Impact Report:

- a. Include building permit plan notes showing the installation of conduit for one Level 2 or higher electric vehicle charger in each dwelling unit.
- b. Include building permit notes indicating that no natural gas infrastructure will be installed in the project.

The Project shall comply with the following measures detailed on the voluntary Climate Action Plan Checklist prepared for the project:

- a. Requirement 2: Install Electric Vehicle Charging Infrastructure (California Green Building Code references)
- b. Requirement 5: Electrify Buildings and Appliances (California Green Building Code references)
- c. Requirement 6: Increase Renewable Energy (California Green Building Code references)
- d. Requirement 7: Increase Water Efficiency (California Green Building Code references and landscaping water requirements)
- e. Requirement 9: Increase Tree Planting (Minimum of two trees per dwelling unit requirement)

DOCUMENTATION: The applicant shall comply with the requirements of this condition as detailed on any applicable building plan or landscape plan. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these measures shall be implemented on the building plans and landscape plans. **MONITORING:** The *[PDS, LA]* and *[DPR, TC, PP]* shall review the Landscape Plans for compliance with these conditions. The *[PDS, BPPR]* shall verify that the Building Plans comply with the remaining conditions.

15. DPW LANDFILL#4–LANDFILL GAS NOTICE IN CONFINED SPACES

INTENT: To provide notification of proximity to the San Marcos Landfill within confined spaces located within 1,000 feet of the San Marcos Landfill waste footprint.

DESCRIPTION OF REQUIREMENT: The applicant shall be required to place notices disclosing the proximity to a landfill and risks of landfill gas (including methane) in all confined spaces within 1,000 feet of the San Marcos Landfill's waste footprint. Confined spaces include sewer manholes, storm drain boxes, utility closets, utility vaults (or trenches), or similar; confined spaces specifically exclude any occupied spaces. T

TIMING: Prior to occupancy of the first affected lot within 1,000 feet of the San Marcos Landfill waste footprint, the requirement shall be completed. **MONITORING:** The *[DPW]* shall review and approve the notice language and final design before implementation. The *[PDS, BI]* shall inspect the site for compliance with this requirement.

16. DPW LANDFILL#5–METHANE BARRIER

INTENT: To implement an appropriate methane barrier system for all structures within 1,000 feet of the San Marcos Landfill waste footprint. **DESCRIPTION OF REQUIREMENT:** The applicant shall install a methane barrier system designed by a qualified engineer to prevent methane accumulation in residential structures within 1,000 feet of the San Marcos Landfill waste footprint. The barrier will consist of an at least 10 millimeter thick membrane and subslab, passive pressure relief system. The barrier will be sealed and smoke tested after installation to confirm proper installation. The applicable documentation and information shall be submitted as part of the grading permit or building permit depending on the installation timing of the methane barrier. **TIMING:** Prior to occupancy of the first affected lot within 1,000 feet of the San Marcos Landfill waste footprint, the requirement shall be completed. *(Note: The applicant should coordinate with the architect and construction manager of the project in order to ensure that the methane barriers are installed at the applicable time during grading or building construction.)* **MONITORING:** The [PDS, BI] shall inspect the site for compliance with this requirement.

17. FIRE#1–RANCHO SANTA FE FIRE PROTECTION DISTRICT

INTENT: In order to promote orderly development and to comply with the County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The building permit plans for the project shall be reviewed and approved by the Rancho Santa Fe Fire Protection District. *(Note: The Project will require the installation of Fire Hydrants with locations approved by Rancho Santa Fe Fire Protection District as recommended by the Fire Protection Plan.)* **TIMING:** Prior to approval of any building permits, the Rancho Santa Fe Fire Protection District shall review the building plans and the applicable building design measures shall be included. **MONITORING:** The Rancho Santa Fe Fire Protection District shall review the building plans and the [PDS, BPPR] shall review the plans for consistency with the Rancho Santa Fe Fire Protection District requirements.

18. NOISE#5–NOISE REQUIREMENT (M-N-1 & M-N-3)

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](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), and to comply with the Environmental Impact Report, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be indicated on the building plans and made conditions of its issuance:

- a. Include a plan detail that states the following: “To achieve interior noise levels at or below 45 CNEL in a windows closed condition, Lots 1 through 13 shall have mechanical ventilation (e.g., air conditioning) and standard windows with a minimum Sound Transmission Class (STC) rating of 27. The County shall verify that these features will be installed as part of the building permit plan check process.”
- b. General Note: If substantial new information and/or major project design changes occur to what was previously assessed, then additional noise review may be necessary to ensure noise ordinance compliance.

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.

19. ROADS#8–DEBRIS MANAGEMENT REPORT (DMR)

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

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

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.html.

TIMING: Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official *[DPW CO]* for review and approval. **MONITORING:** The *[DPW, CO]* shall review and approve the DMR documents for the project. The *[DPW, CO]*, shall forward the approval of the DMR to *[DPW, PDCI]* and *[PDS, Building PCC]* for compliance with this condition.

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

20. BIO#14–OPEN SPACE SIGNAGE (M-BIO-3)

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 and pursuant to the direction of the Biological Technical Report prepared by Alden Environmental. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2020-TM-5643

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 issuance of the first certificate of occupancy, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

21. BIO#15—OPEN SPACE FENCING (M-BIO-3)

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on the Tentative Map and pursuant to the direction of the Biological Technical Report prepared by Alden Environmental. The fencing design shall consist of three strand non-barbed wire or split rail. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to issuance of the first certificate of occupancy, the fencing shall be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

22. CULT#3 - CULTURAL RESOURCES MONITORING REPORT (M-CR-1)

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

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been conveyed as follows:
 - (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been reburied on site.

If reburial is not feasible (approved by the County) then the following shall apply:

- (2) Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to

whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- d. Evidence that all historic cultural materials have been conveyed as follows:

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

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

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

23. STRMWTR#5–VERIFICATION OF STRUCTURAL BMPs

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.](#), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in the Priority Development Project Stormwater Quality Management Plan (PDP SWQMP). **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms with [DPW, PDCI] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

24. LNDSCP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, the San Dieguito Community Plan, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the

[PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

25. STRMWTR#6—PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

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.](#), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

- a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
- b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.
- c. Sample copies of the following:
 - 1) A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
 - 2) One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the applicant for consistency with the condition and County Standards.

26. PLN#3—SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. (*Note: The Project does not include building plans or elevations for individual units as part of the Site Plan application.*) **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, installing and landscaping and fencing, installing all private recreational facilities, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that

the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.

27. PLN#4–EASEMENT, HOA CC&Rs, AND NOTICES VERIFICATION (M-GHG-3, M-GHG-4, M-TRANS-3)

INTENT: In order to promote orderly development necessary for public health and safety of the area and to comply with the easements and noticing requirements. Project and requirements outlined in HOA CC&Rs. **DESCRIPTION OF REQUIREMENT:** Prior to occupancy of the first structure associated with the Site Plan, all easements shall be recorded by separate document or dedicated on the Final Map associated with Tentative Map 5643 to the satisfaction of the Director of PDS. All applicable agreements such as access road maintenance shall be in place. All Landfill disclosure notices and information shall be recorded and installed. The HOA CC&Rs shall include references to the following requirements in addition to agreements associated with Street “E”.

- a. The applicant shall encourage reduction in vehicle miles traveled (VMT) by: 1) providing end of trip bicycle facilities by providing a short term bicycle rack at neighborhood park; and 2) implementing commute trip reduction marketing by requiring the HOA to provide marketing materials to residents encouraging carpooling among residents of the community. The Project’s homeowner’s association (HOA) shall be responsible for providing information to residents about the benefits of VMT reduction as the need arises. A copy of the covenants, conditions, and restrictions (CC&Rs) that include this mandate shall be provided to the County prior to issuance of the first certificate of occupancy for review.
- b. Prior to issuance of the first certificate of occupancy, the Project’s Homeowner’s Association (HOA) shall compile and be prepared to provide timely and accurate information and marketing materials regarding battery storage systems and any available associated rebate programs to each individual first-time homeowner. Furthermore, the HOA shall be prepared to provide a \$500 reimbursement incentive for the purchase of a battery storage system for each unit. A copy of the covenants, conditions, and restrictions (CC&Rs) that includes this mandate shall be provided to the County prior to issuance of the first certificate of occupancy for review. *(Note: The \$500 reimbursement incentive shall be provided to individual homebuyers at close of escrow)*
- c. Prior to issuance of the first certificate of occupancy, the Project’s HOA shall compile and be prepared to provide timely and accurate information and marketing materials regarding San Diego Community Power’s 100% renewable energy plan or any other applicable equivalent program to each individual first-time homeowner. A copy of the covenants, conditions, and restrictions (CC&Rs) that includes this mandate shall be provided to the County prior to issuance of the first certificate of occupancy for review.

TIMING: Prior to occupancy of the first structure built in association with this permit. The landfill disclosure notices only apply for structures within 1,000 feet of the landfill footprint. *(Note: If the HOA CC&Rs are prepared and intended to be recorded earlier than prior to occupancy of the first structure, they will need to include references to the previously discussed requirements. If the HOA CC&Rs are recorded as part of the private road maintenance agreement concurrently with recordation of Final Map, the CC&Rs will need to reflect the requirements of this condition)* **MONITORING:** The [PDS, LDR] shall review the easements, CC&Rs, and documents for compliance with this condition.

28. PLN#5–AFFORDABLE HOUSING VERIFICATION

INTENT: In order to promote orderly development and implement the Affordable Housing measures and Affordable Housing Agreement associated with the project. In order to ensure that the Affordable Housing units are constructed in a timely manner.

DESCRIPTION OF REQUIREMENT: Prior to occupancy of the first structure associated with the project including the Tentative Map, Administrative Permit, Density Bonus Permit, and Site Plan, all requirements related to occupancy for the Affordable Housing Agreement with Housing and Community Development Services shall be implemented.

TIMING: Prior to occupancy of the first structure built in association with this Site Plan permit, or use of the premises in reliance of this permit. Prior to occupancy of subsequent structures built in association with this permit and consistent with the timing of construction of an Affordable Housing Agreement. **MONITORING:** The [PDS, LDR] shall review the documents for compliance with this condition.

29. FIRE#2–CONTRIBUTION TO THE RANCHO SANTA FE FIRE PROTECTION DISTRICT

INTENT: In order to contribute to a solar/roof replacement on Rancho Santa Fe Fire Protection District (RSFFPD) Station 6 to ensure on-going operations in the event of a power outage. **DESCRIPTION OF REQUIREMENT:** A contribution shall be paid to the RSFFPD for solar/roof replacements at RSFFPD Station 6. **DOCUMENTATION:** The applicant shall pay the contribution to the RSFFPD and provide proof of payment to the [PDS, LDR]. **TIMING:** Prior to issuance of the initial certificate of occupancy, applicant shall pay the contribution to the RSFFPD. **MONITORING:** The [PDS, ZONING] shall review the proof of payment.

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

30. PLN#6–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. *(Note: The Project does not include building plans or elevations for individual units as part of the Site Plan application).* **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, driveway areas, trash enclosures, recreational areas, removal of graffiti from walls, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting, wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

31. PLN#7–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

32. NOISE#6–ON-GOING SOUND LEVEL COMPLIANCE

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

33. STRMWTR#7–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

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.](#), an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with *[DPW, WPP]*. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[DPW, WPP]* is responsible for compliance of this permit.

34. BIO#16–ON-GOING OPEN SPACE SIGNAGE & FENCING (M-BIO-3)

INTENT: In order to protect the proposed open space easement from entry, the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The permanent fences and open space signs shall be placed along the open space boundary as shown on the approved plans. The permanent fences and open space signs shall be maintained under the approved Resource Management Plan (RMP).

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbance of open space preserve areas. Any future changes shall be approved through an amendment to the RMP. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

35. ROADS#9–PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the onsite private roads/driveways are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site/off-site private roads that serve the Project and/or is responsible for maintenance as detailed in any maintenance agreement as applicable. Furthermore, the applicant is responsible for maintenance of on-site private roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [*PDS, Code Enforcement Division*] is responsible for enforcement of this permit.

36. ROADS#10–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](#) and standards set upon coordination with the City of San Marcos, an unobstructed sight distance shall be maintained for the life of this permit. The Sight Distance standards set upon coordination with the City of San Marcos shall apply. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain adequate sight distance to the Project utilizing standards set upon coordination with the City of San Marcos. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance with this permit.

37. PLN#8–DENSITY BONUS SETBACKS

INTENT: In accordance with the Density Bonus Application and waiver of reduced setbacks in order to accommodate development on lots subject to the Administrative Permit. **DESCRIPTION OF REQUIREMENT:** In accordance with the Density Bonus Application, the applicable setbacks as designated on the approved Site Plan plot plans shall apply. All relinquished access shall be maintained as designated on the approved plans and how the relinquished access has been recorded. No structures shall be placed within an applicable easement without authorization from a grantee or owner of an easement. Any changes to requested setbacks shall require approval from the applicable HOA as well as coordination with the Rancho Santa Fe Fire Protection District. Any changes to requested setbacks shall require consistency with the approved Administrative Permit for Lot Area Averaging as well as any Affordable Housing Agreement tied to the property. **DOCUMENTATION:** The property owners and applicant subject to this permit are responsible for being compliant with the condition. Any proposed structures shall comply with the setbacks as indicated on the approved plot plans.

Documentation of approval from an HOA and the Rancho Santa Fe Fire Protection District as well as consistency with an Affordable Housing Agreement is required for any changes to setbacks. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] and [County Fire Authority] are responsible for enforcement of this permit.

38. FIRE#3–FIRE PROTECTION PLAN ONGOING

INTENT: In order to comply with the Consolidated Fire Code, Fire Protection Plan, and the requirements of Rancho Santa Fe Fire Protection District (RSFFPD). **DESCRIPTION OF REQUIREMENT:** In accordance with the Fire Protection Plan and requirements of Rancho Santa Fe Fire Protection District, the following requirements shall apply to the Project:

- A. The Project shall comply with the approved Fire Protection Plan dated May 2024.
- B. All lots identified as fuel-modification zones or fire buffers adjacent to the biological open space easement shall be routinely maintained. The applicant has indicated that an HOA will be responsible for funding and maintenance of the fire buffer and fuel-modification zone lots.
- C. Applicable internal roadways shall be maintained and delineated with no parking signs and striping and stenciling of no parking fire lane to comply with the minimum internal roadway width requirements of 24-feet.
- D. Any access gate or entryway shall include a Knox Box and Opticom receiver that can be utilized by Rancho Santa Fe Fire Protection District.
- E. Any structures or lots designed without 30-yard setbacks shall include applicable building measures as detailed within the Fire Protection Plan or as allowed in Title 14 and approved by RSFFPD.

DOCUMENTATION: The property owners Site Plan are responsible for being compliant with the Fire Protection Plan. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] and [Rancho Santa Fe Fire Protection District] are responsible for enforcement of this permit.

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 following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project as detailed on both the Tentative TM-5463 Resolution and the Site Plan Permit Decision:

M-BIO-1, M-BIO-2, M-BIO-3, M-BIO-4, M-BIO-5, M-BIO-6, M-BIO-7, M-BIO-8, M-CR-1, M-GHG-1, M-GHG-2, M-GHG-3, M-GHG-4, M-N-1, M-N-2, M-N-3, M-N-4, M-TRANS-1, M-TRANS-2, M-TRANS-3.

SITE PLAN FINDINGS FOR PDS2022-STP-22-018

Pursuant to Sections 2800 through 2810 and 7150 through 7176 of The Zoning Ordinance, the following findings in support of the granting of the Site Plan for development proposed within the Open Space (S80) use regulation are made:

- (1) *The placement and siting of the proposed structures and buildings shall preserve the open space value of the development site, avoid degradation of the significant features located on the development site, and avoid hazards;*

The Project is designed to cluster smaller lot sizes closer to existing roadways on the northeastern portion of the project site while preserving slopes and natural resources within a biological open space easement on the southern portion of the project site. Over half of the 89.23-acre Project site will be preserved within an approximately 50.3-acre biological open space easement. The Project also includes restoration of biological resources within the open space and maintenance of the open space easement upon approval of a resource management plan. The development footprint will be located in areas closer to roadways or existing development. The biological open space easement will be directly adjacent to open space preserves and lands managed by the Center for Natural Lands Management and will result in a larger preserve area in the Project vicinity. The Site Plan has been prepared to indicate the limits of the potential buildings and the development footprint of the Project. The development is located away from steep slopes or significant features of the property. The Project site is directly adjacent to the closed San Marcos Landfill. The Project will implement best management practices for development in proximity of a closed landfill. Grading activities within 1,000 feet of the closed landfill waste footprint will require methane monitoring. Additionally, residential structures within 1,000 feet of the landfill footprint will include a methane barrier in the foundation of the structures. By clustering the development away from natural features close to San Elijo Road, preserving over half the site in a biological open space easement,

and including best management practices for development near a landfill, the Project has been design to preserve the open space value of the development site, avoid degradation of the significant features located on the development site, and avoid hazards.

- (2) *That the proposed development is compatible with the San Diego County General Plan;*

The General Plan Regional Category for the site is Semi-Rural and No Jurisdiction, and the General Plan Land Use Designation is Semi-Rural (SR-1) and Semi-Rural (SR-10) The Semi-Rural Residential Land Use Designation is intended to allow for residential uses while limiting development on slopes. The Project consists of a Density Bonus permit for reserving 10% of base allowable density dwelling units on-site for “Low” Income Affordable Housing. The base allowable density of dwelling units on-site is 64 units. Upon application of the Density Bonus Law, the Project can receive a 20% increase resulting in a maximum of 76 units. In accordance with Density Bonus Law and the Zoning Ordinance, projects that are consistent with the base density of the site upon application of a Density Bonus Permit application are considered consistent with the allowable density of the General Plan. The Project is consistent with goals and policies of the General Plan including Housing Affordability Goal H-3 and Housing Affordability Policy H-3.3 as it includes seven “Low” Income units. Additionally, the Project is consistent with goals and policies of the San Dieguito Community Plan including Conservation – General Goal and Land Use – Residential goal as it consists of clustering development away from sensitive resources while still preserving over half of the site in a biological open space easement. Therefore, the proposed use and Project are consistent with the San Diego County General Plan.

- (c) *That any applicable standards or criteria waived by the Director pursuant to section 7158.d of the Zoning Ordinance have been or will be fulfilled by the condition or conditions of a Use Permit or Variance;*

The Project does not include a Use Permit or Variance that would apply waivers of applicable standards or criteria. The project includes a concurrently processed Density Bonus Permit (PDS2021-STP-21-001) which authorizes waivers of setbacks in accordance with Density Bonus Law. The setbacks associated with the property are established as detailed on the Site Plan plot plans.

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 \(SDRWQCB\)](#) 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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, 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.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

NOTICE: The subject property may contain mature ornamental trees which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, January 15 – 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 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: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov ;<http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; <http://www.dfg.ca.gov/>

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.

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

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
VINCE NICOLETTI, INTERIM DIRECTOR

BY:

Mark Slovick, Deputy Director
Project Planning & Land Development Division
Planning & Development Services

email cc:

Sean Oberbauer, Planning Manager, PDS
Ashley Smith, Chief, PDS
Mark Slovick, Deputy Director, PDS
Taylor Ryan, Project Manager, PDS
Rita Mahoney, Applicant Contact
Heather Riley, Applicant Team
Emilie Colwell, Applicant Team
Michael Levin, Applicant Team
San Dieguito Community Planning Group

**Attachment E – Form of Decision
Approving PDS2021-DB-21-001**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

VINCE NICOLETTI
Interim Director

5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

COMMISSIONERS

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

December 6, 2024

PERMITTEE: CR QUESTHAVEN, LLC (ATTN: RITA MAHONEY)
SITE PLAN: PDS2021-DB-21-001
E.R. NUMBER: PDS2020-ER-20-08-008
PROPERTY: SAN ELIJO ROAD, EAST OF DENNING DRIVE, WITHIN THE SAN DIEGUITO
COMMUNITY PLANNING AREA WITHIN UNINCORPORATED SAN DIEGO
COUNTY
APNs: 223-080-46-00, 223-070-08-00, 223-070-07-00

DECISION OF THE PLANNING COMMISSION

GRANT, a Density Bonus Permit in accordance for the Questhaven 76-unit residential development. The Density Bonus Permit is concurrently processed with additional permit applications for the Questhaven Project which includes a Tentative Map (Record ID: PDS2020-TM-5643), an Administrative Permit (PDS2020-AD-20-011), a Site Plan (PDS2022-STP-22-018), and a Density Bonus Permit (Record ID: PDS2021-DB-21-001). This Density Bonus Permit authorizes an increase of density associated with the Project and waivers of development standards for setbacks due to the reservation of 7 "Low" income units. This Density Bonus Permit has been approved in accordance with Section 65915 et seq. of the Government Code, Sections 6350 through 6375 of the Zoning Ordinance, and Sections 7400 through 7445 of the Zoning Ordinance.

DENSITY BONUS PERMIT EXPIRATION: This Density Bonus Permit shall expire on December 6, 2027 at 4:00 p.m. concurrently with Tentative Map 5643 (or such longer period as may be approved pursuant to the Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Site Plan has commenced prior to said expiration date.

BASE UNITS:

The property is subject to split general plan designations of Semi-Rural (SR-1) and (SR-10) which are slope-dependent density designations. Based on a slope-dependent analysis included within the Environmental Impact Report of the property, the density of the site is 64 units which is calculated by rounding up the allowable density of the site in accordance with Density Bonus State Law.

DENSITY BONUS ALLOWANCE:

The applicant is proposing to reserve 7 units as “Low” income units. By reserving 7 units of the 64 base units, the Project is eligible to receive a 20% bonus or increase in units. 20% of the 64 base units is 12.8 resulting in 76.8 units which can be rounded up to 77 units. The Project is consistent with the allowance units as it proposed 76 units which includes 7 “Low” income units.

WAIVER OF DEVELOPMENT STANDARDS AND INCENTIVES:

In accordance with Section 6365(c) of the Zoning Ordinance as well as the Density Bonus Law of the Government Code, the Project is eligible for incentives or waivers of standards by reserving 10% of the base density units of the development as “Low” Income. The Project includes waivers of setbacks standards that are necessary for the development of the Project. The setbacks required for the Project are authorized as detailed on the concurrently processed Site Plan permit (Record ID: PDS2022-STP-22-018) plot plans and the Tentative Map (Record ID: PDS2020-TM-5643) plans. The Project includes a concurrently processed Administrative Permit (Record ID: PDS2020-AD-20-011) for Lot Area Averaging which allows the development to be clustered away from sensitive resources in order to minimize impacts to natural resources. The waiver of setback standards in accordance with the “B” setback designator of the property is necessary for development and construction of the Project in order to accommodate development on the lot sizes established by the Administrative Permit.

AFFORDABLE HOUSING AGREEMENT:

Pursuant to Section 7430 of the Zoning Ordinance, the applicant shall enter into an agreement with the Department of Housing and Community Development Services, agreeing to specific terms and conditions of the Density Bonus Program.

CONCURRENT PERMITS AND SPECIFIC CONDITIONS:

The Density Bonus is concurrently processed with additional permit applications for the Questhaven Project which includes a Tentative Map (Record ID: PDS2020-TM-5643), an Administrative Permit (PDS2020-AD-20-011), a Site Plan (PDS2022-STP-22-018), and a Density Bonus Permit (Record ID: PDS2021-DB-21-001). The concurrently processed permit applications include conditions that are required to be fulfilled in order to implement the Project such as recording an Affordable Housing Agreement with the Department of Housing and Community Development Services.

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.

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
VINCE NICOLETTI, INTERIM DIRECTOR

BY:

Mark Slovick, Deputy Director
Project Planning & Land Development Division
Planning & Development Services

email cc:

Sean Oberbauer, Planning Manager, PDS
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Rita Mahoney, Applicant Contact
Heather Riley, Applicant Team
Emilie Colwell, Applicant Team
Michael Levin, Applicant Team
John Waters, HCDS
San Dieguito Community Planning Group

Attachment F – Environmental Documentation*

***The Draft Final EIR (Including Technical Studies and Response to Comments) as well as the comments received during the EIR public review period are available at:**

<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5643.html>

Attachment G – Environmental Findings

QUESTHAVEN PROJECT EIR #PDS2020-ER-20-08-008

STATE CLEARINGHOUSE NUMBER 2022090029

DECEMBER 2024

CEQA FINDINGS

- a. Certify that the Environmental Impact Report (EIR) dated November 22, 2024 on file with Planning & Development Services as EIR #PDS2020-ER-20-08-008 has been completed in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, that the EIR was presented to the Planning Commission and that the Planning Commission reviewed and considered the information contained therein before approving the project, and that the EIR reflects the independent judgment and analysis of the Planning Commission.
- b. Adopt the findings concerning the avoidance or substantial lessening of significant environmental effects through mitigation measures or alternatives pursuant to CEQA Guidelines section 15091 (Attachment XX, Section II, III, and V below).
- c. Adopt the Statement of Overriding Considerations pursuant to State CEQA Guidelines section 15093 (Attachment A, Section IX below).
- d. Adopt the Mitigation Monitoring and Reporting Program pursuant to CEQA Guidelines section 15091(d) as incorporated into the project decision documents and project conditions of approval.

FINDINGS PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15091, AND 15093

QUESTHAVEN PROJECT

DECEMBER 2024

ATTACHMENT A

**CEQA FINDINGS REGARDING SIGNIFICANT EFFECTS AND STATEMENT OF
OVERRIDING CONSIDERATIONS FOR THE QUESTHAVEN PROJECT**

SCH No. 2022090029

DECEMBER 2024

I. INTRODUCTION

The following Findings are made by the County of San Diego (County) for the Questhaven Project (Project). The environmental effects of the Project are addressed in the Environmental Impact Report (EIR) dated November 22, 2024, which is incorporated by reference herein. The Project is being considered for approval based on consideration of the Project objectives, Project benefits, potential environmental impacts, alternatives, input received during public review, and numerous other factors.

A. Record of Proceedings

For the purposes of the California Environmental Quality Act (CEQA) and the findings contained herein, the record of administrative proceedings for the County’s decision concerning certification of the EIR for the Project shall include, but is not limited to, the following documents:

- The Draft Environmental Impact Report (DEIR) and Final EIR (FEIR); including Chapter 7.0, List of Mitigation Measures and Project Design Features; and the Appendices to the DEIR and FEIR;
- The Notice of Preparation and all other public notices issued by the County in conjunction with the Proposed Project;
- Documents and other materials listed as references and/or incorporated by reference in the DEIR, FEIR, and appendices thereto;
- Findings and resolutions adopted by the County in connection with the Project;
- Documents cited or referred to in the FEIR;
- Reports, studies, memoranda, maps, staff reports, or other publicly-available planning documents relating to the Project prepared by County staff and consultants to the Applicant or County;
- Documents and other materials submitted to the County by other public agencies or members of the public in connection with the Project through the close of the public hearing at which the project was approved;
- The minutes, recordings, and transcripts of public hearings held by the County concerning the EIR and the Project;
- Documents or other materials submitted to the County at the public hearings concerning the Project;
- Matters of common knowledge to the County;

- Documents expressly cited or referenced in these findings, in addition to those cited above; and
- Other materials required to be included in the record of proceedings by Public Resources Code section 21167.6(e).

The documents and materials that constitute the record of administrative proceedings are maintained by the County’s Planning and Development Services, Project Processing Center, 5510 Overland Avenue Suite 310, San Diego, California, 92123.

The EIR evaluated the following environmental areas of potential concern: 1) Aesthetics and Visual Resources; 2) Agricultural Resources; 3) Air Quality; 4) Biological Resources; 5) Cultural Resources; 6) Energy Use and Conservation; 7) Geology, Soils, and Paleontological Resources; 8) Global Climate Change; 9) Hazards and Hazardous Materials; 10) Hydrology and Water Quality; 11) Land Use and Planning; 12) Mineral Resources; 13) Noise; 14) Population and Housing; 15) Public Services; 16) Recreation; 17) Transportation and Traffic; 18) Tribal Cultural Resources; 19) Utilities and Service Systems; and 20) Wildfire. Potential impacts for Aesthetics and Visual Resources, Agricultural Resources, Air Quality, Energy Use and Conservation, Geology, Soils, and Paleontological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire are identified as Effects Found Not to be Significant (and discussed in Chapter 3 of the Final EIR). Potential Impacts for Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources are identified as less-than-significant with mitigation and are discussed in Section IV.A. of this document.

In analyzing potential impacts, the EIR found that impacts associated with Global Climate Change, Land Use and Planning, and Transportation and Traffic would be significant, and there would be no other mechanisms available to impose or implement feasible mitigation measures or reduce environmental impacts to a less than significant level. Therefore, the Project will have significant and unmitigated environmental impacts associated with these environmental subject areas as explained. Section IV.B. A Statement of Overriding Considerations is being proposed to address these significant and unmitigated impacts (see Section V).

II. FINDINGS REGARDING SIGNIFICANT IMPACTS

A. Findings Regarding Potentially Significant Environmental Impacts Found to be Less Than Significant After Mitigation

The Lead Agency, having independently reviewed and considered the information contained in the EIR and the Record of Proceedings, finds pursuant to Public Resources Code Section 21081(a)(1) and the State CEQA Guidelines Section 15091(a)(1), that changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant effects on the environment as identified in the EIR, as described below:

1. Biological Resources

Impact BIO-1: Project-related grading, clearing, construction or other activities would permanently remove sensitive native or naturalized habitat.

Significant Impact

The Project would result in permanent impacts to 7.2 acres of coastal sage scrub and coastal sage scrub-disturbed, 0.2-acre of scrub oak chaparral, 1.6 acres of mafic chamise chaparral, 2.8 acres of mafic southern mixed chaparral, and 15.4 acres of non-native grassland. Project-related grading, clearing, construction or other activities would permanently remove sensitive native or naturalized habitat. The loss of these habitat communities is a significant impact.

Mitigation Measures

The following mitigation measure identified in Section 2.1, *Biological Resources*, would be applicable:

M-BIO-1: Prior to vegetation clearance and issuance of grading permits, the Project Applicant shall provide evidence that on- and off-site preservation of 44.2 acres of sensitive vegetation communities, off-site preservation of 0.2 acre of nonsensitive communities, and on- and off-site restoration of 5.9 acres (including creation of 21 water holding basins suitable for western spadefoot toad breeding) as shown in Table 7 and on Figure 6 of the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental has occurred.

Facts in Support of the Finding

Implementation of M-BIO-1 would ensure that the Project’s impacts to sensitive vegetation communities are mitigated through on- and off-site preservation and restoration. Accordingly, implementation of the required mitigation would reduce the Project’s impacts to less-than-significant levels.

Reference

EIR Section 2.1 and all other biological resources related evidence in the Record of Proceedings.

Impact BIO-2: Human activities that occur near sensitive habitat communities and plant and wildlife species and their habitats have the potential to indirectly impact sensitive vegetation communities, plants, and wildlife.

Significant Impact

Increases in human activity on the Project site could result in significant indirect impacts to adjacent preserved habitat through potential unauthorized access and disturbance. Landscaping associated the Project could result in the introduction of invasive, non-native plant species to the site. Additionally, indirect impacts to sensitive plant and wildlife species may occur from Project-related night lighting, the potential introduction of invasive/non-native plant species, and unauthorized human access into sensitive areas during the Project’s construction and long-term operation. Potential impacts associated with human activities would thus be significant and would require mitigation.

Mitigation Measures

The following mitigation measures identified in Section 2.1, *Biological Resources*, would be applicable:

- M-BIO-2:** Prior to vegetation clearance and issuance of grading permits, temporary construction limits fencing with sign messaging indicating that the fencing shall not be crossed, shall be installed along the edges of the approved limits of physical disturbance where construction activities adjoin open space preservation areas. The positioning of the fencing shall be verified by a County-approved professional biologist prior to the commencement of ground-disturbing construction activities. The fencing shall be maintained in place over the duration of construction activities unless or until it is replaced with permanent open space fencing or another physical barrier.
- M-BIO-3:** Prior to issuance of the first certificate of occupancy, open space fencing and signage shall be installed at the following locations: 1) at the interface of the Project site and the adjacent open space preserve; 2) at the southeast corner of the Project site where the site abuts nonpreserve area; 3) at the trailhead entering the preserve from the southwest; and 4) around the off-site preserve area adjacent to an existing trail (refer to Figure 6 of the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental for specific locations). The remaining preserve area boundaries shall not be fenced as they are adjacent to Preserve Areas in the Draft NCMSCP (refer to Figure 2 the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental and have steep slopes with impenetrable vegetation, making fence installation unnecessary and infeasible).
- M-BIO-4:** Prior to the issuance of building permits, the County shall review the Project’s landscape plans and verify that only non-invasive plant species will be planted on the site (i.e., species not listed on the California Invasive Plant Council Inventory rated as Moderate or High).
- M-BIO-5:** The Project’s homeowners association (HOA) CC&Rs shall require that 1) landscaping is prohibited from including species listed as Moderate or High on the California Invasive Plant Council Inventory; and 2) all domestic cats are required to remain indoors. The HOA shall be responsible for providing information to residents to protect the adjacent open space preserve as the need arises. A copy of the CC&Rs shall be provided to the County for verification prior to issuance of the first certificate of occupancy.

Facts in Support of the Finding

Implementation of MM-BIO-2, MM BIO-3, MM BIO-4, and MM BIO-5 would ensure that potential indirect impacts associated with the Project are mitigated through implementation of fencing, review of landscape plans, and ongoing HOA enforcement actions to ensure no unauthorized human access into sensitive areas occurs, no invasive plant species are introduced to the Project area and that the

community is operating responsibly and avoiding potential indirect impacts from invasive plants and domestic cat predation.

Reference

EIR Section 2.1 and all other biological resources related evidence in the Record of Proceedings.

Impact BIO-3: Project-related grading, clearing, construction or other activities would result in direct impacts to a non-wetland waters of the State subject to CDFW and RWQCB jurisdiction.

Significant Impact

The Project site contains an unvegetated streambed in the southern portion of the Property that is considered a non-wetland waters of the State. Project-related grading, clearing, construction or other activities would result in impacts to 0.01-acre (546 linear feet) of non-wetland waters of the State subject to California Department of Fish and Wildlife (CDFW) and Regional Water Quality Control Board (RWQCB) jurisdiction.

Mitigation Measures

The following mitigation measure identified in Section 2.1, *Biological Resources*, would be applicable:

M-BIO-6: Prior to issuance of grading permits, the Project Applicant shall obtain the appropriate permits/approvals from the regulatory agencies, including the CDFW and RWQCB, for impacts to the jurisdictional non-wetland water of the State.

Facts in Support of the Finding

Implementation of MM-BIO-6 would ensure that impacts associated with the Project are mitigated by requiring the Project obtain the appropriate CDFW and RWQCB agency permits for impacts to the jurisdictional non-wetland water of the State.

Reference

EIR Section 2.1 and all other biological resources related evidence in the Record of Proceedings.

Impact BIO-4: Project-related grading, clearing, construction or other activities would result in direct and indirect impacts to special-status plant species and special-status animal species.

Significant Impact

The Project would result in direct and permanent impacts to an estimated 1,710 individual Orcutt's brodiaea plants and 12 individual Nuttall's scrub oaks. The Project would result in the removal of 7.2

acres of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed habitat on- and off-site that could be used for California gnatcatcher breeding, as well as the direct and permanent removal of 7.2 acres of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed habitat on and off site, 4.6 acres of chaparral on site, and 15.4 acres of non-native grassland on site that could be used for western spadefoot toad non-breeding purposes. Construction could also cause direct injury/mortality to individual toads and could also have temporary noise impacts on California Gnatcatcher (CAGN) nesting. Additionally, construction would result in the direct and permanent removal of 27.2 acres of the scrub, chaparral, and grassland habitats on- and off-site used, or potentially used, by the southern California rufous-crowned sparrow. Project construction could also have temporary noise impacts on this species' nesting. The Project could also result in the permanent removal of Cooper's hawk habitat and could result in potential noise impacts.

Mitigation Measures

The following mitigation measures identified in Section 2.1, *Biological Resources*, would be applicable:

- M-BIO-1:** Prior to vegetation clearance and issuance of grading permits, the Project Applicant shall provide evidence that on- and off-site preservation of 44.2 acres of sensitive vegetation communities, off-site preservation of 0.2 acre of nonsensitive communities, and on- and off-site restoration of 5.9 acres (including creation of 21 water holding basins suitable for western spadefoot toad breeding) as shown in Table 7 and on Figure 6 of the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental has occurred.
- M-BIO-2:** Prior to vegetation clearance and issuance of grading permits, temporary construction limits fencing with sign messaging indicating that the fencing shall not be crossed, shall be installed along the edges of the approved limits of physical disturbance where construction activities adjoin open space preservation areas. The positioning of the fencing shall be verified by a County-approved professional biologist prior to the commencement of ground-disturbing construction activities. The fencing shall be maintained in place over the duration of construction activities unless or until it is replaced with permanent open space fencing or another physical barrier.
- M-BIO-3:** Prior to issuance of the first certificate of occupancy, open space fencing and signage shall be installed at the following locations: 1) at the interface of the Project site and the adjacent open space preserve; 2) at the southeast corner of the Project site where the site abuts nonpreserve area; 3) at the trailhead entering the preserve from the southwest; and 4) around the off-site preserve area adjacent to an existing trail (refer to Figure 6 of the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental for specific locations). The remaining preserve area boundaries shall not be fenced as they are adjacent to Preserve Areas in the Draft NCMSCP (refer to Figure 2 the “Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643” by Alden Environmental and have steep slopes with impenetrable vegetation, making fence installation unnecessary and infeasible.

- M-BIO-4:** Prior to the issuance of building permits, the County shall review the Project's landscape plans and verify that only non-invasive plant species will be planted on the site (i.e., species not listed on the California Invasive Plant Council Inventory rated as Moderate or High).
- M-BIO-5:** The Project's homeowners association (HOA) CC&Rs shall require that 1) landscaping is prohibited from including species listed as Moderate or High on the California Invasive Plant Council Inventory; and 2) all domestic cats are required to remain indoors. The HOA shall be responsible for providing information to residents to protect the adjacent open space preserve as the need arises. A copy of the CC&Rs shall be provided to the County for verification prior to issuance of the first certificate of occupancy.
- M-BIO-7:** Prior to vegetation clearance and issuance of grading permits, the Project Applicant shall translocate Orcutt's brodiaea corms from within the Project impact footprint to suitable habitat within the on-site preserve in accordance with a County-, (CDFW), and United States Fish and Wildlife Service (USFWS) approved translocation plan.
- M-BIO-8:** If clearing of vegetation or grading activities will occur during the breeding season for the California gnatcatcher (CAGN) (February 15 to August 31) or nesting raptors such as the Cooper's hawk (January 15 to July 15), pre-clearing of vegetation or grading activities will occur during the breeding season for the California gnatcatcher (CAGN) (February 15 to August 31) or nesting raptors such as the Cooper's hawk (January 15 to July 15), pre-construction survey(s) shall be conducted by a qualified biologist to determine whether these species occur within the construction footprint and/or adjacent areas potentially impacted by construction noise (i.e., 60 dB(A) hourly average or ambient, if greater). If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the construction limits and adjacent potential noise-impacted area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species occur within the construction limits or adjacent noise impacted area, the biologist shall determine the physical area in which construction activities cannot occur to protect the nesting species, and one of two actions shall occur: (1) construction activities in the area delineated by the biologist shall be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) construction activities shall be postponed until a temporary noise barrier or berm is constructed at the edge of the development footprint or other location determined appropriate and effective by the biologist and an acoustical engineer to ensure that noise levels in the occupied habitat are reduced to below 60 dB(A) hourly average or ambient, if greater. Decibel output shall be confirmed by a County-approved acoustical engineer and intermittent monitoring by a qualified biologist shall occur to ensure that the reduced noise levels are being maintained. Implementation of this measure shall also mitigate for potential noise impacts to nesting southern California rufous-crowned sparrows.

Facts in Support of the Finding

Implementation of MM-BIO-1 would ensure that the Project's direct and potentially indirect impacts to sensitive habitat utilized by sensitive species are addressed through on- and off-site preservation and restoration. Implementation of MM-BIO-2, MM BIO-3, MM BIO-4, and MM BIO-5 would ensure that potential indirect impacts associated with the Project are mitigated through implementation of fencing, review of landscape plans, and ongoing HOA enforcement actions to ensure no unauthorized human access into sensitive areas occurs, no invasive plant species are introduced to the Project area and that the community is operating responsibly and avoiding potential indirect impacts from invasive plants and domestic cat predation. Implementation of MM-BIO-7 would ensure that impacts to Orcutt's brodiaea are addressed through translocation to open space areas on-site. Implementation of MM-BIO-8 would ensure that potential impacts to sensitive bird species protected by the Migratory Bird Treaty Act (MBTA) do not experience direct take and are sheltered from excessive construction-related noise. Accordingly, implementation of the required mitigation would reduce the Project's potential impacts to less-than-significant levels.

Reference

EIR Section 2.1 and all other biological resources related evidence in the Record of Proceedings.

Impact BIO-5: Project-related grading, clearing, construction or other activities would impact sensitive lands and could potentially result in the taking of migratory birds protected under the Migratory Bird Treaty Act (MBTA).

Significant Impact

Implementation of the Project could potentially result in the taking of migratory birds or destruction of active migratory bird nests and/or eggs protected under the MBTA, as breeding birds may temporarily or permanently leave their territories to avoid construction activities, which could lead to reduced reproductive success and increased mortality. Although compliance with the federal MTBA is a mandatory regulatory requirement, potential impacts to migratory birds protected under the MTBA would be potentially significant during the Project's construction.

Mitigation Measures

The following mitigation measures identified in Section 2.1, *Biological Resources*, would be applicable:

M-BIO-1: Prior to vegetation clearance and issuance of grading permits, the Project Applicant shall provide evidence that on- and off-site preservation of 44.2 acres of sensitive vegetation communities, off-site preservation of 0.2 acre of nonsensitive communities, and on- and off-site restoration of 5.9 acres (including creation of 21 water holding basins suitable for western spadefoot toad breeding) as shown in Table 7 and on Figure 6 of the "Biological Technical Report for the Questhaven Tentative Map Project PDS2020-TM-5643" by Alden Environmental has occurred.

M-BIO-8: If clearing of vegetation or grading activities will occur during the breeding season for the California gnatcatcher (CAGN) (February 15 to August 31) or nesting raptors such as the Cooper's hawk (January 15 to July 15), pre-clearing of vegetation or grading activities will occur during the breeding season for the California gnatcatcher (CAGN) (February 15 to August 31) or nesting raptors such as the Cooper's hawk (January 15 to July 15), pre-construction survey(s) shall be conducted by a qualified biologist to determine whether these species occur within the construction footprint and/or adjacent areas potentially impacted by construction noise (i.e., 60 A-weighted decibels (dBA) hourly average or ambient, if greater). If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the construction limits and adjacent potential noise-impacted area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species occur within the construction limits or adjacent noise impacted area, the biologist shall determine the physical area in which construction activities cannot occur to protect the nesting species, and one of two actions shall occur: (1) construction activities in the area delineated by the biologist shall be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) construction activities shall be postponed until a temporary noise barrier or berm is constructed at the edge of the development footprint or other location determined appropriate and effective by the biologist and an acoustical engineer to ensure that noise levels in the occupied habitat are reduced to below 60 dB(A) hourly average or ambient, if greater. Decibel output shall be confirmed by a County-approved acoustical engineer and intermittent monitoring by a qualified biologist shall occur to ensure that the reduced noise levels are being maintained. Implementation of this measure shall also mitigate for potential noise impacts to nesting southern California rufous-crowned sparrows.

Facts in Support of the Finding

Implementation of MM-BIO-1 would ensure that the Project's impacts to sensitive habitat are addressed through on- and off-site preservation and restoration. Implementation of MM-BIO-8 would ensure impacts to sensitive bird species are protected from direct take and construction-related noise. Accordingly, implementation of the required mitigation would reduce the Project's potential impacts to federally protected migratory birds to less-than-significant levels.

Reference

EIR Section 2.1 and all other biological resources related evidence in the Record of Proceedings.

2. Cultural Resources

Impact CR-1: Project-related grading activities have the potential to encounter and impact previously undiscovered archaeological resources that could be determined to be important archaeological resources according to the criteria listed in CEQA Guidelines Section 15064.5.

Significant Impact

No significant archaeological resources were identified on the Project site or within the Project’s off-site disturbance area. However, there is a possibility that previously undiscovered subsurface archaeological resources may be impacted by ground disturbing activities, and other cumulative developments have the potential to result in impacts to archaeological sites or resources. As such, the Project’s potential impacts to previously undiscovered archaeological sites or resources would be cumulatively considerable.

Mitigation Measures

The following mitigation measure identified in Section 2.2, *Cultural Resources*, would be applicable:

M-CR-1: Prior to issuance of grading permits, the Project applicant shall enter into a Treatment Agreement and Preservation Plan with consulting tribe(s) and implement an Archaeological and Tribal Monitoring Program during earth disturbing activities. The Treatment Agreement and Preservation Plan and Archeological and Tribal Monitoring Program shall be provided to the County Archeologist for review and approval prior to issuance of the grading permit.

Facts in Support of the Finding

If Project-related grading activities encounter archaeological resources that are determined to be important archaeological resources according to the criteria listed in CEQA Guidelines Section 15064.5, implementation of Mitigation Measure M-CR-1 would ensure that the resources are appropriately identified and treated to reduce impacts to less-than significant.

Reference

EIR Section 2.2 and all other cultural resources related evidence in the Record of Proceedings.

3. Land Use and Planning

Impact LU-1: The Project would have significant impacts due to conflicts with the County of San Diego General Plan Noise Element.

Significant Impact

The Project is consistent with the County of San Diego General Plan, the San Dieguito Community Plan, the County Zoning Ordinance, and the County Resource Protection Ordinance (RPO). However, the Project would have significant impacts due to conflicts with the County of San Diego General Plan Noise Element. Additionally, the Project would contribute vehicles to three intersections and one roadway segment in the City of San Marcos that would operate below level of service (LOS) D. Thus, the Project would be inconsistent with the City of San Marcos General Plan Mobility Element Policy

M-1.4. As such, the Project would result in a significant impact related to City of San Marcos General Plan Mobility Element policy consistency.

Mitigation Measures

The following mitigation measures included in Section 2.4, *Noise*, would be applicable:

- M-N-1:** Prior to the issuance of each residential building permit, the County shall review the proposed locations of heating, ventilation, and air conditioning (HVAC) units. For HVAC units located less than 35 feet from the nearest property line, a three-sided barrier blocking the line of sight to adjacent properties shall be required. The barrier, if required, shall have a minimum height of 5.5 feet or be 1.75 times the height of the HVAC units and shall be constructed of materials with a minimum weight of 2 pounds per square foot. The barrier shall be solid with no holes, perforations, or gaps.
- M-N-2:** Residential lots proposed within 400 feet of the San Elijo Road right-of-way (Lots 1 through 6 and 15 through 18 of Tentative Map 5643) shall have “noise protection easements” to mitigate vehicular noise levels from San Elijo Road. Such easements shall be shown on the final map or subsequent implementing tentative map, as applicable. The noise protection easements shall contain a restriction requiring that exterior noise levels not exceed 60 Community Noise Equivalent Level (CNEL) within the easement area of the lot. The restriction shall apply to the following minimum exterior use areas: 1) for lots less than 4,000 s.f. in area, the exterior area shall include 400 square feet; and 2) for lots larger than 4,000 s.f., the exterior area shall include 10 percent of the lot area. A noise study is required to be prepared and approved by the County Department of Planning and Development Services (PDS) prior to the issuance of building permits for these lots demonstrating that the residential lots within 400 feet of San Elijo Road would achieve these requirements. In the event that the noise study determines that one or more lots would not achieve the 60 CNEL noise limit within the minimum exterior use areas, the noise study shall identify noise attenuation measures that must be incorporated, such as the use of sound walls or berms, in order to achieve the exterior noise requirement of 60 CNEL within the minimum exterior use areas. The County shall require that the noise attenuation measures be installed and be verified as effective in meeting the 60 CNEL requirement by an acoustical engineer prior to the issuance of certificates of occupancy.
- M-N-3:** To achieve interior noise levels at or below 45 CNEL in a windows closed condition, homes located on Lots 1 through 13 shall have mechanical ventilation (e.g., air conditioning) and standard windows with a minimum Sound Transmission Class (STC) rating of 27. The County shall verify that these features will be installed as part of the building permit plan check process.
- M-N-4:** Prior to the issuance of a grading or blasting permit that would permit these activities within 50 feet of the adjacent Loma San Marcos property line, a temporary noise barrier as described below or a functional equivalent as verified by a professional acoustical engineer shall be implemented to ensure that construction-related noise is maintained at or below 75 A-

weighted decibel Equivalent Sound Level (dBA Leq) on the Loma San Marcos property, which occurs to the immediate east of the Project site's northeastern boundary.

- a. A temporary 12-foot-high noise barrier shall be installed along the eastern property line of the Project site where it borders the Loma San Marcos facility south of the roadway during grading and blasting activities. The barrier shall be of sufficient length to block the line of sight between Loma San Marcos and the construction activities. The noise barrier shall be constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. The noise barrier may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, or hay bales. The noise barrier shall be installed prior to grading, rock drilling, or blasting activities within 50 feet of the eastern property line, and shall remain in place throughout the duration of grading, construction, and blasting activities on the site.

M-TRANS-1: Prior to issuance of the first certificate of occupancy, the Project Applicant shall be required to optimize the traffic signal timing at the intersection of Melrose Drive and San Elijo Road. Signal optimization could include reoptimizing cycle lengths and/or signal splits to better accommodate future traffic demand along the corridor. It is important to note that if signal optimization is implemented, adjacent intersections within the coordinated system should be taken into consideration.

M-TRANS-2 Prior to issuance of the first certificate of occupancy, the Project Applicant shall be required to install a traffic signal at the intersection of Streete "E" and San Elijo Road. Additionally, prior to issuance of the first certificate of occupancy, the south leg of the intersection (Street "E") shall be reconfigured to include dual left-turn lanes and an exclusive right turn lane.

Facts in Support of the Finding

Implementation of Mitigation Measures M-N-1 through M-N-4 would ensure noise-related impacts would be reduced to below the threshold of significance. Therefore, implementation of the required mitigation would reduce the Project's noise impacts to less-than-significant levels.

Reference

Final EIR Section 2.4 and all other land use related evidence in the Record of Proceedings.

4. Noise

Impact N-1: **The operation of unshielded HVAC mechanical systems for the Project's residential homes could exceed the County property line noise limit (50 dBA Leq) within 35 feet of the source depending on the operation schedule. This represents a potentially significant direct operational noise impact.**

Significant Impact

Based on the typical operating conditions for properly sized HVAC units, an HVAC is reasonably expected to operate for an average of 40 minutes per hour during the daytime hours, and 15 minutes per hour during the nighttime hours.. Accounting for typical attenuation rates of 6 dB per doubling of distance, noise levels attributed to unshielded HVAC mechanical systems could exceed the County property line noise limit (50 dBA Leq) within 35 feet of the source depending on the operation schedule.

Mitigation Measures

The following mitigation measure included in Section 2.4, *Noise*, would be applicable:

M-N-1: Prior to the issuance of each residential building permit, the County shall review the proposed locations of HVAC units. For HVAC units located less than 35 feet from the nearest property line, a three-sided barrier blocking the line of sight to adjacent properties shall be required. The barrier, if required, shall have a minimum height of 5.5 feet or be 1.75 times the height of the HVAC units and shall be constructed of materials with a minimum weight of 2 pounds per square foot. The barrier shall be solid with no holes, perforations, or gaps.

Facts in Support of the Finding

Implementation Mitigation Measure M-N-1 would ensure that all HVAC units on site are either located more than 35 feet from the nearest property line, or would require the construction of a physical barrier blocking the line-of-sight to receivers. The required setback of HVAC units or installation of the required barriers would ensure that stationary noise sources associated with the Project-related operational activities would be reduced to below the 50 dBA Leq property noise level limit. Accordingly, implementation of the required mitigation would reduce the Project's potential long-term operational noise impacts to less-than-significant levels.

Reference

EIR Section 2.5 and all other noise related evidence in the Record of Proceedings.

Impact N-2: Proposed outdoor living areas (residential yards) facing, or adjacent to, San Elijo Road would experience unmitigated exterior noise levels ranging from 58.9 to 65.6 CNEL. Because outdoor living areas would exceed the County of San Diego 60 CNEL exterior noise standard, the noise impact from vehicular noise is considered a significant direct impact.

Significant Impact

The on-site traffic noise level analysis indicates that the outdoor living areas facing, or adjacent to, San Elijo Road would experience unmitigated exterior noise levels ranging from 58.9 to 65.6 CNEL. Based on the exterior noise levels, the Project would exceed the County of San Diego 60 CNEL exterior noise

standard by placing homes in a location near San Elijo Road that experiences traffic noise levels above residential standards. Accordingly, impacts due to the exposure of on-site dwelling units placed near San Elijo Road to exterior noise levels exceeding 60 CNEL would be significant.

Mitigation Measures

The following mitigation measure included in Section 2.4, *Noise*, would be applicable:

M-N-2 Residential lots proposed within 400 feet of the San Elijo Road right-of-way (Lots 1 through 6 and 15 through 18 of Tentative Map 5643) shall have “noise protection easements” to mitigate vehicular noise levels from San Elijo Road. Such easements shall be shown on the final map or subsequent implementing tentative map, as applicable. The noise protection easements shall contain a restriction requiring that exterior noise levels not exceed 60 CNEL within the easement area of the lot. The restriction shall apply to the following minimum exterior use areas: 1) for lots less than 4,000 s.f. in area, the exterior area shall include 400 square feet; and 2) for lots larger than 4,000 s.f, the exterior area shall include 10 percent of the lot area. A noise study is required to be prepared and approved by the County Department of Planning and Development Services (PDS) prior to the issuance of building permits for these lots demonstrating that the residential lots within 400 feet of San Elijo Road would achieve these requirements. In the event that the noise study determines that one or more lots would not achieve the 60 CNEL noise limit within the minimum exterior use areas, the noise study shall identify noise attenuation measures that must be incorporated, such as the use of sound walls or berms, in order to achieve the exterior noise requirement of 60 CNEL within the minimum exterior use areas. The County shall require that the noise attenuation measures be installed and be verified as effective in meeting the 60 CNEL requirement by an acoustical engineer prior to the issuance of certificates of occupancy.

Facts in Support of the Finding

Implementation of Mitigation Measure M-N-2 would ensure that exterior noise levels at the Project’s residential lots are below the County standard of 60 CNEL. Through a performance-based measure requiring noise protection easements on lots within 400 feet of San Elijo Road and the conduct of an acoustical study(ies) to verify that the 60 CNEL requirement is met, implementation of the required mitigation would reduce the Project’s impact due to placing residential lots in an area within 400 feet of San Elijo Road impacted by vehicular noise, to below a level of significance.

Reference

EIR Section 2.5 and all other noise related evidence in the Record of Proceedings.

Impact N-3: For proposed residential homes facing, or adjacent to, San Elijo Road, unmitigated exterior noise levels at the second-floor building façades are expected to range from 56.5 to 65.1 CNEL requiring an interior noise level reduction ranging from 12 to 20.6 CNEL to meet the County’s 45 CNEL standard. In the absence of a “windows

closed” condition, impacts due to traffic-related interior noise levels would be significant.

Significant Impact:

Future unmitigated exterior noise levels at the first-floor building facades are expected to range from 57.0 to 65.6 CNEL requiring an interior noise level reduction ranging from 12 to 20.6 CNEL. The future unmitigated exterior noise levels at the second-floor building façades are expected to range from 56.5 to 65.1 CNEL requiring an interior noise level reduction ranging from 11.5 to 20.1 CNEL. Therefore, a windows-closed condition requiring a means of mechanical ventilation (e.g., air conditioning) is required for Lots 1 through 13. The interior noise level analysis shows that the County of San Diego 45 CNEL interior noise standards can be satisfied using mechanical ventilation and standard windows with a minimum STC rating of 27. Notwithstanding, in the absence of a “windows closed” condition, Project impacts due to interior noise levels being above residential standards due to placing homes in close proximity to San Elijo Road would be significant requiring mitigation.

Mitigation Measures

The following mitigation measure included in Section 2.4, *Noise*, would be applicable:

M-N-3: To achieve interior noise levels at or below 45 CNEL in a windows closed condition, homes located on Lots 1 through 13 shall have mechanical ventilation (e.g., air conditioning) and standard windows with a minimum Sound Transmission Class (STC) rating of 27. The County shall verify that these features will be installed as part of the building permit plan check process.

Facts in Support of the Findings

Implementation of Mitigation Measure M-N-3 would ensure that homes located on Lots 1 through 13 have a mechanical ventilation (e.g., air conditioning) and standard windows with a minimum STC rating of 27. Implementation of the required mitigation would ensure that interior noise levels achieve the County’s interior noise standard of 45 CNEL, reducing the potential interior noise level impact to below a level of significance.

Reference

EIR Section 2.5 and all other noise related evidence in the Record of Proceedings.

Impact N-4: During the Project’s construction, maximum construction-related noise levels at the adjacent occupied land use to the east, Loma San Marcos, would exceed the 75 dBA Leq significance threshold. Therefore, the Project’s short-term construction-related noise impact on Loma San Marcos would be significant.

Significant Impact

A construction-related noise level threshold of 75 dBA Leq is used as the threshold to assess construction noise impacts. The construction noise analysis shows that Receiver Location R5 would exceed the 75 dBA Leq significance threshold during Project construction activities. Therefore, the Project's construction noise impacts would be significant and would require mitigation.

Mitigation Measures

The following mitigation measure included in Section 2.4, *Noise*, would be applicable:

M-N-4: Prior to the issuance of a grading or blasting permit that would permit these activities within 50 feet of the adjacent Loma San Marcos property line, a temporary noise barrier as described below or a functional equivalent as verified by a professional acoustical engineer shall be implemented to ensure that construction-related noise is maintained at or below 75 dBA Leq on the Loma San Marcos property, which occurs to the immediate east of the Project site's northeastern boundary. a. A temporary 12-foot-high noise barrier shall be installed along the eastern property line of the Project site where it borders the Loma San Marcos facility south of the roadway during grading and blasting activities. The barrier shall be of sufficient length to block the line of sight between Loma San Marcos and the construction activities. The noise barrier shall be constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. The noise barrier may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, or hay bales. The noise barrier shall be installed prior to grading, rock drilling, or blasting activities within 50 feet of the eastern property line, and shall remain in place throughout the duration of grading, construction, and blasting activities on the site.

Facts in Support of the Finding

Implementation of Mitigation Measure M-N-4 would ensure that a temporary noise barrier is placed along the eastern property line that adjoins the adjacent Loma San Marcos sports complex when Project-related grading and blasting activities occur within 50 feet of the property line. As indicated in EIR Table 2.4-20, Typical Construction Noise Level Compliance (With Mitigation), with implementation of the required mitigation, Project-related construction noise would be reduced to below the threshold of significance of 75 dBA Leq at all receptor locations. Therefore, implementation of the required mitigation would reduce the Project's construction-related noise impact to less-than-significant levels.

Reference

EIR Section 2.5 and all other noise related evidence in the Record of Proceedings.

Impact N-5: Blasting and rock drilling activities would produce noise levels of approximately 74 dBA Leq at 50 feet. Blasting could be conducted anywhere within the construction activity footprint and because Project construction activity would

occur less than 50 feet from the property line of Loma San Marcos, rock drilling and blasting noise levels conservatively are evaluated as a significant impact at this location.

Significant Impact

Blasting and rock drilling are both calculated to be approximately 74 dBA Leq at 50 feet. Blasting could be conducted anywhere within the construction activity footprint. As the Project construction activity would occur less than 50 feet from the property line of Loma San Marcos, rock drilling and blasting noise levels conservatively are evaluated as a significant impact for which mitigation would be required.

Mitigation Measure

The following mitigation measure included in Section 2.4, *Noise*, would be applicable:

M-N-4: Prior to the issuance of a grading or blasting permit that would permit these activities within 50 feet of the adjacent Loma San Marcos property line, a temporary noise barrier as described below or a functional equivalent as verified by a professional acoustical engineer shall be implemented to ensure that construction-related noise is maintained at or below 75 dBA Leq on the Loma San Marcos property, which occurs to the immediate east of the Project site's northeastern boundary. a. A temporary 12-foot-high noise barrier shall be installed along the eastern property line of the Project site where it borders the Loma San Marcos facility south of the roadway during grading and blasting activities. The barrier shall be of sufficient length to block the line of sight between Loma San Marcos and the construction activities. The noise barrier shall be constructed of material with a minimum weight of 2 pounds per square foot with no gaps or perforations. The noise barrier may be constructed of, but are not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, or hay bales. The noise barrier shall be installed prior to grading, rock drilling, or blasting activities within 50 feet of the eastern property line, and shall remain in place throughout the duration of grading, construction, and blasting activities on the site.

Facts in Support of the Finding

Implementation of Mitigation Measure M-N-4 would ensure that a temporary noise barrier is placed along the eastern property line that adjoins the adjacent Loma San Marcos sports complex when Project-related grading and blasting activities occur within 50 feet of the property line. With implementation of the required mitigation, Project-related rock drilling and blasting noise would be reduced to below the threshold of significance of 75 dBA Leq. Therefore, implementation of the required mitigation would reduce the Project's rock drilling and blasting related noise impacts to less-than-significant levels.

Reference

EIR Section 2.5 and all other noise related evidence in the Record of Proceedings.

5. Tribal Cultural Resources

Impact TCR-1: Project-related grading activities have the potential to encounter and impact previously undiscovered tribal cultural resources as defined in Public Resources Code Section 21074 that could be determined to be listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k), or determined by the lead agency, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1.

Significant Impact

No evidence of Tribal Cultural Resources (TCRs) was discovered during the records search, literature review, field survey, or testing program. Initial concerns were raised during Assembly Bill 52 (AB 52) consultation, but the Tribes did not classify the identified archaeological resources as TCRs. Nevertheless, there is a potential for the Project site to contain unidentified subsurface TCRs. Therefore, ground-disturbing activities resulting from the Project's construction have the potential to impact previously undiscovered TCRs. If such resources are encountered during construction and are considered important TCRs according to the consulting tribe(s), impacts would be significant and cumulatively considerable.

Mitigation Measure

The following mitigation measure identified in Section 2.2, *Cultural Resources*, would be applicable:

M-CR-1: Prior to issuance of grading permits, the Project applicant shall enter into a Treatment Agreement and Preservation Plan with consulting tribe(s) and implement an Archaeological and Tribal Monitoring Program during earth disturbing activities. The Treatment Agreement and Preservation Plan and Archeological and Tribal Monitoring Program shall be provided to the County Archeologist for review and approval prior to issuance of the grading permit.

Facts in Support of the Finding

If Project-related grading activities encounter TCRs that are determined to be important to consulting tribes according to the criteria listed in Public Resources Code (PRC) Section 21074, implementation of Mitigation Measure M-CR-1 would ensure that the resources are appropriately identified and treated to reduce impacts to less-than-significant.

Reference

EIR Section 2.7 and all other cultural and TCRs related evidence in the Record of Proceedings.

B. Findings Regarding Significant and Unavoidable Impacts

The Lead Agency, having independently reviewed and considered the information contained in the EIR and the Record of Proceedings finds pursuant to Public Resource Code §21081(a)(3) and State CEQA Guidelines §15091(a)(3) that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the Final EIR, as described below:

1. Global Climate Change

Impact GHG-1: The Project would result in greenhouse gas (GHG) emissions of 763 Metric Tons Carbon Dioxide Equivalent (MT CO₂e) per year, and 3.58 MT CO₂e per capita per year, based on a population of 213 (2.8 persons per household multiplied by 76 residences). This would exceed the 2029 GHG efficiency metric threshold calculated for the Project to be 3.07 MT CO₂e per service population per year. As such, the Project would have a cumulatively considerable significant impact on global climate change.

Significant Impact

The Project would result in GHG emissions of 763 MTCO₂e per year, and 3.58 MT CO₂e per capita per year. This would exceed the Project-specific 2029 GHG efficiency metric threshold of 3.07 MT CO₂e. Therefore, the Project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. As such, the Project would have a cumulatively considerable significant impact on global climate change.

Mitigation Measures

M-GHG-1: Prior to issuance of grading permits, the Project Applicant shall use reasonable best efforts to demonstrate that all diesel fired construction equipment, equal to or greater than 50 horsepower, would utilize CARB Tier IV equipment, unless such an engine is not available for a particular item of equipment. The Applicant shall be required to contact a minimum of three fleet owners/operators/fuel providers in San Diego County or adjacent counties to acquire such equipment. The measure shall be determined to be not feasible if three entities respond that Tier IV equipment is not commercially available for the Project's equipment needs during construction.

M-GHG-2: Prior to issuance of building permits, the County Building Division shall verify that the Project plans include the installation of conduit for one Level 2 or higher electric vehicle charger in each dwelling unit.

M-GHG-3: Prior to issuance of the first certificate of occupancy, the Project's Homeowner's Association (HOA) shall compile and be prepared to provide timely and accurate information and marketing materials regarding battery storage systems and any available associated rebate programs to each individual first-time homeowner.

Furthermore, the HOA shall be prepared to provide a \$500 reimbursement incentive for the purchase of a battery storage system for each unit. A copy of the covenants, conditions, and restrictions (CC&Rs) that includes this mandate shall be provided to the County prior to issuance of the first certificate of occupancy for review.

M-GHG-4: Prior to issuance of the first certificate of occupancy, the Project’s HOA shall compile and be prepared to provide timely and accurate information and marketing materials regarding San Diego Community Power’s 100% renewable energy plan or any other applicable equivalent program to each individual first-time homeowner. A copy of the covenants, conditions, and restrictions (CC&Rs) that includes this mandate shall be provided to the County prior to issuance of the first certificate of occupancy for review.

Facts in Support of the Finding

The Project’s design and construction would comply with the California Green Building Standards Code and CCR Title 24 Part 6 standards, which would reduce GHG emissions from buildings and promote environmentally responsible development. The Project would be required to comply with M-GHG-1, which requires use of Tier IV construction equipment, if commercially available; M-GHG-2, which requires installation of conduit for one Level 2 or higher electric vehicle charger in each dwelling unit; M-GHG-3, which requires information and a \$500 reimbursement credit be provided to first-time homeowners for on-site battery storage systems; and M-GHG-4, which requires information be provided to first-time homeowners about San Diego Community Power’s 100% renewable energy plan. However, the emission reduction associated with these measures cannot be quantified for the Project. Therefore, impacts to global climate change would remain significant and unavoidable.

The County adopted a Climate Action Plan (CAP) on September 11, 2024. The Project’s Draft EIR was circulated on May 16, 2024, prior to the adoption of the CAP. Thus, the Draft EIR’s analysis relied on a numerical GHG emissions threshold, rather than CAP compliance. Given the timing, the Project is not required to comply with the CAP, nevertheless, the Project would be consistent with the CAP and would implement all the required design features in the CAP Consistency Checklist. Compliance does not alter the Draft EIR’s significant and unavoidable impact due to GHG emissions. However, the Project’s ability to demonstrate CAP consistency provides additional support for the conclusion that additional mitigation would not be “roughly proportional” to the Project’s impacts.

Reference

EIR Section 2.3 and all other GHG related evidence in the Record of Proceedings.

Impact GHG-2: The Project would emit 3.58 MT CO₂e per capita per year, which would exceed the 2029 GHG efficiency metric threshold calculated for the Project to be 3.07 MT CO₂e per population per year. The Project also would conflict with the goals established by Senate Bill (SB) 32, Assembly Bill (AB) 1279, the California Air Resources Board (CARB) 2022 Scoping Plan, and the Regional Plan. Therefore, the Project would have a cumulatively considerable significant impact on global climate change.

Significant Impact

The Project would result in a 3.58 MT CO₂e per capita per year efficiency, which would exceed the Project-specific emissions metric threshold based on the 2019 Emissions Inventory and targets based on consistency with SB 32 and AB 1279 goals for 2030 and 2045. As such, the Project would be inconsistent with the Statewide goals established by SB 32 and AB 1279. The Project would be consistent with all but one applicable priority area included in CARB's 2022 Scoping Plan. Because the Project would not result in a regional decrease in Vehicle Miles Traveled (VMT) for unincorporated County residents, the Project would be inconsistent with the VMT Reduction priority area. Additionally, because the Project would not result in a regional decrease in VMT for unincorporated County residents, the Project would be inconsistent with the Regional Plan.

Mitigation Measures

- M-GHG-1:** Prior to issuance of grading permits, the Project Applicant shall use reasonable best efforts to demonstrate that all diesel fired construction equipment, equal to or greater than 50 horsepower, would utilize CARB Tier IV equipment, unless such an engine is not available for a particular item of equipment. The Applicant shall be required to contact a minimum of three fleet owners/operators/fuel providers in San Diego County or adjacent counties to acquire such equipment. The measure shall be determined to be not feasible if three entities respond that Tier IV equipment is not commercially available for the Project's equipment needs during construction.
- M-GHG-2:** Prior to issuance of building permits, the County Building Division shall verify that the Project plans include the installation of conduit for one Level 2 or higher electric vehicle charger in each dwelling unit.
- M-GHG-3:** Prior to issuance of the first certificate of occupancy, the Project's Homeowner's Association (HOA) shall compile and be prepared to provide timely and accurate information and marketing materials regarding battery storage systems and any available associated rebate programs to each individual first-time homeowner. Furthermore, the HOA shall be prepared to provide a \$500 reimbursement incentive for the purchase of a battery storage system for each unit. A copy of the covenants, conditions, and restrictions (CC&Rs) that includes this mandate shall be provided to the County prior to issuance of the first certificate of occupancy for review.
- M-GHG-4:** Prior to issuance of the first certificate of occupancy, the Project's HOA shall compile and be prepared to provide timely and accurate information and marketing materials regarding San Diego Community Power's 100% renewable energy plan or any other applicable equivalent program to each individual first-time homeowner. A copy of the covenants, conditions, and restrictions (CC&Rs) that includes this mandate shall be provided to the County prior to issuance of the first certificate of occupancy for review.

Facts in Support of the Finding

The Project would be required to comply with M-GHG-1, which requires use of Tier IV construction equipment, if commercially available; M-GHG-2, which requires installation of conduit for one Level 2 or higher electric vehicle charger in each dwelling unit; M-GHG-3, which requires information and a \$500 reimbursement credit be provided to first-time homeowners for on-site battery storage systems; and M-GHG-4, which requires information be provided to first-time homeowners about San Diego Community Power’s 100% renewable energy plan. However, the emission reduction associated with these measures cannot be quantified for the Project. Therefore, impacts to global climate change would remain significant and unavoidable.

As noted above, the Project’s Draft EIR was circulated on May 16, 2024, prior to the adoption of the County’s CAP in September 2024. Thus, the Draft EIR’s analysis relied on a numerical GHG emissions threshold, rather than CAP compliance. Given the timing, the Project is not required to comply with the CAP, nevertheless, the Project would be consistent with the CAP and would implement all the required design features in the CAP Consistency Checklist. Compliance does not alter the Draft EIR’s significant and unavoidable impact due to GHG emissions. However, the Project’s ability to demonstrate CAP consistency provides additional support for the conclusion that additional mitigation would not be “roughly proportional” to the Project’s impacts.

Reference

EIR Section 2.3 and all other GHG related evidence in the Record of Proceedings.

2. Land Use and Planning**Impact LU-1 The Project would have significant impacts due to conflicts with the City of San Marcos General Plan Mobility Element.**Significant Impact

The Project is consistent with the County of San Diego General Plan, the San Dieguito Community Plan, the County Zoning Ordinance, and the County RPO. However, the Project would have significant impacts due to conflicts with the County of San Diego General Plan Noise Element. Additionally, the Project would contribute vehicles to three intersections and one roadway segment in the City of San Marcos that would operate below LOS D. Thus, the Project would be inconsistent with the City of San Marcos General Plan Mobility Element Policy M-1.4. As such, the Project would result in a significant impact related to City of San Marcos General Plan Mobility Element policy consistency.

Mitigation Measures

The following mitigation measure included in Section 2.6, *Transportation and Traffic*, would be applicable:

M-TRANS-1: Prior to issuance of the first certificate of occupancy, the Project Applicant shall be required to optimize the traffic signal timing at the intersection of Melrose Drive and San Elijo Road. Signal optimization could include reoptimizing cycle lengths and/or signal splits to better accommodate future traffic demand along the corridor. It is important to note that if signal optimization is implemented, adjacent intersections within the coordinated system should be taken into consideration.

Facts in Support of the Finding

The improvement identified as part of M-TRANS-1 would achieve consistency with the City of San Marcos General Plan Mobility Element Policy M-1.4. However, because the mitigation requires the implementation of an improvement in the City of San Marcos and the County as the Lead Agency for this EIR does not have control over the nature and timing of improvements that would occur in the City of San Marcos, the County cannot assure that the required improvements would be in place at the time of Project occupancy; therefore, the Project would result in a significant and unmitigable land use and planning impact.

Reference

EIR Section 2.4 and all other land use related evidence in the Record of Proceedings.

3. Transportation and Traffic

Impact TRANS-1: The Project’s addition of vehicles to San Elijo Road, between Street “E” and Baker Street would trigger the roadway segment operating at acceptable Level of Service (LOS) D to operate at unacceptable LOS E and would increase the volume/capacity ratio by more than 0.02. Therefore, based upon San Diego County’s General Plan Mobility Element Policy M-1.4 and the standards set forth in the City of San Marcos Transportation Impact Analysis (TIA) Guidelines, the Project would result in cumulatively considerable impacts along the roadway segment.

Significant Impact

The Project would add vehicles to the local roadway system and contribute towards three City of San Marcos intersections and one roadway segment operating at below LOS D under Near-Term 2024 conditions and thus would conflict with the City’s General Plan Mobility Element Policy M-1.4. The Project’s contribution to the City’s inability to meet Policy M-1.4 would be significant and, in order to comply with County of San Diego Mobility Element M-5.2, would require implementation of intersection and roadway improvements to reduce impacts.

Mitigation Measures

The following mitigation measure included in Section 2.6, *Transportation and Traffic*, would be applicable:

M-TRANS-1: Prior to issuance of the first certificate of occupancy, the Project Applicant shall be required to optimize the traffic signal timing at the intersection of Melrose Drive and San Elijo Road. Signal optimization could include reoptimizing cycle lengths and/or signal splits to better accommodate future traffic demand along the corridor. It is important to note that if signal optimization is implemented, adjacent intersections within the coordinated system should be taken into consideration.

Facts in Support of the Finding

Upon implementation, the improvements identified as part of M-TRANS-1 and M TRANS-2 would improve the LOS at the Melrose Drive / San Elijo Road, Street “E” / San Elijo Road, and San Elijo Road (Southbound) / Baker Street intersections and the San Elijo Road, between Street “E” and Baker Street, roadway segment to acceptable levels under Near-Term 2024 conditions and would achieve consistency with Mobility Element Policy M-1.4. However, because the mitigation requires the implementation of an improvement in the City of San Marcos and the County as the Lead Agency for this EIR does not have control over the nature and timing of improvements that would occur in the City of San Marcos, the County cannot assure that the required improvements would be in place at the time of Project occupancy; therefore, impacts are determined to be significant and unavoidable.

Reference

EIR Section 2.6 and all other transportation and traffic related evidence in the Record of Proceedings.

Impact TRANS-2: The Project would have a significant VMT impact and thus would make a cumulatively considerable contribution to a cumulative VMT impact in the San Diego region.

Significant Impact

The Project’s residential land use is calculated to generate a VMT per Resident of 24.1 miles, which exceeds the significance threshold of 16.07 miles. Therefore, the residential component of the Project would have a significant VMT impact. Additionally, because the Project would have a significant VMT impact, it would make a cumulatively considerable contribution to a cumulative VMT impact in the San Diego region.

Mitigation Measures

The following mitigation measure included in Section 2.6, *Transportation and Traffic*, would be applicable:

M-TRANS-3: The Project Applicant shall encourage reduction in VMT by: 1) providing end of trip bicycle facilities by providing a short term bicycle rack at neighborhood park; and 2) implementing commute trip reduction marketing by requiring the HOA to provide marketing materials to residents encouraging carpooling among residents of the community. The Project’s homeowner’s association (HOA) shall be responsible for

providing information to residents about the benefits of VMT reduction as the need arises. A copy of the covenants, conditions, and restrictions (CC&Rs) shall be provided to the County prior to issuance of the first certificate of occupancy.

Facts in Support of the Finding

None of the measures applicable for the Project are quantifiable measures. With the exception of on-site bicycle racks, none of the applicable measures for the Project are feasible. Additionally, the applicable Transportation Demand Management (TDM) measures cannot be demonstrated to reduce the VMT per resident to a less than 16.07 miles. Therefore, the Project is considered to have a significant and unmitigated VMT impact.

Reference

EIR Section 2.6 and all other transportation and traffic related evidence in the Record of Proceedings.

III. FINDINGS REGARDING ALTERNATIVES

Because the Project would cause one or more significant environmental effects, the County must make findings with respect to the alternatives to the Project considered in the EIR, evaluating whether these alternatives could feasibly avoid or substantially lessen the Project's significant environmental effects while achieving most of its objectives.

“Feasible” is defined in Section 15364 of the State CEQA Guidelines to mean *capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors*. Public Resources Code Section 21081 and State CEQA Guidelines Section 15019(a)(3) provide that “other considerations may form the basis for a finding of infeasibility.” Case law makes clear that a mitigation measure or alternative can be deemed infeasible on the basis of its failure to meet Project objectives or on related public policy grounds.

A. Alternatives Addressed in the EIR

The EIR analyzed the following alternatives to the project:

- No Project/No Development Alternative
- Development Pursuant to Existing Land Use Alternative
- Property Specific Request (PRS) Alternative
- Reduced Development Area Alternative

Analyses of these alternatives are included in the EIR (see EIR Sections 5.2, 5.3, 5.4, and 5.5). A number of alternatives were considered and rejected, as described in Section 5.1 of the EIR, pursuant to State CEQA Guidelines Section 15126.6(c).

These findings contrast and compare the alternatives where appropriate to demonstrate that the selection of the Project, while still causing significant and unavoidable environmental impacts, would

result in substantial environmental, planning, public safety, economic, and other benefits. In rejecting the balance of the alternatives that were analyzed in the EIR, the County, through the Planning Commission, has examined the Project objectives and weighed the ability of each of the various alternatives to meet the objectives. The Planning Commission finds that the Project best meets the Project objectives while balancing the environmental impacts. The objectives that were adopted by the County, and which set the framework for the Project, are as follows:

- To efficiently develop an underutilized property with residential uses consistent with the site's General Plan land use designation.
- To establish a residential development in the unincorporated community of San Dieguito, San Diego County in a manner that is sensitive to the environment and complementary of surrounding land uses.
- To develop a residential community with a design that takes topographic, geologic, hydrologic, and environmental opportunities and constraints into consideration to minimize alterations to natural landforms where practical.
- To increase and diversify the available housing supply in unincorporated San Diego County by providing residential homes that will be marketable within the evolving economic profiles of nearby communities.
- To provide on-site park space for use by Project residents and trail access for use by Project residents and residents of surrounding communities.
- To ensure compatibility of design between on-site land uses and surrounding properties.
- To establish development phasing that results in a logical, coordinated buildout of a new residential community.

The following provides a summary of the Project and each alternative fully analyzed in Section 5.0 of the EIR. The summary includes rationale as to why the Planning Commission has determined that the Project is preferred over each of the alternatives and why a specific alternative has been rejected.

1. No Project/No Development Alternative

Description

The No Project/No Development Alternative (refer to Section 5.2.1 of the EIR) assumes that the Project site would remain in its current condition. The native and non-native habitat throughout the site would remain intact. The above-ground transmission line that currently bisects the property and, the informal dirt trails would continue to exist. Residential uses would not be constructed; nor would supporting infrastructure such as improved road elements, and other utility upgrades. In addition, the Project-proposed HOA-maintained landscaped areas would not be created.

Finding

While the No Project/No Development Alternative would avoid the significant environmental effects associated with air quality, biological resources, cultural resources, tribal cultural resources, and noise

and would avoid the Project's significant GHG, land use (related to transportation impacts), and transportation impacts, it would not meet any of the Project objectives. The No Project/No Development Alternative would not: efficiently develop an underutilized property with residential uses consistent with the site's General Plan land use designation; establish a residential development in the unincorporated community of San Dieguito, San Diego County in a manner that is sensitive to the environment and complementary of surrounding land uses; residential community with a design that takes topographic, geologic, hydrologic, and environmental opportunities and constraints into consideration; increase and diversify the available housing supply in unincorporated San Diego County; provide on-site park space for use by Project residents ensure compatibility of design between on-site land uses and surrounding properties; or establish development phasing that results in a logical, coordinated buildout of a new residential community. It would, therefore, not meet any of the Project objectives listed above and in EIR Section 5.1.1. The planning Commission therefore rejects the No Project/No Development Alternative because specific economic, social, or other considerations, including matters of public policy, make this Alternative infeasible.

Reference

Section 5.2 and all other alternatives-related evidence in the Record of Proceedings.

2. Development Pursuant to Existing Land Use Alternative

Description

The Development Pursuant to Existing Land Use Alternative (refer to Section 5.3.1 of the EIR) assumes that the Project site would be developed with 63 dwelling units across the entire 89.23-acre Project site pursuant to the existing General Plan and zoning designations. This Alternative would include development across the entire Project site and would not include any clustering of development to avoid sensitive biological resources, as is proposed for the Project with an Administrative Permit. Under this Alternative, a Density Bonus Permit would not be proposed; therefore, the seven affordable dwelling units proposed as part of the Project would not be included.

Finding

While the Development Pursuant to Existing Land Use Alternative would reduce the significant environmental effects associated with global climate change, land use, and noise, it would result in increased impacts to biological resources and would not meet all of the Project's primary objectives. The No Development Pursuant to Existing Land Use Alternative would not increase available housing in the region by developing a residential community with a design that takes topographic, geologic, hydrologic, and environmental opportunities and constraints into consideration to minimize alterations to natural landforms where practical; provide on-site park space for use by Project residents; ensure compatibility of design between on-site land uses and surrounding properties; or establish development phasing that results in a logical, coordinated buildout of a new residential community. Therefore, this alternative does not meet all of the Project objectives. Moreover, the lack of affordable units would render this Alternative inconsistent with Housing Element Goal H-1, which encourages a housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs

of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics. Removing the affordable housing units would also result in an inconsistency with Housing Element Goal H-3, which encourages a variety of housing affordability for all economic segments. The Planning Commission therefore rejects the Development Pursuant to Existing Land Use Alternative because specific economic, social, or other considerations, including matters of public policy, make this alternative infeasible.

Reference

EIR Section 5.3 and all other alternatives-related evidence in the Record of Proceedings.

3. Project Specific Request (PSR) Alternative

Description

The Project Specific Request (PSR) Alternative (refer to Section 5.4.1 of the EIR) would include a Tentative Map (TM) and assumes that the Project site would be developed with 364 multi-family dwelling units by changing the General Plan designation from Semi-Rural to Village and zoning designation from SR-1 to a combination of General Commercial (with mixed use zoning at two dwelling units per acres) VR-10.9, and SR-0.5. This Alternative assumes development would occur in the same development footprint as the Project, and that clustering of development to avoid impacts to biological resources would occur. Under this Alternative, a Density Bonus Permit would not be proposed; therefore, the seven affordable dwelling units proposed as part of the Project would not be included.

Finding

The PSR Alternative would reduce the significant environmental effects associated with global climate change, land use, cultural resources, tribal cultural resources, and noise, it would not meet all of the Project's objectives. The PSR Alternative would not efficiently develop an underutilized property with residential uses consistent with the site's General Plan land use designation, ensure compatibility of design between on-site land uses and surrounding properties. Additionally, the PSR Alternative would not provide on-site park space for use by Project residents. The PSR Alternative would include multi-family housing, which would not be General Plan consistent. Therefore, the PSR Alternative does not meet all of the Project objectives. Additionally, the PSR Alternative would not provide affordable for-sale housing, as the multi-family units proposed as part of this Alternative would be for rent. As a result, this Alternative would be inconsistent with Housing Element Goal H-1, which encourages a housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics, and Housing Element Goal H-3, which encourages a variety of housing affordability for all economic segments. The Planning Commission therefore rejects the PSR Alternative because specific economic, social, or other considerations, including matters of public policy, make this alternative infeasible.

Reference

EIR Section 5.4 and all other alternatives-related evidence in the Record of Proceedings.

4. Reduced Development Area AlternativeDescription

Under the Reduced Development Area Alternative, the Project’s development footprint and dwelling unit number would be reduced by 20%. Under this Alternative, the Project site would be developed with 61 dwelling units (a reduction of 15 dwelling units as compared to the 76 units proposed by the Project), within a development area of 16.78 acres (a reduction of 4.2 acres as compared to the 20.98 development area proposed by the Project). Given the reduced density that would occur under this Alternative, a Density Bonus Permit would not be pursued, therefore, the seven affordable dwelling units proposed as part of the Project would not be included.

Findings

The Reduced Development Area Alternative would reduce the significant environmental effects associated with global climate change, biological resources, cultural resources, tribal cultural resources, and noise, it would not meet all of the Project’s objectives. The Reduced Development Area Alternative would not efficiently develop an underutilized property with residential uses consistent with the site’s General Plan land use designation, because the Reduced Development Alternative would result in 20% less development than the proposed Project. Additionally, this Alternative would not provide on-site park space for use by Project residents. This Alternative would not increase and diversify the available housing supply in unincorporated San Diego County by providing residential homes that will be marketable within the evolving economic profiles of nearby communities at the level of the proposed Project. Therefore, this Alternative does not meet the Project objectives. Moreover, the lack of affordable units would render this Alternative inconsistent with Housing Element Goal H-1, which encourages a housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics. Removing the affordable housing units would also result in an inconsistency with Housing Element Goal H-3, which encourages a variety of housing affordability for all economic segments. The Planning Commission therefore rejects the Reduced Development Area Alternative because specific economic, social, or other considerations, including matters of public policy, make this Alternative infeasible.

Reference

EIR Section 5.5 and all other alternatives-related evidence in the Record of Proceedings.

IV. NO RECIRCULATION REQUIRED

Pursuant to State CEQA Guidelines section 15088.5(a), “[a] lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. New information added

to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. “Significant new information” requiring recirculation includes, for example:

1. A new significant environmental impact would result from a project or from a new mitigation measure proposed to be implemented.
2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but a project’s proponents decline to adopt it.
4. A draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (*Mountain Lion Coalition v. Fish and Game Com.* (1989) 214 Cal.App.3d 1043).

The County of San Diego Planning Commission hereby finds that the responses to comments made on the DEIR and any revisions reflected in the FEIR merely clarify and amplify the analysis presented in the documents and do not trigger the need to recirculate the EIR under State CEQA Guidelines section 15088.5(b), which provides that “[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.”

The County recognizes that new information has been added to the EIR since circulation of the DEIR, but the new information serves simply to clarify, amplify, or correct information already found in the DEIR or improve the Project and its protection of the environment. It does not rise to the level of “significant new information.”

None of the new information added to the FEIR raises important new issues about significant adverse effects on the environment without providing corresponding mitigation to maintain the proper finding that the impact is below the level of significance. The ultimate conclusions about the Project’s significant impacts do not change in light of any new information added to the FEIR. Therefore, any new information in the FEIR is insignificant for purposes of recirculation, particularly as set forth in Section 15088.5(b) of the State CEQA Guidelines.

The County also finds that the DEIR includes analysis supported by numerous technical reports and expert opinion, was not inadequate or conclusory such that the public was deprived of a meaningful opportunity to review and comment thereon. Additional analyses are not required to comply with the requirements of CEQA prior to certifying the EIR for the Project. Accordingly, the County finds that recirculation is not required pursuant to CEQA.

Changes to the Draft EIR

A complete presentation of changes made to the Draft EIR subsequent to the public review period has been prepared and is included within the Final EIR. The following provides a table that summarizes where changes were made in the Final EIR. Revisions to the Draft EIR include edits made in response to comments received during public review and modifications made to text to make minor correction. None of the conditions warranting recirculation of the Draft EIR, as specified in State CEQA Guidelines Section 15088.5 has occurred. Changes in the text are signified by strikeouts (~~strike through~~) where text is removed and by underline (underline) where text is added.

Summary of Revisions to the Draft EIR

EIR Section	Location	Revision
S.0, <i>Summary</i>	Page S-3	No Project/No Development Pursuant to Existing Land Use Alternative was renamed Development Pursuant to Existing Land Use Alternative
S.0, <i>Summary</i>	Page S-9	GHG-2 Impact Conclusion added.
S.0, <i>Summary</i>	Page S-10, Page S-13	Revised to remove restriping on Melrose Drive.
S.0, <i>Summary</i>	Page S-5	M-BIO-3 revised to include signage and fencing specifics.
S.0, <i>Summary</i>	Page S-8	M-GHG-1 through M-GHG-4 added.
S.0, <i>Summary</i>	Page S-14	M-TRANS-1 revised to remove restriping on Melrose Drive.
1.0, <i>Project Description and Location</i>	Page 1-3	Lot T revised to Lot U to reflect the addition of one open space lot
1.0, <i>Project Description, Location, and Setting</i>	Page 1-10	Revised to clarify the location of the San Marcos Landfill is the current location.
1.0, <i>Project Description, Location, and Settings</i>	Page 1-6	Revised off-site disturbance area acreage.
2.1, <i>Biological Resources</i>	Page 2.1-19	M-BIO-3 revised to include signage and fencing specifics.
2.1, <i>Biological Resources</i>	Throughout	Off-site acreage revised.
2.3, <i>Global Climate Change</i>	Page 2.3-13	299 trees changed to 306 trees.
2.3, <i>Global Climate Change</i>	Page 2.3-17	Section 2.5 corrected to Section 2.6
2.3, <i>Global Climate Change</i>	Page 2.3-17	M-GHG-1 through M-GHG-4 added.
2.3, <i>Global Climate Change</i>	Page 2.3-18	Information regarding Project compliance with M-GHG-1 through M-GHG-4 added.
2.3, <i>Global Climate Change</i>	Page 2.3-18	Information regarding feasibility of VMT reduction strategies has been removed.
2.4, <i>Land Use and Planning</i>	Page 2.4-2	Revised to clarify the location of the San Marcos Landfill is the current location.
2.4, <i>Land Use and Planning</i>	Page 2.4-12	M-TRANS-1 revised to remove restriping on Melrose Drive.

2.4, <i>Land Use and Planning</i>	Throughout	Section numbers corrected through the document.
2.6, <i>Transportation and Traffic</i>	Page 2.6-10	Park name EdenPark revised to Loma San Marcos
2.6, <i>Transportation and Traffic</i>	Throughout	Date of LTA revised.
2.6, <i>Transportation and Traffic</i>	Page 2.6-10	Revised to clarify that bicycle restriping would be along San Elijo only.
2.6, <i>Transportation and Traffic</i>	Page 2.6-13	Revised to remove restriping on Melrose Drive.
2.6, <i>Transportation and Traffic</i>	Page 2.6-13	Revised to remove restriping on Melrose Drive.
2.6, <i>Transportation and Traffic</i>	Page 2.6-19	Table 2.6-6 revised.
3.1, <i>Aesthetics and Visual Resources</i>	Page 3.1-1	Revised to clarify the location of the San Marcos Landfill is the current location.
3.13, <i>Wildfires</i>	Page 3.13-9	Park name EdenPark revised to Loma San Marcos
3.13, <i>Wildfires</i>	Page 3.13-9	Identification of the Project as a Firewise community and description of the Firewise USA program added.
3.6, <i>Hazards and Hazardous Materials</i>	Page 3.6-2, 3.6-3, 3.6-12	Revised to clarify the location of the San Marcos Landfill is the current location.
4.0, <i>Other CEQA Considerations</i>	Page 4-1 through 4-2	Information regarding M-GHG-1 through M-GHG-4 added.
5.0, <i>Alternatives</i>	Throughout	No Project/No Development Pursuant to Existing Land Use Alternative was renamed Development Pursuant to Existing Land Use Alternative
5.0, <i>Alternatives</i>	Page 5-21	Summary of the Property Specific Request (PSR) has been added.
5.0, <i>Alternatives</i>	Page 5-26 through 5-27	Summary of Reduced Development Area Alternative has been added.
5.0, <i>Alternatives</i>	Page 5-28	Tribal Cultural Resources has been added as an environmental topic in Table 5-1.
5.0, <i>Alternatives</i>	Page 5-8	Tribal Cultural Resources added to impact areas with reduced impacts.
5.0, <i>Alternatives</i>	Page 5-9, 5-28	Geology and soils revised to geology, soils, and paleontological resources
5.0, <i>Alternatives</i>	Pages 5-17, 5-23	Analysis of impacts to Tribal Cultural Resources has been revised.
5.0, <i>Alternatives</i>	Throughout	Miscellaneous typos have been revised.
7.0, <i>List of Mitigation Measures</i>	Page 7-4	Park name EdenPark revised to Loma San Marcos
7.0, <i>List of Mitigation Measures</i>	Page 7-4	Revised to remove restriping on Melrose Drive.
7.0, <i>List of Mitigation Measures</i>	Page 7-1 through 7.2	M-BIO-3 revised to include signage and fencing specifics.
7.0, <i>List of Mitigation Measures</i>	Page 7-3	M-GHG-1 through M-GHG-4 added.

7.0, <i>List of Mitigation Measures</i>	Page 7-5	Park name EdenPark revised to Loma San Marcos
7.0, <i>List of Mitigation Measures</i>	Page 7-5	Revised to remove restriping on Melrose Drive.
8.0, <i>References</i>	Page 8-1	Date of LTA updated.
8.0, <i>References</i>	Page 8-1	Date of BTR updated.

V. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, STATE CEQA GUIDELINES § 15090

The Planning Commission certifies that the EIR, dated November 2024, on file with the Department of Planning & Development Services, as EIR #PDS2020-ER-20-08-008 has been completed in compliance with CEQA and the State CEQA Guidelines, that the EIR was presented to the Planning Commission, and that the Planning Commission reviewed and considered the information contained therein before approving the Project, and that the EIR reflects the independent judgment and analysis of the Planning Commission, as specified in State CEQA Guidelines Section 15090.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Findings required under CEQA and the State CEQA Guidelines supporting the approval of the Project conclude that the County’s approval of the Project would result in significant impacts that cannot be substantially lessened or avoided. Despite these impacts, the County of San Diego Planning Commission chooses to approve the Project because specific economic, social, and other benefits of the Project outweigh and override identified significant and unavoidable impacts.

The County has adopted all feasible mitigation measures with respect to the significant unavoidable environmental impacts listed below. In addition, the County has analyzed a reasonable range of alternatives to the Project. Based on the analysis, the County has determined none of the alternatives is feasible. Therefore, the County is adopting the Project, and sets forth this Statement of Overriding Considerations for its adoption despite the significant and unavoidable environmental impacts identified in the EIR and noted below:

A. Significant Unavoidable Environmental Impacts

- Section 2.3, *Global Climate Change*
- Section 2.4, *Land Use and Planning*
- Section 2.6, *Transportation and Traffic*

B. Statement of Overring Considerations

Each of the reasons for approval cited below is a separate and independent basis that justifies approval of the Project. Thus, even if a court were to set aside any particular reason or reasons, the Planning Commission finds that it would stand by its determination that each reason, or any combinations of reasons, is a sufficient basis for approving the Project notwithstanding the significant and unavoidable impacts that may occur. The substantial evidence supporting the various benefits can be found in the CEQA Findings Regarding Significant Effects, the EIR, and in the Record of Proceedings.

The County finds that the Project would have the following specific economic, social, and environmental benefits:

1. The Project includes the development of seven low income affordable housing units (defined as 50% to 80% of the Area Median Income [AMI]), which will help address the critical shortage of affordable housing in the region. By providing affordable for-sale housing, the Project supports local housing goals and offers opportunities for low-income families to live in in proximity to jobs and essential services. Moreover, the Project would help meet the County's General Plan Housing Element Goal H-1, which encourages a housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics, and Housing Element Goal H-3, which encourages a variety of housing affordability for all economic segments..
2. Development of the Project would result in increased property tax revenues for the County. These additional revenues can be used to fund public services such as infrastructure maintenance, emergency services, and community facilities, which will benefit both existing and future residents in the region.
3. Construction of the Project would create short-term employment opportunities for approximately 1,890 construction workers and related industries. This will provide an economic boost to the local economy, increasing job opportunities, supporting local businesses, and enhancing workforce development in the construction trades.
4. The Project would include the installation of a new traffic signal at the intersection of Street "E" and San Elijo Road, improving traffic safety and flow. The Project Applicant also will optimize the traffic signal timing at the intersection of Melrose Drive and San Elijo Road. These improvements, which are located within the jurisdiction of the City of San Marcos, will benefit both Project residents and the surrounding community by reducing congestion and potential accidents. Because these measures include the implementation of improvements in the City of San Marcos and the County of San Diego as the Lead Agency for the DEIR does not have control over the nature and timing of improvements that would occur in the City of San Marcos. However, implementation would be required as a condition of approval (COA) of the Project.
5. The Project would provide a voluntary contribution to the Rancho Santa Fe Fire Protection District (RSFFPD) for solar/roof replacement improvements at RSFFPD Station 6. The contribution would aid in enhancing RSFFPD facilities to ensure on-going operations in the event of a power outage. ¹
6. The Project site is strategically located near employment opportunities and shopping areas within the City of San Marcos. Prior to the revised County of San Diego Transportation Study Guide (February 2022), the Project's anticipated VMT was 19.1, which was considered a less-

¹ It should be noted that the physical improvements associated with any future Station 6 redevelopment are not within the scope of this EIR.¹

than-significant VMT impact. Additionally, based on the Project’s traffic analysis zone (TAZ), the Project site could have been considered infill development. The County’s current rules review VMT in a different manner, but the employment opportunities and shopping areas within the City of San Marcos nevertheless provide convenient options for the Project’s residents. The location reduces the need for long commutes and fosters a more livable community.

7. 63.9 acres of the Project site would be dedicated to the preservation of open space, ensuring the protection of natural landscapes and contribution to regional conservation goals. The open space area would provide habitat for sensitive vegetation communities and wildlife, which would align with County of San Diego Conservation and Open Space Element Goal COS-2, encouraging sustainable ecosystems able to maintain sensitive lands and species.
8. The Project includes measures to preserve and protect habitats for sensitive species located on the Project site, including 53.13 acres of designated biological open space. Additionally, the Project Applicant would provide on- and off-site preservation of 44.2 acres of sensitive vegetation communities, off-site preservation of 0.2-acre of non-sensitive communities, and on- and off- site restoration of 5.9 acres, which includes 21 water holding basins suitable for western spadefoot toad breeding. This helps maintain biodiversity, protects vulnerable species, and supports broader environmental conservation efforts.

VII. STATEMENT OF LOCATION AND CUSTODIAN OF DOCUMENTS OR OTHER MATERIALS THAT CONSTITUTE RECORD OF PROCEEDINGS

Project Name: Questhaven

Reference Case Numbers: EIR # PDS2020-ER-20-08-008
SCH No. 2022090029

Public Resources Code Section 21081.6(a)(2) requires that the lead agency (in this case the County of San Diego) specify the location and custodian of the documents or other material that constitute the record of proceedings upon which its decision is based. It is the purpose of this statement to satisfy this requirement.

Location of Documents and Other Materials That Constitute Record of Proceedings:

County of San Diego, Planning & Development Services
Project Processing Center
5510 Overland Avenue, Suite 110
San Diego, California 92123

County of San Diego, Clerk of the Board of Supervisors

1600 Pacific Highway, Room 402
San Diego, California 92101

Custodian:

County of San Diego, Planning & Development Services
Project Processing Center
5510 Overland Avenue, Suite 110
San Diego, California 92123

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1600 Pacific Highway, Room 402
San Diego, California 92101



County of San Diego

VINCE NICOLETTI
INTERIM DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Code Compliance
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PLEASE NOTE THAT A FORMAL APPLICATION FOR A HABITAT LOSS PERMIT HAS NOT BEEN FILED AT THIS TIME. THE FOLLOWING IS A DRAFT FORM OF DECISION FOR A HABITAT LOSS PERMIT SHOWING THE FORMAT AND POSSIBLE CONDITIONS FOR A FUTURE HABITAT LOSS PERMIT. BECAUSE A FORMAL APPLICATION HAS NOT BEEN FILED, CERTAIN DATES, FINDINGS AND OTHER INFORMATION IS ABSENT FROM THE DRAFT FORM OF DECISION, THIS INFORMATION WILL BE INCLUDED IN THE FINAL FORM OF DECISION.

DATE (TO BE DETERMINED)

CR Questhaven, LLC
444 West Beech Street, Suite 300
San Diego, CA 92101

DRAFT
Habitat Loss Permit

APPLICATION NUMBER: HLP XX-XXX, ER 20-08-008

ASSOCIATED PERMIT(S): PDS2020-TM-5643, PDS2022-STP-22-018,
PDS2020-AD-20-001

NAME OF APPLICANT: CR Questhaven, LLC

DESCRIPTION/LOCATION OF LOSS:

The project proposes a Tentative Map, Density Bonus Permit, Site Plan Review, and Administrative Permit to develop the 69.1-acre site with 76 single-family homes. The Project will impact 7.2 acres of Diegan coastal sage scrub (CSS) as shown on the attached Habitat Loss Exhibit. The Project site is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area as indicated on the attached USGS map. The site is currently undeveloped and includes several unimproved dirt roads and trails. Surrounding uses include open space to the west and north, residential uses to the north and east, and an indoor sports complex to the south.

Biological resources on the Project site were evaluated in a Biological Technical Report prepared by Alden Environmental, Inc on October 7, 2024. Onsite habitat includes Diegan coastal sage scrub, scrub oak chaparral, mafic chamise chapparal, mafic southern mixed chaparral, non-native grassland, eucalyptus woodland, disturbed, and developed habitat. Four special-status plant species and five special-status animal species were identified on site: Orcutt's brodiaea (*Brodiaea orcuttii*), Southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*), Nuttall's scrub oak (*Quercus dumosa*), Ashy spike-moss (*Selaginella cinerascens*), coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo (*Vireo bellii pusillus*), western spadefoot toad (*Spea hammondi*), Cooper's hawk (*Accipiter cooperii*), and Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*). A USFWS protocol survey for the coastal California gnatcatcher (CAGN) was conducted from April 9 through May 1, 2020. One pair of CAGN was observed on site during all three visits made to the site between April 9 and May 1, 2020.

A Habitat Loss Permit is intended to address the loss of coastal sage scrub habitat. The coastal sage scrub onsite is considered "Intermediate Value for Long-Term Conservation" according to the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines Logic Flow Chart. The project area is within the Pre-Approved Mitigation Area (PAMA) of the County's draft North County Multiple Species Conservation Plan (NCMSCP). Implementation of mitigation measures would reduce project impacts to a level below significance for sensitive habitats. Therefore, the Project conforms to the NCCP standards and guidelines.

Table 1. Existing Vegetation Communities, Impacts, and Mitigation

Habitat Type	Existing Vegetation (acres)	Impacts (acres)	Mitigation Ratio	Mitigation Required (acres)
Diegan Coastal Sage Scrub	11.9	7.2	1:1	7.2
Scrub Oak Chaparral	0.6	0.2	1:1	0.2
Mafic Chamise Chaparral	2.4	1.6	3:1	4.8
Mafic Southern Mixed Chaparral	25.7	2.8	3:1	8.4
Non-Native Grassland	20.9	15.4	0.5:1	7.8
Eucalyptus Woodland	2.9	1.4	--	--
Disturbed	3.7	2.6	--	--
Developed	1.0	1.7	--	--
Total	69.1	32.9	--	28.4

*The project includes 7.4 acres of impact neutral area, 29.0 acres preserved onsite, 15.4 acres preserved offsite (adjacent), 1.1 acres restored/preserved onsite, and 4.8 acres restored/preserved offsite (adjacent).

DECISION:

The Director of Planning & Development Services has approved your application for a HABITAT LOSS PERMIT. This Habitat Loss Permit approval does not become final until both the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) concur with the Director's approval, by the either of the following:

1. Concurrence implied by allowing a 30-day period, initiated by their receipt of this decision, to lapse without presenting written notification to the County that the decision is inconsistent with the Southern California Coastal Sage Scrub (CSS) Natural Community Conservation Planning (NCCP) Process Guidelines (CDFW, November 1993) or any approved subregional mitigation guidelines; or
2. Granting concurrence through written notification to the County prior to the conclusion of the 30-day period, initiated by their receipt of this decision, that the project is consistent with the Southern California CSS NCCP Process Guidelines or any approved subregional mitigation guidelines.

Pending the issuance of an associated Grading Permit, Clearing Permit or Improvement Plan from the County of San Diego, this Habitat Loss Permit allows for the loss of the above-described coastal sage scrub habitat (see attached Habitat Loss Exhibit) and incidental take of the California gnatcatcher for a period of one calendar year commencing the day concurrence is given by both the USFWS and CDFW. If the loss of habitat, as authorized by this Habitat Loss Permit, has not occurred within this one-year period, this Habitat Loss Permit, and the authorization for the loss of coastal sage scrub habitat expires.

This Habitat Loss Permit cannot be relied upon for the clearing, grading, or removal of any vegetation until a valid Grading Permit, Clearing Permit or Improvement Plan has been issued from the County of San Diego authorizing such vegetation removal. Furthermore, use and reliance upon this Habitat Loss Permit cannot occur until all of the requirements as specified within the "Conditions of Approval" section of this permit have been satisfied.

CONDITIONS OF APPROVAL:

The following conditions are being placed on PDS2020-TM-5643. For the final Habitat Loss Permit, the list of conditions will be modified to require satisfaction of all conditions prior to use and reliance on the HLP.

APPROVAL OF MAP: The conditions shall be complied with either before a Final Map is approved and filed with the County Recorder or where specifically indicated, may be satisfied on the Final Map and shall also be complied with prior to approval of any plans and issuance of any grading or other permits as specified:

BIO#1–BIOLOGICAL EASEMENT (M-BIO-1)

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 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 easement 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:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
 - a. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEHQ.
 - b. 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.
- c. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of DPW 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 1602 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- d. Any activities conducted in accordance with an applicable federal, state, or local permit related to biological or wetland resources (e.g., California Section 1602 Streambed Alteration Agreement, County Watercourse Permit, Clean Water Act 401 Permit, Clean Water Act 404 Permit, etc.)
- e. Any activities conducted for maintenance or construction of monitoring wells related to the closed San Marcos Landfill upon coordination with DPW, DEHQ, and applicable federal, state, or local agencies as necessary to conduct the activities.

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 – OR – The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable

fees associated with preparation of the documents. **TIMING:** Prior to the approval of the map or on the map, 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, [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] and [DPR, GPM] 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.

BIO#2–REVEGETATION PLAN

INTENT: In order to mitigate for the impacts to sensitive natural communities, Nuttall's scrub oak, and western spadefoot toad, which are sensitive biological resources pursuant to the County's Guidelines for Determining Significance for Biological Resources, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan shall be prepared, which mitigates impacts to sensitive natural communities, Nuttall's scrub oak, and western spadefoot toad. The revegetation plan shall conform to the Conceptual Habitat Restoration Plan dated May 6, 2024, and the most current version of the County of San Diego Report Format and Content Requirements for Revegetation Plans. The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director 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 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#6 shall be made to enter into a Secured Agreement for the implementation of the Plan.

BIO#3–SECURED AGREEMENT

INTENT: In order to assure project completion and success of the Revegetation Plan in condition BIO#5, 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 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.

BIO#4–ORCUTT’S BRODIAEA TRANSLOACTION PLAN (M-BIO-7)

INTENT: In order to mitigate for the impacts to Orcutt’s brodiaea, which are a sensitive biological resource pursuant to the County’s Guidelines for Determining Significance for Biological Resources, translocation/revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Translocation/Revegetation Plan shall be prepared, which addresses impacts to Orcutt’s brodiaea. The translation/revegetation plan shall conform to the Conceptual Orcutt’s Brodiaea Translocation Plan dated May 6, 2024, and requirements of a Habitat Loss Permit required for the Project, and the most current version of the County of San Diego Report Format and Content Requirements for Translocation/Revegetation Plans. The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director 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. Translocation/Revegetation objectives, translocation/revegetation site biological resource map, 24"x 36" landscape plan, map showing translocation/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 Translocation/Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits.

TIMING: Prior to the approval of the map and prior to the approval of any vegetation clearance and issuance of any grading permit, the Translocation/Revegetation Plan shall be approved. The Translocation/Revegetation Plan will ensure that the translocation occurs during ground-disturbing activities such as grading associated with the project.

MONITORING: The [PDS, LA] shall review the Translocation/Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Translocation/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 Biological Resources Condition for a Secured Agreement shall be made to enter into a Secured Agreement for the implementation of the Plan.

BIO#5-SECURED AGREEMENT (M-BIO-7)

INTENT: In order to assure project completion and success of the Translocation/Revegetation Plan in condition BIO#7, 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 Translocation/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 Translocation/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 Translocation/Revegetation Plan.

DOCUMENTATION: The applicant shall execute a Secured Agreement provided with the Translocation/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 map and prior and to the approval of any vegetation clearance and issuance of any grading permit, and after the approval of the Translocation/Revegetation Plan, the agreement shall be executed and the securities provided for the translocation/revegetation plan implementation. **MONITORING:** The [PDS, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Translocation/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.

BIO#6–RESOURCE MANAGEMENT PLAN (M-BIO-1)

INTENT: In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented.

DESCRIPTION OF REQUIREMENT: Submit to and receive approval from the Director of PDS, a RMP. The RMP shall be consistent with the Conceptual RMP dated October 7, 2024. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Report Format and Content Requirements for Biological Resources. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

- a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Report Format and Content Requirements for Biological Resources.
- b. The habitat land to be managed shall be completely purchased.
- c. The easements shall be dedicated to ensure that the land is protected in perpetuity.
- d. A Resource Manager shall be selected and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager.
- e. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship.
- f. A contract between applicant and County shall be executed for the implementation of the RMP.

DOCUMENTATION: The applicant shall prepare the RMP and submit it to the [PDS, ZONING] and pay all applicable review fees. **TIMING:** Prior to the approval of any vegetation clearance and the map and issuance of any grading permit, the RMP shall be

approved. **MONITORING:** The [PDS, PPD] shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

BIO#7–WETLAND PERMITS (M-BIO-6)

INTENT: In order to comply with the State and Federal Regulations for the unvegetated ephemeral streambed, 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, PCC] for compliance. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the permits shall be obtained. **MONITORING:** The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.

BIO#13–PREVENTION OF INVASIVE PLANT SPECIES (M-BIO-4, M-BIO-5)

INTENT: In order to prevent the introduction of invasive, non-native plant species, the following shall be complied with during the operations of the project. **DESCRIPTION OF REQUIREMENT:** A County of San Diego approved plant list shall be used for areas immediately adjacent to open space. A hydroseed mix that incorporates native species, is appropriate to the area, and is free from invasive species shall be used for landscaped areas adjacent to the biological open space. **DOCUMENTATION:** The San Diego County Planning & Development Services landscape architect shall verify that all final landscape plans comply with the following: no invasive plant species, as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the project region shall be included, and the plant palette shall be composed of native species that do not require high irrigation rates. **TIMING:** Prior to issuance of any building permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD] shall review the statement and, photos, and any additional evidence for compliance with this condition.

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

BIO#14–OPEN SPACE SIGNAGE (M-BIO-3) [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 and pursuant to the direction of the Biological Technical Report prepared by Alden Environmental. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2020-TM-5643

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 issuance of the first certificate of occupancy, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

BIO#15–OPEN SPACE FENCING (M-BIO-3)

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on the Tentative Map and pursuant to the direction of the Biological Technical Report prepared by Alden Environmental. The fencing design shall consist of three strand non-barbed wire or split rail. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to issuance of the first certificate of occupancy, the fencing shall be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

BIO#16–ON-GOING OPEN SPACE SIGNAGE & FENCING

INTENT: In order to protect the proposed open space easement from entry, the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The permanent fences and open space signs shall be placed along the open space boundary as shown on the approved plans. The permanent fences and open space signs shall be maintained under the approved Resource Management Plan (RMP). **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbance of open space preserve areas. Any future changes shall be approved through

an amendment to the RMP. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

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

(BIOLOGICAL RESOURCES)

BIO#8–TEMPORARY FENCING (M-BIO-2)

INTENT: In order to prevent inadvertent disturbance to areas outside the limits of grading, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing, or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

BIO#9–MIGRATORY BIRD AND RAPTOR RESOURCE AVOIDANCE (M-BIO-8)

INTENT: In order to avoid impacts to migratory birds and 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:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird and raptor. The breeding season is defined as occurring between January 15 and August 31. If clearing of vegetation or grading activities will occur during the breeding season for migratory birds or raptors, pre-construction survey(s) shall be conducted by a qualified biologist no more than 72 hours prior to the start of work to determine whether these species occur within the construction footprint and/or adjacent areas potentially impacted by construction noise (i.e., 60 dB(A) hourly average or ambient, if greater). If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the construction limits and adjacent potential noise-impacted area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species occur within the construction limits or adjacent noise-impacted area, the biologist shall determine the physical area in which construction activities cannot occur to protect the nesting species, and one of two actions shall occur:

(1) construction activities in the area delineated by the biologist shall be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) construction activities shall be postponed until a temporary noise barrier or berm is constructed at the edge of the development footprint or other location determined appropriate and effective by the biologist and an acoustical engineer to ensure that noise levels in the occupied habitat are reduced to below 60 dB(A) hourly average or ambient, if greater. Decibel output shall be confirmed by a County-approved acoustical engineer and intermittent monitoring by a qualified biologist shall occur to ensure that the reduced noise levels are being maintained. **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, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

BIO#10–COASTAL CALIFORNIA GNATCATCHER RESOURCE AVOIDANCE (M-BIO-8)

INTENT: In order to avoid impacts to the coastal California gnatcatcher, which is 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:** There shall be no brushing, clearing and/or grading such that none will be allowed within 500 feet of coastal sage scrub nesting habitat during the breeding season of the coastal California gnatcatcher. The breeding season is defined as occurring between February 15 and August 31. If clearing of vegetation or grading activities will occur during the breeding season for the coastal California gnatcatcher, pre-construction survey(s) shall be conducted by a qualified biologist no more than 72 hours prior to the start of work to determine whether these species occur within the construction footprint and/or adjacent areas potentially impacted by construction noise (i.e., 60 dB(A) hourly average or ambient, if greater). If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the construction limits and adjacent potential noise-impacted area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species occur within the construction limits or adjacent noise-impacted area, the biologist shall determine the physical area in which construction activities cannot occur to protect the nesting species, and one of two actions shall occur: (1) construction activities in the area delineated by the biologist shall be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) construction activities shall be postponed until a temporary noise barrier or berm is constructed at the edge of the development footprint or other location determined appropriate and effective by the biologist and an acoustical engineer to ensure that noise levels in the occupied habitat are reduced to below 60 dB(A) hourly average or ambient, if greater. Decibel output shall be confirmed by a County-approved

acoustical engineer and intermittent monitoring by a qualified biologist shall occur to ensure that the reduced noise levels are being maintained. **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, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

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

(BIOLOGICAL RESOURCES)

BIO#11–OPEN SPACE SIGNAGE & FENCING (M-BIO-3)

INTENT: In order to protect the proposed open space easement from entry, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences and 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 PDS2020-TM-5643.

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

Sensitive Environmental Resources Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2020-TM-5643

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

BIO#12–EASEMENT AVOIDANCE (M-BIO-1)

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 open space easements, which are for the protection of sensitive environmental resources, 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.
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 DEHQ.
4. 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.
5. 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 1602 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
6. Any activities conducted in accordance with an applicable federal, state, or local permit related to biological or wetland resources (e.g., California Section 1602 Streambed Alteration Agreement, County Watercourse Permit, Clean Water Act 401 Permit, Clean Water Act 404 Permit, etc.)
7. Any activities conducted for maintenance or construction of monitoring wells related to the closed San Marcos Landfill upon coordination with DPW, DEHQ, and applicable federal, state, or local agencies as necessary to conduct the activities.

DOCUMENTATION: The applicant shall provide a letter statement to the [PDS, PCC] stating that all open space 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, PDC] shall not allow any grading, clearing or encroachment into the open space easements.

ENVIRONMENTAL FINDINGS:

A. CEQA Findings

1. TO BE PROVIDED

B. FINDINGS MADE IN SUPPORT OF THE ISSUANCE OF THE HABITAT LOSS PERMIT:

The following findings are made based upon all of the documents contained in the record for this project, and pursuant to Section 86.104 of County of San Diego Ordinance No. 8365 (N.S.) and Section 4.2.g of the CSS NCCP Process Guidelines (CDFW, November 1993):

Finding 1.a: The habitat loss does not exceed the five percent guideline.

The proposed project will impact 7.2 acres of coastal sage scrub and 1 pair of coastal California gnatcatcher (*Polioptia californica*). Approved coastal sage scrub losses as of the date of November 22, 2024, and including this approval, for the entire unincorporated County, outside the boundaries of the Multiple Species Conservation Program (MSCP), are presented in the following table:

Unincorporated Area Coastal Sage Scrub Cumulative Losses	
Total loss allowed under five percent guideline:	2953.30 acres
Cumulative loss of Coastal sage scrub to date:	2392.23 acres
Net loss due to this project:	7.2 acres
Total cumulative loss:	2399.43 acres
Remaining loss under five percent guideline:	553.87 acres

Finding 1.b: The habitat loss will not preclude connectivity between areas of high habitat values.

The existing habitat onsite is considered to be of Intermediate Quality as defined by the NCCP Conservation Guidelines. The Habitat Evaluation Map identifies the project site as having very high, high, and developed value habitat. The project will concentrate development within developed value habitat and adjacent to existing development to the north and east. The project proposes to preserve biological open space onsite, as well as adjacent offsite areas, that are within high and very high value habitat. These areas are also adjacent to high and very high value habitat offsite to the south and west. Therefore, the habitat loss will not preclude connectivity between areas of high habitat values.

Finding 1.c: The habitat loss will not preclude or prevent the preparation of the subregional NCCP.

The Project site is located within designated Pre-Approved Mitigation Area (PAMA) of the County's draft North County MSCP. The project will concentrate development in an area that is characterized as lower in biological quality and adjacent to existing development to the north and east. The remainder of the project site, as well as adjacent offsite areas, will be preserved within a biological open space easement. These areas are located adjacent to undeveloped lands that are characterized as higher in biological quality. The project also includes revegetation, enhancement, and management of the open space areas. Further, the project is not within or adjacent to any local or regional wildlife corridors. Therefore, the habitat loss will not preclude or prevent the preparation of the subregional NCCP.

Finding 1.d: The habitat loss has been minimized and mitigated to the maximum extent practicable in accordance with Section 4.3 of the NCCP Process Guidelines.

The habitat onsite is considered of Intermediate Value pursuant to the NCCP Logic Flow Chart. The proposed project will impact 7.2 acres of the total 11.9 acres of coastal sage scrub present on the site. The proposed development footprint would be situated adjacent to existing development to the north and east. The remainder of the property, as well as adjacent areas offsite, would be preserved within a biological open space easement and managed in perpetuity as mitigation for project impacts. This 50.3-acre preserve is located adjacent to undeveloped lands which would allow for connectivity to remain.

Besides the minimized project design, the project proposes the following measures to ensure that indirect impacts are minimized:

- Placement of temporary flagging/fencing during grading/clearing under the supervision of a biological monitor.
- Implementation of grading and clearing restrictions during breeding season months for migratory birds and raptors.
- Implementation of grading and clearing restrictions during breeding season months for the coastal California gnatcatcher.
- Implementation of Best Management Practices (BMPs) to ensure no impacts occur to sensitive wildlife species during project related activities.
- Placement of permanent fencing and signage at the interface of the project and preserve.

With all of the design elements and mitigation measures incorporated into the project, it has been found that the area proposed for habitat loss has been minimized and mitigated to the maximum extent practicable.

Finding 2 The habitat loss will not appreciably reduce the likelihood of survival and recovery of listed species in the wild.

Four special-status plant species and five special-status animal species were identified on site: Orcutt's brodiaea (*Brodiaea orcuttii*), Southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*), Nuttall's scrub oak (*Quercus dumosa*), Ashy spike-moss (*Selaginella cinerascens*), coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo (*Vireo bellii pusillus*), western spadefoot toad (*Spea hammondi*), Cooper's hawk (*Accipiter cooperii*), and Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*). A USFWS protocol survey for the coastal California gnatcatcher (CAGN) was conducted from April 9 through May 1, 2020. One pair of CAGN was observed on site during all three visits made to the site between April 9 and May 1, 2020.

Impacts to listed species would be fully mitigated by the project. Mitigation includes breeding season avoidance for the coastal California gnatcatcher, migratory birds, and raptors; revegetation and enhancement; preservation of habitat; and management of preserved areas through a Resource Management Plan (RMP). Through these mitigation measures the proposed project will not appreciably reduce the likelihood of the survival and recovery of listed species.

Finding 3: The habitat loss is incidental to otherwise lawful activities.

The issuance of a Habitat Loss Permit by the County of San Diego, with the concurrence of the Department of Fish and Wildlife and U.S. Fish and Wildlife Service and approval by the County of San Diego of a Grading Permit, Clearing Permit, or Improvement Plan is required prior to the clearing of any coastal sage scrub supported on the project site. No state or federal permits other than those mentioned above are identified as being required at this time. Construction and/or land use modification will not commence until all appropriate permits have been issued. The project has been found to be in conformance with Section 86.104 of the San Diego County Code. As such, the anticipated loss will be incidental to "otherwise lawful activities".

NCCP FLOWCHART

1. Is natural vegetation present? **Yes.**
2. Is Coastal sage scrub present? **Yes.**
3. Is Coastal sage scrub the densest in the subregion? **No.**
4. Is the land close to high value district. **Yes.**
5. Is the land located in a corridor between higher value districts? **No.**
6. Does the land support high density of target species? **Yes.**

Based on the NCCP Logic Flow Chart, the quality of habitat supported on the Questhaven project is defined as being "Intermediate Value."

MITIGATION MONITORING AND REPORTING PROGRAM:

The following shall be the Mitigation Monitoring or Reporting Program for this Habitat Loss Permit:

Public Resources Code Section 21081.6 requires the County to adopt a mitigation reporting or monitoring program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The mitigation monitoring program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

- Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

BIO#1-16

- Enforcement

Compliance with the following conditions is assured because complaints of non-compliance may be provided by the public to the County which may then investigate the status of compliance and pursue enforcement:

N/A

- Ongoing Mitigation

Compliance with the following conditions is assured because County staff will monitor the on-going requirements and, if necessary, pursue the remedies specified in the project permit, the security agreement, or the mitigation monitoring agreement:

BIO#1 – ON-GOING OPEN SPACE SIGNAGE & FENCING

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.

NOTIFICATION TO APPLICANT: Because your project has an effect on native biological resources, State law requires the payment (or proof of prior payment) of a \$4,051.25 (2024 fees) fee to the California Department of Fish and Wildlife for their review of the Environmental Impact Report (Fish and Wildlife Code §711.4) and a \$50 administrative fee to the County (\$4,101.25 total). To comply with State law, the applicant must file the EIR and remit applicable fees within five (5) working days of the date of the project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. Payment may be made with cash or by check/money order made payable to the "San Diego Recorder/Clerk". American Express, Discover, MasterCard, and Visa Debit card payments are also accepted at County Administration Center with a \$2.50 surcharge per transaction, and must be submitted to the Clerk at the time of filing the EIR.

JUDICIAL REVIEW TIME LIMITATIONS: The time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which has been made applicable in the County of San Diego by San Diego County Code Section 11.120. Any petition or other paper seeking judicial review must be filed in the appropriate court not later than the 90th day following the date on which this decision becomes final; however, if within 10 days after the decision becomes final a request for the record of the proceedings is filed and the required deposit in an amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to not later than the 30th day following the date on which the record is either personally delivered or mailed to the party, or the party's attorney of record. A written request for the preparation of the record of the proceedings shall be filed with the Director, Planning & Development Services, 5510 Overland Avenue, Suite 110, San Diego, California 92123.

The foregoing decision was approved by the Director of Planning & Development Services on date of decision. A copy of this decision, and the documentation supporting the decision, is on file in the Planning & Development Services office at 5510 Overland Avenue, Suite 110, San Diego, California.

PLANNING & DEVELOPMENT SERVICES
VINCE NICOLETTI, INTERIM DIRECTOR

BY:

ASHLEY SMITH, Chief
Project Planning Division

DL:AS:kw

Attachments

Habitat Loss Exhibit

USGS Map

Biological Resource Report (Alden Environmental, Inc; October 7, 2024)

Conceptual Revegetation Plan (Alden Environmental, Inc; May 6, 2024)

Conceptual Resource Management Plan (Alden Environmental, Inc; October 7, 2024)

Conceptual Orcutt's Brodiaea Translocation Plan (Alden Environmental, Inc; May 6, 2024)

cc: To be provided at issuance of Habitat Loss Permit

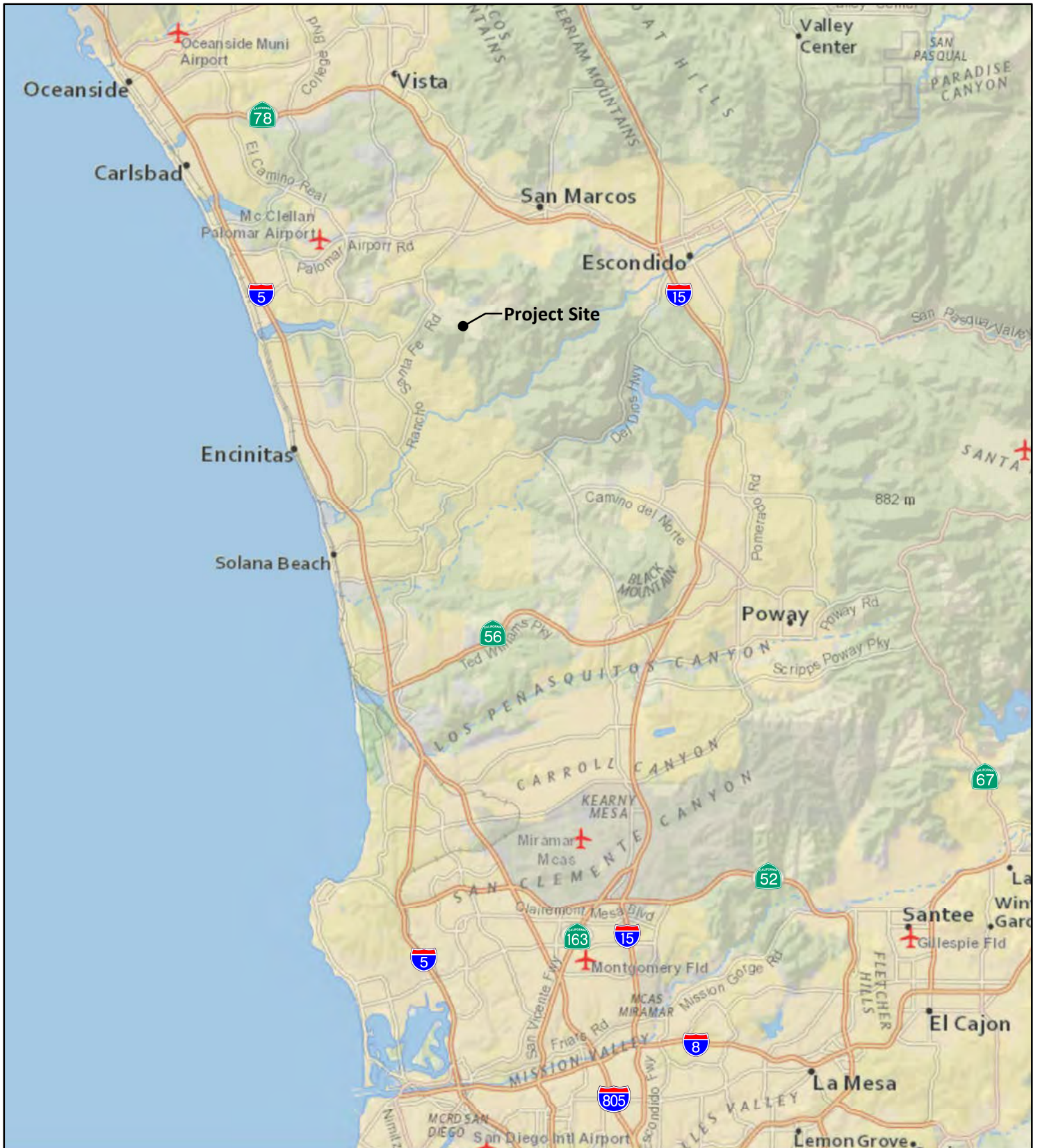
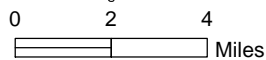
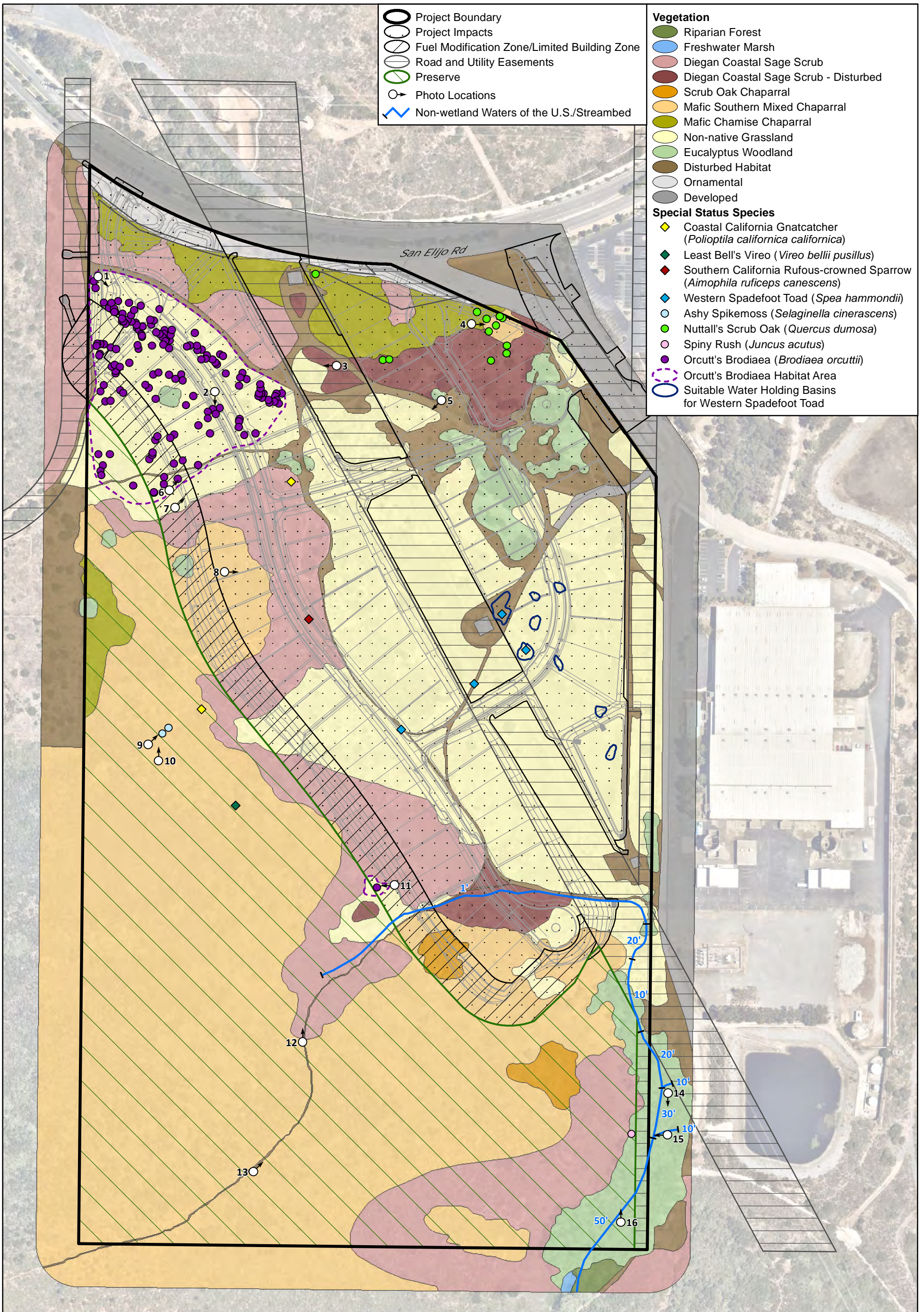


Figure 1

Regional Location

QUESTHAVEN





Aerial Photo: Nearmap 2020

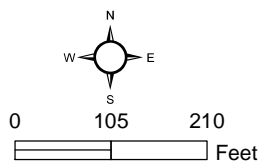


Figure 4

Vegetation and Sensitive Resources/Impacts

QUESTHAVEN

**Biological Technical Report for the
Questhaven Tentative Map Project
PDS2020-TM-5643**

October 7, 2024

Project Proponent:
ColRich Communities
444 West Beech Street, Suite 300
San Diego, CA 92101

Lead Agency:
County of San Diego Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123



Greg Mason
County Approved Biological Consultant

Prepared by:
Alden Environmental, Inc.
3245 University Avenue, #1188
San Diego, CA 92104

Biological Technical Report for the Questhaven Tentative Map Project

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K	Habitat Restoration Plan
L	Orcutt's Brodiaea Translocation Plan

SUMMARY

The Questhaven Tentative Map project site is approximately 69.1 acres in size and is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. The site is within the boundaries of the draft North County Multiple Species Conservation Program (NCMSCP) area; however, this plan has not been adopted and is not applicable to the project. While not required to comply with the draft plan requirements, this report does reference Draft NCMSCP background and biological information, as applicable.

The project consists of a Tentative Map, Density Bonus Permit, Site Plan Review, and an Administrative Permit for the site. The total number of lots proposed is 93, with 76 residential and 17 non-residential. The project would provide for development of 69 market-rate units and 7 reserved units for affordable housing (18.27 acres), 4 water quality detention basins (2.40 acres), 1 private park parcel (0.31 acres), 4 private road lots (4.34 acres), and 7 open space HOA lots for fire buffer area (10.77 acres). The project also includes a 50.3 acre biological open space area that would provide habitat mitigation for the project and be contiguous with open space lands to the south and west.

Project construction would result in direct and permanent impacts to approximately 98 percent of the Orcutt's brodiaea plants on site and 3.4 acres out of 3.8 acres mapped as suitable habitat for the species on site.

Project construction would result in direct and permanent impacts to approximately one-third of the Nuttall's scrub oaks on site.

Project construction would result in the direct and permanent removal of three locations where western spadefoot toads were observed and eight water holding basins (totaling 0.14 acre in area) suitable for spadefoot toad breeding. It would also result in the direct and permanent removal of 27.2 acres of habitat that could be used for non-breeding purposes. Construction could also cause direct injury/mortality to individual toads.

Project construction would result in the direct and permanent removal of 7.2 acres of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed habitat on and off site occupied by the coastal California gnatcatcher. Project construction could also have temporary noise impacts on coastal California gnatcatcher nesting.

Project construction would result in the direct and permanent removal of 27.2 acres of habitat used, or potentially used, by the southern California rufous-crowned sparrow. Project construction could also have temporary noise impacts on this species.

Project construction would result in the removal of potential foraging and nesting habitat for the Cooper's hawk. Project construction could also have temporary noise impacts on Cooper's hawk nesting.

Impacts on and off site from the project to sensitive upland habitats that would require compensatory mitigation include 7.2 acres of Diegan coastal sage scrub (including -disturbed), 0.2 acre of scrub oak chaparral, 1.6 acres of mafic chamise chaparral, 2.8 acres of mafic southern mixed chaparral, and 15.4 acres of non-native grassland.

The project will impact sensitive habitat lands as outlined in the Resource Protection Ordinance. The impacted sensitive habitat lands include Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed, scrub oak chaparral, mafic chamise chaparral, mafic southern mixed chaparral, and non-native grassland.

Mitigation for the project's impacts was developed in coordination with the County, U.S. Fish and Wildlife Service and California Department of Fish and Wildlife and focuses on a functioning preserve mitigation strategy rather than relying on prescribed mitigation ratios. The project's proposed mitigation, therefore, includes on- and off-site (adjacent) habitat preservation and on- and off-site (adjacent) habitat restoration/preservation. Mitigation would be provided for significant impacts to a total of 27.2 acres of sensitive natural communities in a 50.3 acre biological preserve area including 44.4 acres of preserved habitat and 5.9 acres of restored habitat. The project's mitigation preserve would connect to other identified preserve areas to create a larger, overall habitat preserve that would not only compensate for the project's impacts but would be a beneficial biological resource in the western portion of unincorporated San Diego County. Implementation of mitigation would reduce the impacts to less-than-significant levels.

The project would not result in impacts to County RPO wetlands. The project would not result in significant impacts to wildlife movement and nursery sites.

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

Alden Environmental, Inc. (Alden) has completed a biological technical report for the proposed Questhaven Tentative Map (project) located on an approximately 69.1-acre site (project site or site) in the western portion of unincorporated San Diego County (County) within the San Dieguito Community Plan Area. The purpose of this report is to document the existing biological conditions on and in the immediate vicinity of the project site and provide an analysis of potential impacts to sensitive biological resources with respect to local, State of California (State), and federal policy. This report provides the biological resources technical documentation necessary for project review under the California Environmental Quality Act (CEQA) by the County Planning & Development Services (PDS).

1.2 PROJECT LOCATION AND DESCRIPTION

1.2.1 Project Location

The approximately 69.1-acre project site is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. The project site is located immediately south and west of the City of San Marcos and east of the City of Carlsbad. Interstate 5 is located approximately 5.3 miles west of the project site. Specifically, the project site is located south of San Elijo Road and east of Denning Drive (Figures 1 and 2). The project site encompasses Assessor's Parcel Number 223-080-46-00 and is located in the west half of the northwest quarter of Section 33, Township 12 South, Range 3 West, San Bernardino Meridian on the U.S. Geological Survey (USGS) 7.5-minute Rancho Santa Fe quadrangle map (Figure 2).

1.2.2 Project Description

The project consists of a Tentative Map, Density Bonus Permit, Site Plan Review, and an Administrative Permit for the site. The total number of lots proposed is 93, with 76 residential and 17 non-residential. The project would provide for development of 69 market-rate units and 7 reserved units for affordable housing (18.27 acres), 4 water quality detention basins (2.40 acres), 1 private park parcel (0.31 acres), 4 private road lots (4.34 acres), and 7 open space HOA lots for fire buffer area (10.77 acres). The project also includes a 50.3 acre biological open space area that would provide habitat mitigation for the project and be contiguous with open space lands to the south and west.

In accordance with the Consolidated Fire Code (County 2020), fire protection for the project would be provided that includes a fire fuel modification zone that is 100-foot wide and includes 20 feet of the level, single-family residential home pads. The Limited Building Zone overlaps with the fire fuel modification zone.

The project is designed to cluster development in the northeastern portion of the project site in order to allow for the development of residential uses while providing biological open space in the remainder of the site. The project would connect to existing utilities within San Elijo Road and utilities along the project's easterly boundary. Access to the project would be provided via two access connections to San Elijo Road at different points along the project frontage. Primary access to the site would be provided via Street D, Street E, and San Elijo Road. A secondary right-in, right-out access to San Elijo Road from Street B would be located at the northwest corner of the site.

1.3 METHODS

1.3.1 Literature Review

Prior to conducting biological field surveys, a search of the California Natural Diversity Database (CNDDDB) for information regarding special status (sensitive) species known to occur within five miles of the project site was performed, as well as a review of U.S. Fish & Wildlife Service (USFWS) and SanBIOS databases.

1.3.2 General Biological Survey

Alden Environmental, Inc. (Alden) initially conducted a field investigation of the project site to map existing biological resources and identify potential constraints to development on July 31, 2014. The entire site was surveyed on foot with the aid of binoculars, and plant and animal species observed were recorded in field notes. Animal identifications were made in the field by direct, visual observation or indirectly by detection of calls, burrows, tracks, or scat. Plant identifications were made in the field or in the lab through comparison with voucher specimens or photographs. Representative photographs of the site were taken, with select photographs included in this report as Appendix A. Vegetation was mapped on 1"=200' scale aerial imagery of the site.

Then, on June 10 and 11, 2020, Alden updated the 2014 vegetation mapping on site and mapped vegetation in a 100-foot-wide zone around the site per County mapping requirements. Again, plant and animal species observed or otherwise detected were recorded in field notes. The site was examined for evidence of potential jurisdictional waters and wetlands, including vernal pools. Potential jurisdictional features were mapped. In addition to the general biological survey and vegetation mapping, Alden conducted a special status plant species survey, surveys for the coastal California gnatcatcher (CAGN; *Polioptila californica californica*), burrowing owl (BUOW; *Athene cunicularia*), and Crotch's bumble bee (CBB; *Bombus crotchii*). A habitat assessment for the Hermes copper butterfly (*Lycaena hermes*) also was conducted. Lastly, Alden visited the site following rainfall events to look for evidence of potential water holding basins with the potential to serve as habitat for the western spadefoot toad. Table 1 provides a summary of the biological surveys conducted for the project. CNDDDB field forms for sensitive species observations are included as Appendix B.

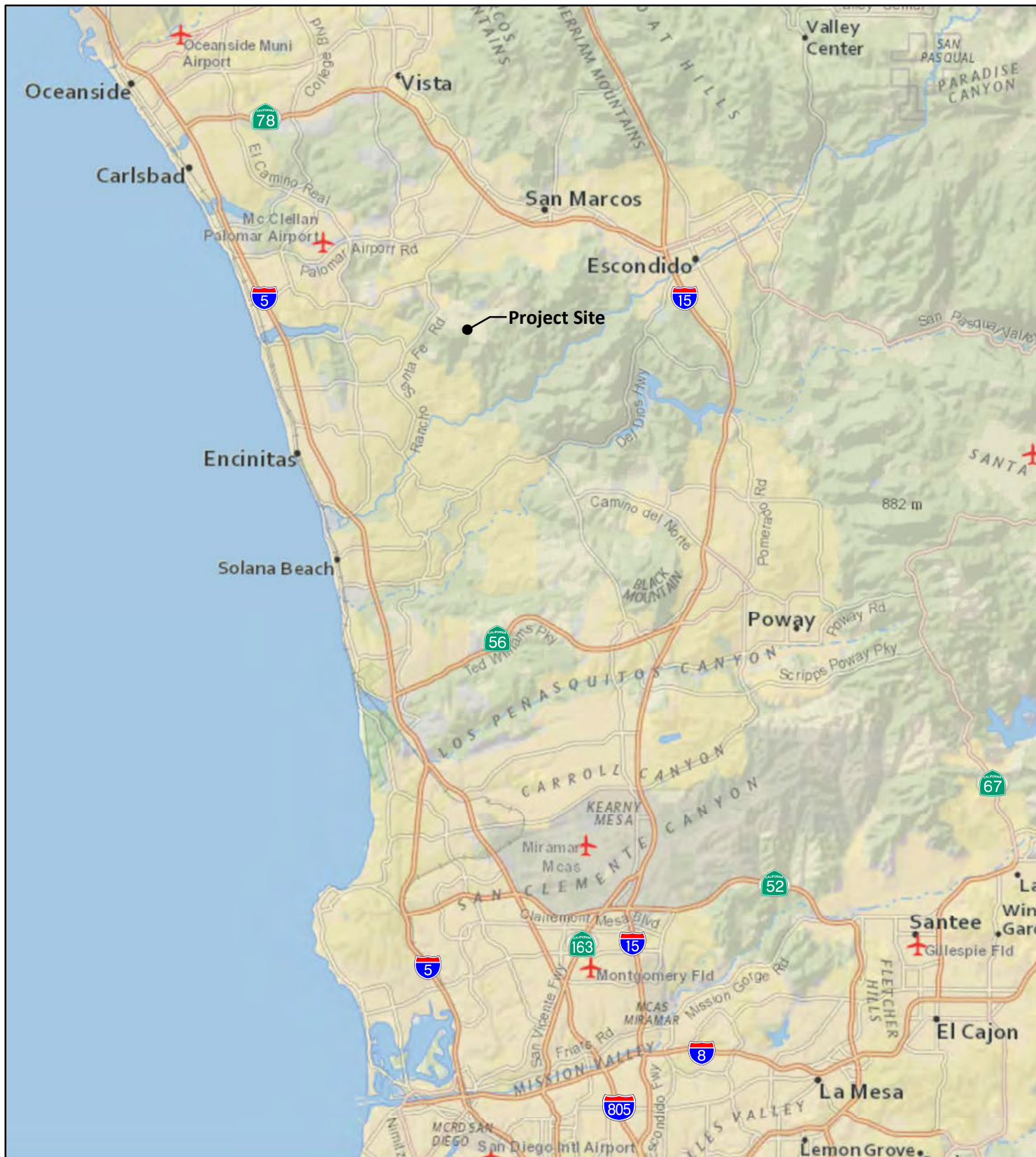
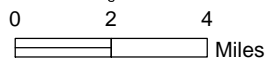
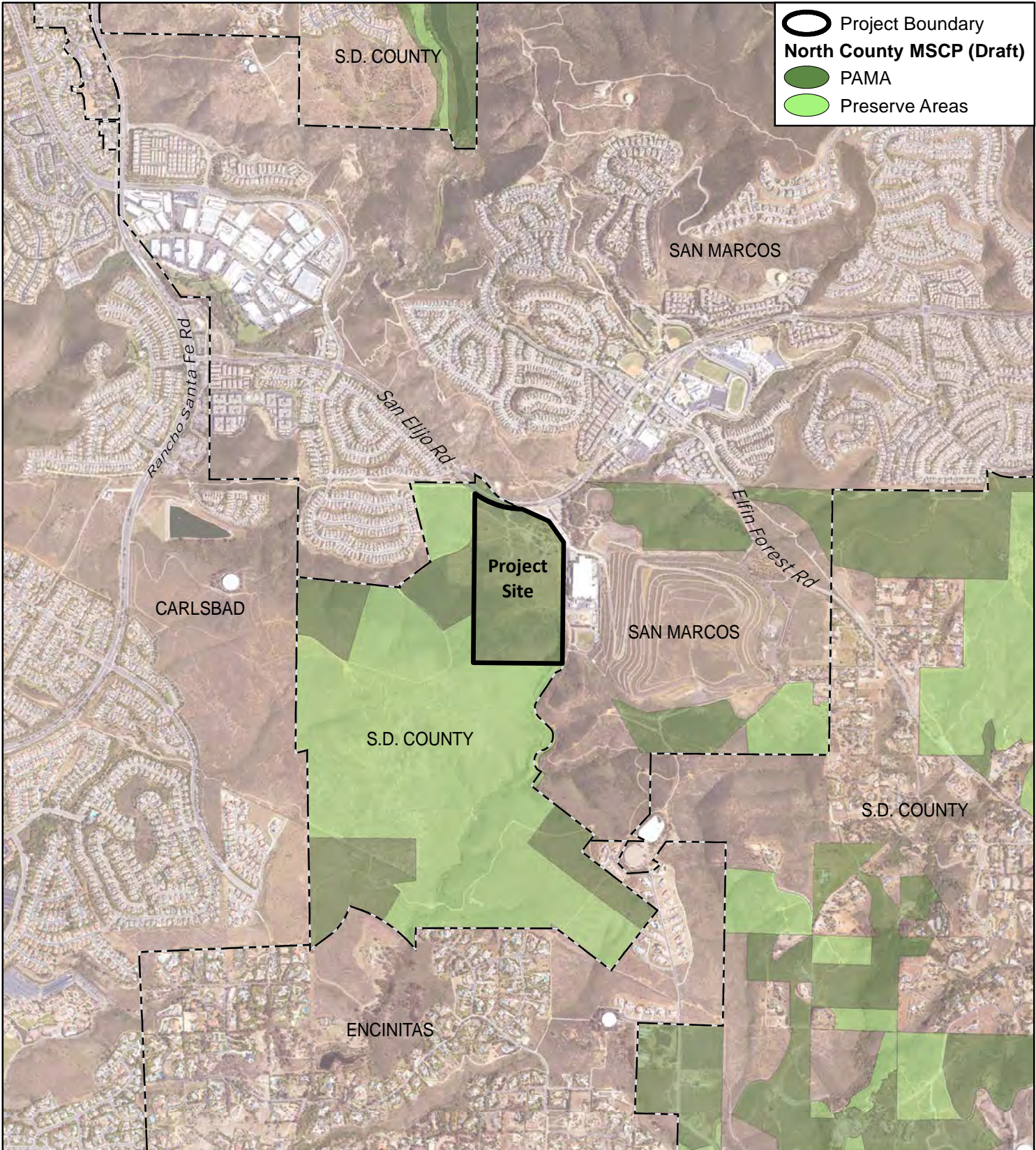


Figure 1

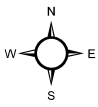
Regional Location

QUESTHAVEN





Source: SanGIS



0 1,000 2,000
Feet



Figure 2

Project Location

QUESTHAVEN

Table 1 BIOLOGICAL SURVEY INFORMATION			
DATE/TIME	PERSONNEL	SURVEY CONDITIONS (START/STOP)	SURVEY TYPE
July 31, 2014/ NA	Greg Mason	NA	General biological survey
February 19, 2020/ 0600-0815	Erik LaCoste	100% cloud cover, 52° F, wind 0-1 mph/100% cloud cover, 62° F, wind 0-1 mph	BUOW 1 of 4
March 17, 2020	Erik LaCoste	NA	Hermes copper butterfly assessment
April 9, 2020/ 0700-1100	Erik LaCoste ¹	80% cloud cover, 58° Fahrenheit (F), wind 2-4 miles per hour (mph)/ 100% cloud cover (sprinkles from 1000- 1100), 59° F, wind 2-4 mph	CAGN 1 of 3
April 23, 2020/ 0600-0800	Erik LaCoste	0% cloud cover, 60° F, wind 0 mph/0% cloud cover, 68° F, wind 1-2 mph	BUOW 2 of 4
April 23, 2020/ 0800-1200	Erik LaCoste ¹	0% cloud cover, 68° F, wind 1-2 mph/0% cloud cover, 78° F, wind 2-4 mph	CAGN 2 of 3
May 1, 2020/ 0615-1015	Erik LaCoste ¹	100% cloud cover, 63° F, wind 0 mph/100% cloud cover, 66° F, wind 1-2 mph	CAGN 3 of 3
June 2, 2020	Erik LaCoste	50% cloud cover, 58° F, wind 0-1 mph/ 30% cloud cover, 73° F, wind 1-2 mph	BUOW 3 of 4
June 3, 2020	Erik LaCoste	NA	Special status plant species (specifically Orcutt's brodiaea)
June 10-11, 2020	Greg Mason Jasmine Watts	NA	Vegetation mapping/update; rare plant species (Orcutt's brodiaea), and map potential jurisdictional features
June 16, 2020	Erik LaCoste	100% cloud cover, 59° F, wind 0-1 mph/50% cloud cover, 66° F, wind 1-3 mph	BUOW 4 of 4
March 13, 2021	Greg Mason	NA	Map water holding basins following rainfall, survey for western spadefoot toads, and confirm vegetation mapping
March 20, 2021	Greg Mason	NA	Map water holding basins, survey for western spadefoot toads, and map areas in which to create new water holding basins.
February 24, 2023	Brian Parker, Darin Busby	90% cloud cover, 62°F, wind 0-2 mph/ 100% cloud cover, 58°F, wind 3-5 mph	Confirm and update vegetation mapping.
May 13, 2023	Greg Mason	Clear, 70°F, wind 0-2 mph/ Clear, 66°F, wind 0-2 mph	Brodiaea survey update and general sensitive plants
May 23, 2023	Korey Klutz	Cloudy, 60°F, wind 0 mph/ Cloudy, 64°F, wind 2 mph	CBB Survey 1, Area 1
May 24, 2023	Brian Lohstroh	100% cover, 70°F, wind 2-6 mph/ 100%, 69°F, wind 3-5 mph	CBB Survey 1, Area 2

Table 1 (cont.)			
BIOLOGICAL SURVEY INFORMATION			
DATE/TIME	PERSONNEL	SURVEY CONDITIONS (START/STOP)	SURVEY TYPE
May 25, 2023	Aldo Mason	Partly cloudy, 64°F, wind 0-2 mph/ Partly cloudy, 66°F, wind 0-1 mph	GPS Brodiaea locations
May 30, 2023	Darin Busby	100% cover, 69°F, wind 4-7 mph/ 90%, 70°F, wind 3-5 mph	CBB Survey 1, Area 3
May 30, 2023	Melissa Busby	100% cover, 69°F, wind 4-7 mph/ 90%, 70°F, wind 3-5 mph	CBB Survey 1, Area 3
June 7, 2023	Korey Klutz	Cloudy, 63°F, wind 0 mph/ Cloudy, 67°F, wind 4 mph	CBB Survey 2, Area 1
June 8, 2023	Brian Lohstroh	100% cover, 73°F, wind 3-6 mph/ 10%, 76°F, wind 2-7 mph	CBB Survey 2, Area 2
June 17, 2023	Darin Busby	0% cover, 73°F, wind 1-5 mph/ 0%, 78°F, wind 3-6 mph	CBB Survey 2, Area 3
June 20, 2023	Aldo Mason	Cloudy, 62°F, wind 0-1 mph/ Cloudy, 64°F, wind 0-1 mph	GPS Brodiaea locations
June 22, 2023	Korey Klutz	Partly cloudy, 64°F, wind 0 mph/ Partly cloudy, 70°F, wind 8 mph	CBB Survey 3, Area 1
June 22, 2023	Brian Lohstroh	20% cover, 74°F, wind 2-5 mph/ 0%, 76°F, wind 4-7 mph	CBB Survey 3, Area 2
June 30, 2023	Darin Busby	0% cover, 70°F, wind 0-3 mph/ 0%, 79°F, wind 2-5 mph	CBB Survey 3, Area 3
July 9, 2023	Korey Klutz	Partly cloudy, 65°F, wind 0 mph/ Clear, 71°F, wind 6 mph	CBB Survey 4, Area 1
July 7, 2023	Brian Lohstroh	0% cover, 70°F, wind 0-4 mph/ 0%, 71°F, wind 2-9 mph	CBB Survey 4, Area 2
July 13, 2023	Darin Busby	0% cover, 78°F, wind 1-3 mph/ 0%, 85°F, wind 1-5 mph	CBB Survey 4, Area 3
July 23, 2023	Korey Klutz	Clear, 65°F, wind 0 mph/ Clear, 73°F, wind 10 mph	CBB Survey 5, Area 1
July 21, 2023	Brian Lohstroh	100% cover, 68°F, wind 2-4 mph/ 0%, 79°F, wind 0-7 mph	CBB Survey 5, Area 2
July 27, 2023	Darin Busby	0% cover, 77°F, wind 2-3 mph/ 0%, 85°F, wind 3-5 mph	CBB Survey 5, Area 3

¹USFWS Threatened/Endangered Species Permit TE-027736-6

1.3.3 Focused Species Surveys/Assessment

Special Status Plant Species Survey

Alden conducted a special status plant species survey of the site on June 3, 2020 with a focus on Orcutt's brodiaea (*Brodiaea orcuttii*; Table 1). Another special status plant species survey of the site was conducted on June 11, 2020. Follow up site visits for sensitive plants and mapping of *Brodiaea* were conducted on May 13, 25, and June 20, 2023. Special status species also were searched for during the vegetation mapping, burrowing owl, CAGN, and CBB (2023) surveys conducted throughout the site. The entire site was traversed by foot and was inspected for the presence of special status plant species. The species were mapped and counted when found (with the exception of Nuttall's scrub oak [*Quercus dumosa*], which is the dominant species in scrub oak chaparral on site). The staminodia of *Brodiaea* found on site was closely inspected to determine which species is present. All *Brodiaea* found were mapped using global positioning system (GPS) technology with sub-meter accuracy (no *Brodiaea* species other than *orcuttii* was found). Special status plant species searched for include those that are listed as threatened or endangered by the USFWS and/or the California Department of Fish and Wildlife (CDFW), those afforded Rare Plant Rank 1-4 designation by the California Native Plant Society (CNPS), and/or those that are on the County Sensitive Plant List.

Western Spadefoot Toad

Alden made site visits on March 13 and 20, 2021 following rain events to search the site for water holding basins potentially suitable for western spadefoot toad (*Spea hammondi*) breeding. Alden identified and mapped, via GPS technology, 35 potential water holding basins consisting of trenches, tire ruts, BMX tracks, holes, and depressions in previously disturbed/cleared portions of the site and those areas of the site once used for stockpiling. After further inspection and consideration of the 35 basins, eight were determined to be suitable for western spadefoot breeding as they are expected to hold water for at least 30 days, which is a requirement for successful spadefoot breeding. Therefore, very shallow ruts and basins that would not hold water long enough were excluded from the final mapping of suitable breeding habitat.

Coastal California Gnatcatcher Survey

A USFWS protocol survey for the CAGN (*Poliophtila californica californica*) was conducted by USFWS-permitted biologist Erik LaCoste (TE-027736-6). Three site visits were made per USFWS (1997) protocol from April 9 through May 1, 2020 (Table 1). The survey was conducted by walking through, and adjacent to, suitable CAGN habitat on site. Birds were viewed with the aid of binoculars, where necessary. Recorded CAGN vocalizations ("mew calls") were broadcast for approximate five-second durations at approximately 50-yard increments along the survey route, or as needed to adequately cover each potentially suitable habitat patch. Recorded vocalizations were only broadcast to initially detect the possible presence of CAGNs. The CAGN survey report is included as Appendix C to this report.

Burrowing Owl Survey

The survey consisted of four site visits made by Erik LaCoste according to the survey methods in the Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game [CDFG] 2012), which supersedes the survey, avoidance, minimization and mitigation recommendations in the 1995 Staff Report (CDFG 1995), and takes into account the Burrowing Owl Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993).

Suitable habitat (non-native grassland and disturbed) was surveyed for BUOWs and potential burrows or perches that could be used by the owl. BUOWs are known to occupy California ground squirrel (*Otospermophilus beecheyi*) burrows; therefore, particular attention was paid to areas along fence lines, or other locations where squirrel activity was observed in the past, was observed presently, or is likely to occur. Dirt piles, drainages, and culverts are also carefully examined as these sites can often provide cavities that can support the species. The determination of BUOW presence is made by direct BUOW observation or by owl signs such as, but not necessarily limited to, excavated soil, whitewash (excrement), castings (pellets), and/or feathers. The BUOW survey report is included as Appendix D to this report.

Crotch's Bumble Bee

A focused foraging survey for the CBB was conducted during the during the period May 23 through July 27, 2023 (Table 1). The first part of the survey followed the CDFW-issued Unofficial Crotch's Bumble Bee Survey Methods, which was available when the survey began. The latter portion of the survey followed the Survey Considerations for CESA Candidate Bumble Bee Species issued by the CDFW on June 6, 2023 (CDFW 2023). Prior to beginning the survey, a habitat assessment was conducted that included reviewing the California Natural Diversity Database and available bee data (iNaturalist) to identify any reported CBB observations in the project site vicinity and to help determine areas on site with suitable foraging resources (flowering plants) for the CBB. The CBB report is included as Appendix E to this report.

Hermes Copper Butterfly Assessment

Alden conducted an assessment of the site for its potential to support the Hermes copper butterfly based on the butterfly's life history, range and habitat information, as well as the County's Guidelines for Hermes Copper (Attachment B [County of San Diego Guidelines for Hermes Copper] in County 2010a). The assessment was conducted on March 17, 2020 (Table 1), and typically involves mapping spiny redberry (*Rhamnus crocea*), the species larval host plant, and noting where California buckwheat (*Eriogonum fasciculatum*), the adult butterfly's preferred nectar resource, is present within 15 to 20 feet of spiny redberry plants (a species requirement). On the Questhaven site, spiny redberry is such a common species that mapping all the plants was done at the beginning of the assessment but was later limited to focus just on those spiny redberry plants in proximity to California buckwheat (of which there were none).

Mapping of Potential Jurisdictional Features

An initial inspection of the project site for potential jurisdictional features was made by Alden on July 31, 2014. A follow-up inspection and mapping of jurisdictional features on the project site was performed by Alden on June 10 and 11, 2020. Subsequent to the Sackett Supreme Court decision, the Environmental Protection Agency (EPA) issued a new definition for what is to be considered a Waters of the U.S. In conjunction with Corps staff in the Los Angeles District, the previously prepared Jurisdictional Delineation Report was revised to reflect the new Waters definition for the project (Alden, 2023).

A review of relevant literature and materials aided in preliminary identification of areas that may be jurisdictional including aerial photographs, USGS topographic maps, National Wetland Inventory data, and Natural Resource Conservation Service soil survey maps.

During the field visits, the site was inspected for potential wetland resources potentially subject to U.S. Army Corps of Engineers (Corps) jurisdiction pursuant to Section 404 of the Clean Water Act (CWA; 33 USC 1344), streambed habitats potentially subject to CDFW jurisdiction pursuant to Sections 1600 *et seq.* of California Fish and Game Code, and surface waters potentially subject to permitting from the Regional Water Quality Control Board (RWQCB). The effort also included determining the presence or absence of potential County Resource Protection Ordinance (RPO) wetlands.

Waters of the U.S.

Potential Corps-jurisdictional Waters of the U.S. (WUS) are determined in accordance with the *Wetlands Delineation Manual* (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Supplement* (Corps 2008a). The potential Ordinary High Water Mark (OHWM) also is determined in accordance with *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (Corps 2008b). Areas are determined to be non-wetland WUS if there is evidence of intermittent or perennial surface flow (e.g., bed and bank) but the vegetation and/or soils criterion are not met. Per the current Corps CWA Rule, unvegetated ephemeral drainages/streambeds are not considered to be jurisdictional WUS.

Waters of the State

Potential CDFW-jurisdictional Waters of the State (WS) are determined based on the presence of riparian vegetation or regular surface flow. Streambeds within CDFW jurisdiction are determined based on the definition of streambed as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supporting fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports riparian vegetation” (Title 14, Section 1.72). Potential CDFW jurisdictional habitat includes all riparian shrub or tree canopy that may extend beyond the banks of a stream. The RWQCB reviews issues related to WS pursuant to the Federal CWA as well as the Porter-Cologne Act.

County Resource Protection Ordinance Wetlands

Areas are considered County wetlands if they meet 1 of the 3 following attributes pursuant to the County RPO (County 2011): (1) at least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places); (2) the substratum is predominantly undrained hydric soil; or (3) 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.

1.3.4 Survey Limitations

Noted animal species were identified by direct observation, vocalizations, or the observance of scat, tracks, or other signs. However, the lists of species identified are not necessarily comprehensive accounts of all those that utilize the site as species that are nocturnal, secretive, or seasonally restricted may not have been observed or detected.

1.3.5 Nomenclature

Nomenclature used in this report comes from Holland (1986); Oberbauer et al. (2008); Hickman, ed. (1993); CNPS (2021); Crother (2008); American Ornithological Society (2020); Jones, et al. (1992); and CDFW (2021).

1.4 ENVIRONMENTAL SETTING

The project site is undeveloped and includes several unimproved dirt roads and trails. Historically, the northern portion of the site has been subject to disturbance and was used as a laydown yard for construction equipment associated with the adjacent former recycling facilities. Additionally, a portion of the western area of the site was used for agricultural uses. The southern portion of the project site contains a large area of steep hills that transition into a relatively flat area in the northern and central portion of the site. Elevations range between approximately 830 feet above mean sea level (amsl) in the southwest corner to 500 feet amsl along the eastern boundary.

To the west of the project site is open space associated with the Rancho La Costa Habitat Conservation Area, beyond which is existing residential development. North of the project site is land designated for open space, beyond which are existing residential uses. East of the project site is a former recycling facility that is currently used as an indoor sports complex known as “Edenpark” and that is proposed for additional sports complex and commercial uses. To the south of the project site is open space associated with the Rancho La Costa Habitat Conservation Area. The project site is adjacent to the San Elijo Hills development in the City of San Marcos and is within their Sphere of Influence.

Given that the project site is adjacent open space preserves to the west and south, the project proposes a design to cluster in the north in order to preserve a viable wildlife corridor in the more constrained land on the southern edge of the project site and establish a level of compatibility with these adjacent preserves.

1.4.1 Regional Context

The site is within the boundaries of the draft North County Multiple Species Conservation Program (NCMSCP) area and is completely within the PAMA (Pre-approved Mitigation Area; Figure 2); however, the NCMSCP Plan has not yet been approved or adopted. As such, the proposed NCMSCP requirements do not apply and are not addressed in this report. NCMSCP information is referenced as supporting background and biological database information.

1.4.2 General Land Uses

The project site is undeveloped and includes several unimproved dirt roads and trails that have been observed to be used by the public for recreational purposes including hiking, dog walking, bicycling (BMX tracks), and remote control car operation. There also are a total of 9 separate easements for powerlines, roadway, utilities, and site access purposes. Specific information for each easement is provided in Appendix F.

1.4.3 Disturbance

The site has a long history of historical disturbance with clearing and construction related activities visible in historic aerial imagery as far back as 1947 and continuing into the early 2000s. Appendix G includes historic aerial photographs of that shows the disturbance on the site over the years. Much of the northern portion of the site has been cleared, graded, used as a laydown area, and covered with stockpile soil materials. The southern portion of the project site contains a large area of relatively undisturbed steep hills.

1.4.4 Topography and Soils

The project site encompasses a large area of steep hills that transition into a relatively flat area in the northern and central portion of the site. Elevations range between approximately 830 feet amsl in the southwest corner to 500 feet amsl along the eastern boundary. Soil on site is mapped as Cieneba very rocky coarse sandy loam (30 – 75 percent slopes), San Miguel rocky silt loam (9 – 30 percent slopes), Huerhuero loam (2 – 9 percent slopes), San Miguel-Exchequer rocky silt loams (9 – 70 percent slopes), and Exchequer rocky silt loam (30 – 70 percent slopes; Figure 3).

1.4.5 Vegetation Communities/Habitat Types

Nine vegetation communities/habitat types occur on site and are described below (Table 2; Figure 4). The numbers in parentheses are the Holland Codes (Oberbauer et al. 2008).

VEGETATION COMMUNITY/HABITAT¹	ON SITE	OFF SITE²
Diegan coastal sage scrub (32500)	9.8	0.2
Diegan coastal sage scrub-disturbed (32500)	2.1	-
Scrub oak chaparral (37900)	0.6	-
Mafic chamise chaparral (37220)	2.4	-
Mafic southern mixed chaparral (37122)	25.7	-
Non-native grassland (42200)	20.9	-
Eucalyptus woodland (79100)	2.9	-
Disturbed habitat (11300)	3.7	0.2
Developed and ornamental (12000)	1.0	0.9
TOTAL	69.1	1.3

¹Categories and numeric codes are from Oberbauer et al. 2008.

²Off-site numbers reflect off-site impacts

Diegan Coastal Sage Scrub (including -disturbed; 32500)

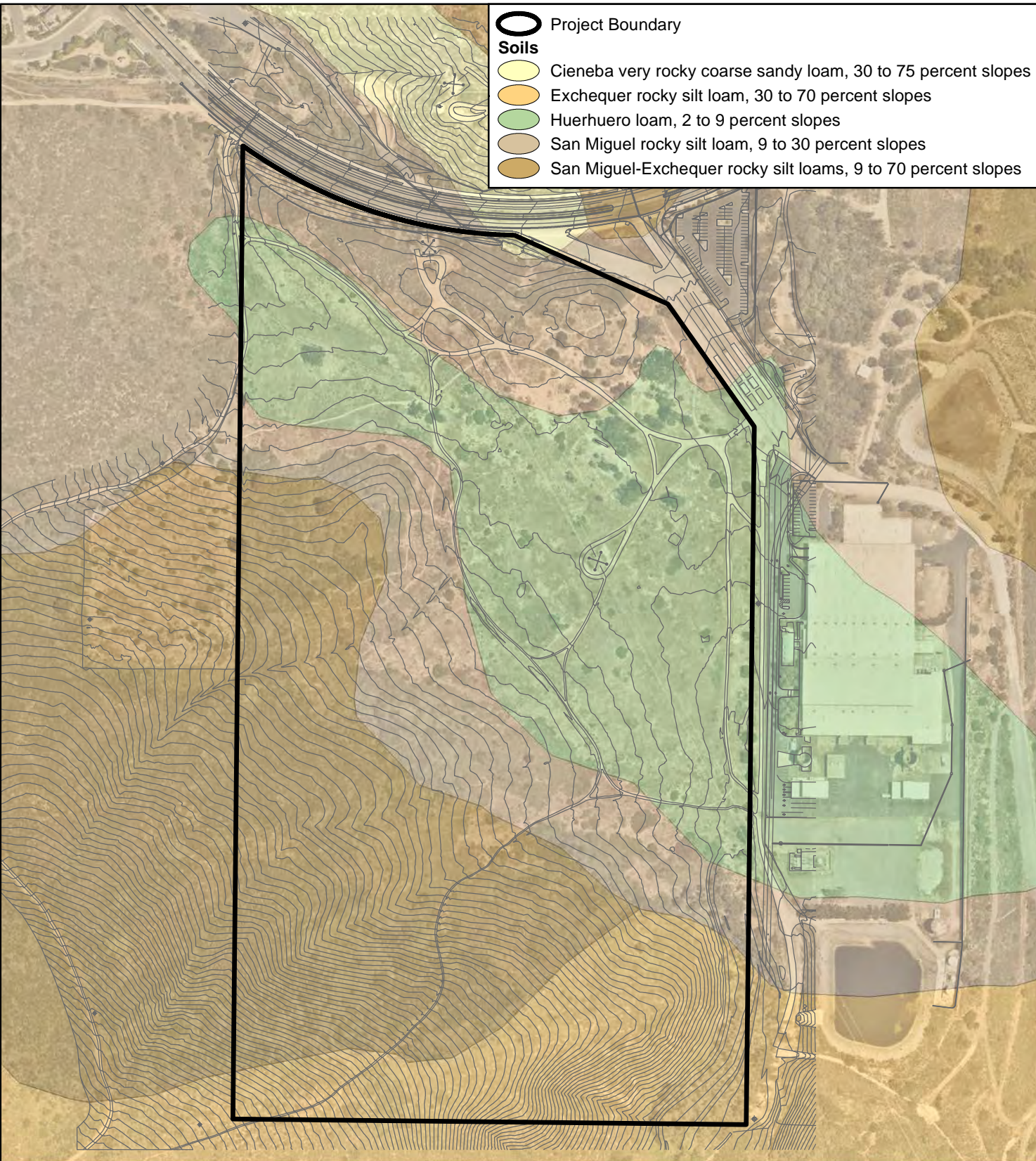
Coastal sage scrub is one of the two major shrub types that occur in southern California, occupying xeric sites characterized by shallow soils (the other is chaparral). Four distinct coastal sage scrub geographical associations (northern, central, Venturan, and Diegan) are recognized along the California coast. Diegan coastal sage scrub may be dominated by a variety of species depending upon soil type, slope, and aspect. Typical species found within Diegan coastal sage scrub, including on the project site, are California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), and black sage (*Salvia mellifera*). Where Diegan coastal sage scrub on site is mapped as disturbed, it is characterized by less native shrub cover and more non-native, herbaceous plant species cover (e.g., non-native grasses).

Scrub Oak Chaparral (37900)

Scrub oak chaparral is a dense, evergreen community that may reach heights of 20 feet that is typically dominated by Nuttall's scrub oak with considerable mountain mahogany (*Cercocarpus betuloides*). On site, scrub oak chaparral is dominated by Nuttall's scrub oak.

Mafic Chamise Chaparral (37220)

Mafic chamise chaparral on site occurs on San Miguel series soils (Figure 3) that are formed from metavolcanic rock that overlays metavolcanic bedrock. This chaparral on site is dominated by chamise (*Adenostoma fasciculatum*). Associated species contribute little to the vegetative cover.



Source: USDA NRCS

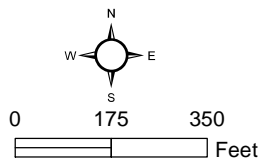
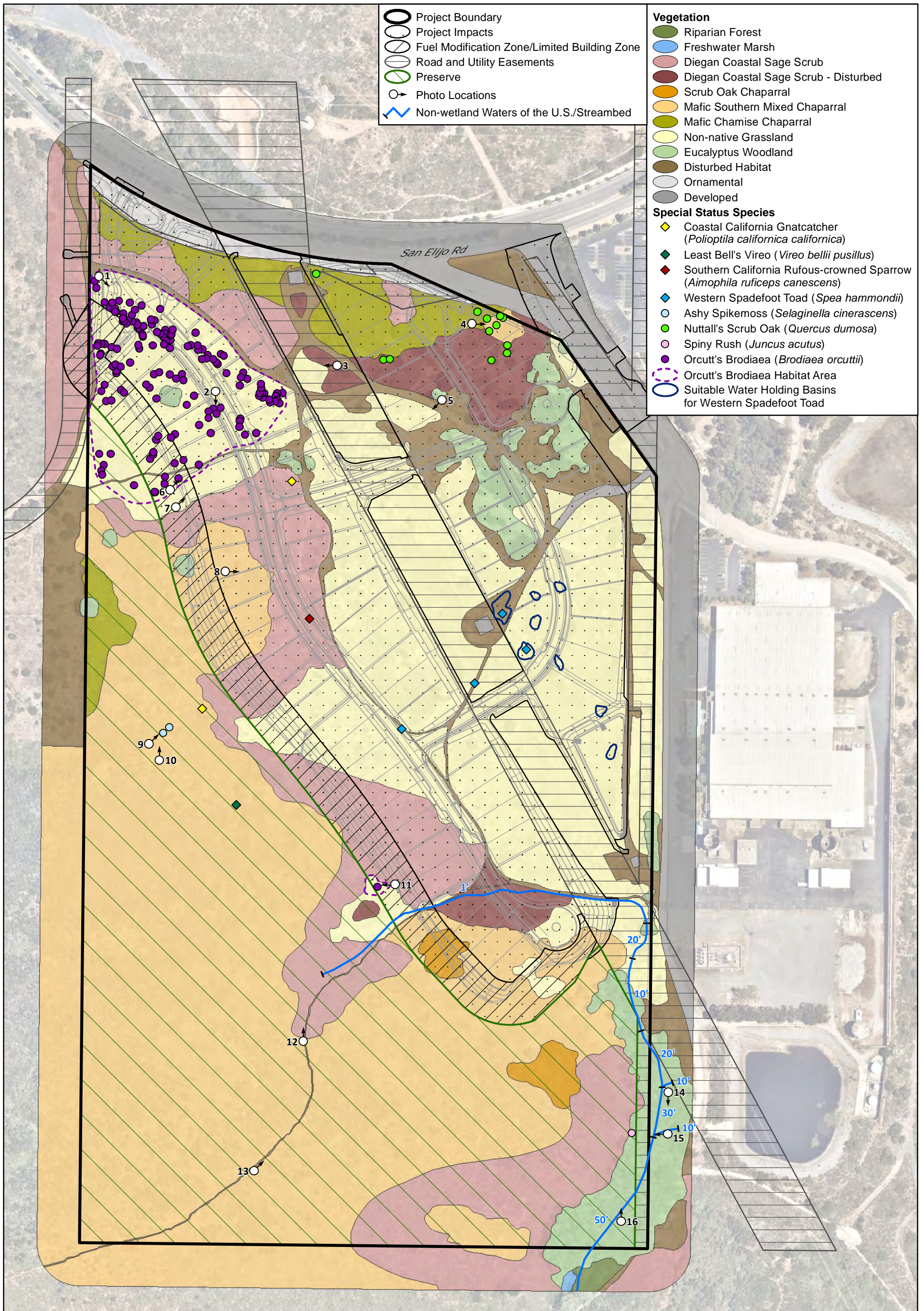


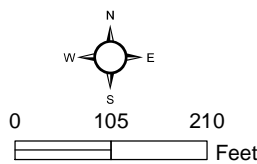
Figure 3

Topography/Soils

QUESTHAVEN



Aerial Photo: Nearmap 2020



ALDEN
ENVIRONMENTAL, INC

Figure 4

Vegetation and Sensitive Resources/Impacts

QUESTHAVEN

Mafic Southern Mixed Chaparral (37122)

Mafic southern mixed chaparral on site occurs on San Miguel series soils (Figure 3) that are formed from metavolcanic rock that overlays metavolcanic bedrock. This chaparral on site is composed of broad-leaved sclerophyllous shrubs that can reach six to 10 feet in height and form dense often nearly impenetrable stands with poorly developed understories. Characteristic plants in this community include black sage, fuchsia-flowered gooseberry (*Ribes speciosum*), spiny redberry (*Rhamnus ilicifolia*), holly-leaf redberry (*Rhamnus ilicifolia*), chamise, toyon (*Heteromeles arbutifolia*), and blue elderberry (*Sambucus nigra* ssp. *caerulea*).

Non-native Grassland (42200)

Non-native grassland is a dense to sparse cover of annual grasses, often associated with native, annual forbs. This association occurs on gradual slopes with deep, fine-textured, usually clay soils. Most of the introduced annual species that comprise non-native grassland originated from the Mediterranean region of Europe, an area with a climate similar to that in California and a long history of agriculture. These two factors have contributed to the successful invasion and establishment of these species and the replacement of native grasslands by annual-dominated non-native grasslands (Jackson 1985). Non-native grassland on site is comprised of the following characteristic non-native species including oats (*Avena barbata* and *A. fatua*), species of bromes (*Bromus diandrus*, *B. madritensis*, and *B. hordeaceus*), Italian ryegrass (*Festuca perennis*), and annual beardgrass (*Polypogon monspeliensis*), along with some native and non-native and forbs.

Eucalyptus Woodland (79100)

Eucalyptus woodland is a non-native vegetation community type dominated by gum tree (*Eucalyptus* spp.). Eucalyptus produces a large amount of leaf and bark litter, the chemical and physical characteristics of which limit the ability of other species to grow in the understory, decreasing floristic diversity. Eucalyptus woodland occurs on site as scattered individual trees, and larger groupings of trees in the northern central portion of the site as well as along a drainage in the site's southeastern corner.

Disturbed Habitat (11300)

Disturbed habitat includes land cleared of vegetation (e.g., dirt roads), land containing a preponderance of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance (previously cleared or abandoned landscaping), or land showing signs of past or present animal usage that removes any capability of providing viable habitat. Disturbed habitat on site is comprised of dirt roads and pads for transmission line towers.

Developed and Ornamental (12000)

Developed land exists where permanent structures and/or pavement has been placed (preventing the growth of vegetation) or where landscaping is clearly tended and maintained. Developed land on site is comprised of the two transmission line towers and concrete brow ditches. It also includes ornamental plantings along San Elijo Road.

1.4.6 Flora

Alden identified 121 species of plants on site, of which 43 (36 percent) are non-native species (Appendix H) and primarily found in non-native grassland, eucalyptus woodland, and disturbed habitat.

1.4.7 Fauna

A total of 89 animal species were observed or detected on site including 26 invertebrates, two amphibians, two reptiles, 56 birds, and three mammals (Appendix I).

1.4.8 Sensitive Vegetation Communities/Habitat Types

Sensitive habitat is defined as land that supports unique vegetation communities or the habitats of rare or endangered species or subspecies of animals or plants as defined by Section 15380 of the CEQA Guidelines. The County maintains a list of sensitive vegetation communities that require compensatory mitigation for unavoidable impacts (Table 5, Habitat Mitigation Ratios, for lands outside of approved MSCP subarea plans; County 2010a).

Sensitive vegetation communities/habitat types on site include Diegan coastal sage scrub, Diegan coastal sage scrub-disturbed, scrub oak chaparral, mafic chamise chaparral, mafic southern mixed chaparral, and non-native grassland.

1.4.9 Special Status Plant Species

Special Status Plant Species Observed

Four special status plant species were found on site (Figure 4) and are addressed below.

Orcutt's brodiaea (*Brodiaea orcuttii*)

Status: CNPS Rare Plant Rank 1B.1; County List A

Distribution: Riverside and San Bernardino counties south to Baja California, Mexico.

Habitat(s): Mesic closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools—often associated with clay soil.

Presence on site: Orcutt's brodiaea was found on site in two locations. The larger population occurs in non-native grassland in the northwestern portion of the site; another small population occurs in non-native grassland in the central portion of the site. A total of 1,740 individual plants were counted in 2023.

Southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*)

Status: CNPS Rare Plant Rank 4.2; County List D

Distribution: Los Angeles, San Bernardino, San Luis Obispo, Ventura, and San Diego counties; Baja California, Mexico.

Habitat(s): Mesic coastal dunes; alkaline meadows and seeps; coastal salt marshes and swamps.

Presence on site: One southwestern spiny rush plant was found in the southeastern corner of the site, within the proposed preserve area.

Nuttall's scrub oak (*Quercus dumosa*)**Status:** CNPS Rare Plant Rank 1B.1; County List A**Distribution:** Los Angeles, Orange, Santa Barbara, San Diego, and Ventura counties; Baja California, Mexico.**Habitat(s):** Sandy and clay loam soils in closed-cone coniferous forest, chaparral, and coastal scrub.**Presence on site:** Nuttall's scrub oak is the dominant species in scrub oak chaparral on site.**Ashy spike-moss (*Selaginella cinerascens*)****Status:** CNPS Rare Plant Rank 4.1; County List D**Distribution:** Orange and San Diego counties; Baja California, Mexico.**Habitat(s):** Chaparral and coastal scrub.**Presence on site:** Two patches of ashy spike-moss were observed on site in mafic southern mixed chaparral, within the proposed preserve area.**Special Status Plant Species with Potential to Occur**

Forty-one special status plant species were evaluated for their potential to occur based on reports of the species to the SanBios, USFWS, and/or the CNDDDB within five miles of the site, the habitat types/vegetation communities present on site, the site's elevation and soils, and the site's geographic location. Appendix J provides a list of these special status species and their potential to occur (or status as present if found on site). Four species were found to be present on site, the remaining species were determined to have low potential to occur or are not expected to occur.

1.4.10 Special Status Animal Species**Special Status Animal Species Observed or Otherwise Detected**

Five special status animal species were found (Figure 4) and are addressed below.

Western spadefoot toad (*Spea hammondi*)**Status:** State Species of Special Concern; County Group 2**Distribution:** Throughout the Central Valley and San Francisco Bay area south along the coast to northwestern Baja California, Mexico.**Habitat(s):** Open coastal sage scrub, chaparral, and grassland, along sandy or gravelly washes, floodplains, alluvial fans, or playas. Breeding sites include vernal pools and other temporary rain pools, cattle tanks, and occasionally in pools of intermittent streams with little or no cover. To be suitable for the successful transformation of larvae, temporary breeding pools must hold water for at least 30 days. Requires friable soils for burrowing. Generally excluded from areas with bullfrogs (*Rana catesbiana*) or crayfish (*Procambarus* sp.).**Presence on site:** Observed opportunistically during 2020 gnatcatcher survey. Heard by project biologist on March 13, 2021, but no eggs, tadpoles, or adults were directly observed. Project biologist observed eggs and tadpoles in two water holding basins on March 20, 2021. Two basins on site were observed holding water during the March 2021 site visits; however, a total of eight basins (with a total area of 0.14 acre) were determined to be suitable for toad breeding because they are all deep enough, and evidence of current and/or previous ponding was observed.

Cooper's hawk (*Accipiter cooperii*)**Status:** State Watch List; County Group 1**Distribution:** Occurs year-round throughout San Diego County's coastal slope where stands of trees are present.**Habitat(s):** In San Diego County, tends to inhabit lowland riparian areas and oak woodlands in proximity to suitable foraging areas such as scrubland or fields.**Presence on site:** A Cooper's hawk was seen flying overhead potentially foraging on site and has potential to nest in the trees on site (Figure 4).**Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)****Status:** State Watch List; County Group 1**Distribution:** Observed throughout coastal lowlands and foothills of San Diego County.**Habitat(s):** Coastal sage scrub and open chaparral as well as shrubby grasslands.**Presence on site:** This species was observed in the central portion of the site (Figure 4).**Coastal California gnatcatcher (*Polioptila californica californica*)****Status:** Federal Threatened; State Species of Special Concern; County Group 1**Distribution:** In San Diego County, occurs throughout coastal lowlands.**Habitat(s):** Coastal sage scrub**Presence on site:** One pair of CAGN was observed on site during all three site visits of the USFWS protocol survey conducted in April/May 2020. The pair's nest was incidentally noted with the female sitting on it on May 1, 2020 in the north-central portion of the site. All Diegan coastal sage scrub and Diegan coastal sage scrub on site is considered occupied by the CAGN (Figure 4).**Least Bell's vireo (*Vireo bellii pusillus*)****Status:** Federal Endangered; State Endangered; County Group 1**Distribution:** Observed throughout coastal southern California in the breeding season, south of Santa Barbara, but in smaller numbers in foothills and mountains.**Habitat(s):** Riparian woodland, riparian forest, mule fat scrub, and southern willow scrub.**Presence on site:** One least Bell's vireo was observed (heard occasionally calling) in mafic southern mixed chaparral in the project's mitigation preserve during the Crotch's bumble bee survey on July 21, 2023. Since there is no breeding habitat for the species on site, it is thought that this bird was a post-breeding, migratory individual (some post-breeding migration may begin as early as late July per the USFWS [2023]).**Special Status Animal Species with Potential to Occur**

Sixty-one special status animal species were evaluated for their potential to occur based on reports of the species to the SanBios and/or USFWS databases and/or the CNDDDB within five miles of the site, the habitat types/vegetation communities present on site, the site's elevation and soils, and the site's geographic location. Appendix J provides a list of these special status species and their potential to occur (or status as present if found on site). The BUOW and CBB were not found during the focused surveys.

Seventeen special status animal species have moderate potential to occur because potential habitat occurs on site. Twenty-four have low potential to occur because they are uncommon, their potential habitat on site is limited, or focused species surveys were negative. And, 16 special status animal species are not expected to occur because their habitat is not present on site.

Large Mammals

The coyote was detected on site and other large mammals (mule deer and mountain lion) may also occur on the site but are less likely to use site as they are expected to more frequently use lands farther to the east through the Elfin Forest and Harmony Grove that are core areas identified in the draft Biological Mitigation Ordinance (BMO) for the NCMSCP.

Avian Foraging and Nesting

Migratory Birds

Fifty-six species of birds were observed or detected on site, and the site supports a variety of shrubland, grassland, and eucalyptus woodland habitats that are expected to support year-round foraging and breeding season nesting of migratory birds, particularly passerine species (raptors are addressed separately below).

Raptors

The County (2010b) defines raptor foraging habitat as, “Land that is a minimum of 5 acres (not limited to project boundaries) of fallow or open areas with any evidence of foraging potential (i.e., burrows, raptor nests, etc.)” The more level portions of the site that support vegetation communities/habitat types such as non-native grassland, Diegan coastal sage scrub-disturbed, and disturbed habitat on site could be considered raptor foraging habitat based on this definition since it occupies greater than 5 acres, is open in nature, and it supports burrows of common small mammals, namely California ground squirrel, which was observed.

The Cooper’s hawk was observed flyover over the site potentially foraging. The red-tailed hawk (*Buteo jamaicensis*), which was also observed during site surveys and utilizes open areas for foraging, has high potential to use this habitat on site for foraging. The trees on site may also have potential to support raptor nesting.

1.4.11 Wetlands/Jurisdictional Waters

Waters of the U.S.

A single unvegetated streambed occurs in the southern portion of the site (Figure 4). This streambed is ephemeral in nature; therefore, is not a Corps jurisdictional WUS.

Waters of the State

The ephemeral unvegetated streambed in the southern portion of the site is a potential WS (Figure 4) and potentially subject to regulation by both the CDFW and RWQCB.

RPO Wetlands

There are no RPO wetlands on site. There is an unvegetated, ephemeral streambed located in the southern portion of the site that traverses through upland habitats and under the canopy of eucalyptus woodland. The streambed within the project footprint (impact area) does not meet the County criteria for wetlands (Section 1.5.3) as it lacks wetland vegetation, does not support hydric soils, and does not have a predominately non-soil a substratum.

1.4.12 Habitat Connectivity, Wildlife Corridors, and Nursery Sites

A corridor is a specific route that is used for the movement of species. Local corridors allow wildlife access to resources such as food, water, and shelter within the framework of its daily routines. Regional corridors provide these functions over a larger scale and link two or more large habitat areas, allowing the dispersal of organisms and the consequent mixing of genes between populations. A linkage is an area of land that supports or contributes to the long-term movement of wildlife and genetic exchange by providing live-in habitat that connects to other habitat areas. Many linkages occur as stepping-stones that are comprised of a fragmented archipelago arrangement of habitat over a linear distance.

Important corridors and linkages have been identified on a local and regional scale throughout the Multiple Habitat Conservation Program (MHCP) and MSCP planning areas in the County. The planning objectives of most corridors and linkages in coastal San Diego County include establishing a connection between the northern and southern regional populations of the CAGN in addition to facilitating movement and connectivity of habitat for large mammals and riparian bird species. The proposed North County preserve system incorporates existing preserves and ensures connections between these preserves through soft-line conservation areas. Soft-line areas are referred to as the PAMA. It is not expected that all land within these soft-line areas (PAMA) will be incorporated into the preserve system. The project site is inside the PAMA (Figure 2).

The PAMA for the draft NCMSCP is based on the core and linkage concept of landscape-level conservation planning. While the project site is within the PAMA and would be subject to criteria to avoid/minimize impacts to habitat lands and plant and animal populations, Appendix C of the draft BMO for the draft NCMSCP shows that the project site is not within a core or linkage.

Large mammals such as coyote detected on site may use the project site and the local area, which includes the adjacent Rancho La Costa Reserve and additional PAMA to the south and west, but movement in this local area is likely limited to the immediate north and east by existing development. San Elijo Road is a significant barrier to non-avian wildlife movement north of the site. Rather, regional movement of large mammals (e.g., coyote, mule deer, and mountain lion) likely occurs farther to the east through the Elfin Forest and Harmony Grove core areas identified in the draft BMO for the NCMSCP. Therefore, the project site likely does not contribute substantially to regional wildlife movement and habitat connectivity. Given that the project site is adjacent to open space preserves to the south and west, the project proposes a design to cluster in the north in order to preserve a corridor for local wildlife movement in the more constrained land on the southern edge of the project site and establish a level of compatibility with these adjacent preserves.

Specific sites for reproduction (i.e., nursery sites) are potentially present on site and include, for example, active bird nests and bat nursery colonies. It is certain that avian nesting occurs on site during the avian nesting season. There are two bat species that have moderate potential to occur on site (Appendix J), and they are Mexican long-tongued bat (*Choeronycteris mexicana*) and western mastiff bat (*Eumops perotis californicus*). However, there is no record of the Mexican long-tongued bat breeding in San Diego County (Tremor et al. 2017), so there are no potential nursery sites for this species on site. And, according to Tremor et al. (2017), western mastiff bat roosts include vertical cliffs, rock quarries, outcrops of fractured boulders, and sometimes tall buildings; none of which is present on site. Therefore, there are no potential nursery sites for either species on site.

1.5 APPLICABLE REGULATIONS

Biological resources on the project site are subject to regulatory review by federal, State, and local agencies. Under CEQA, impacts associated with a proposed project or program are assessed with regard to significance criteria determined by the CEQA Lead Agency (in this case, the County) pursuant to CEQA Guidelines.

1.5.1 Federal Government

Federal Endangered Species Act

Administered by the USFWS, the federal Endangered Species Act (ESA) provides the legal framework for the listing and protection of species (and their habitats) that are identified as being endangered or threatened with extinction. Actions that jeopardize endangered or threatened species and the habitats upon which they rely are considered a ‘take’ under the ESA. Section 9(a) of the ESA defines take as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct.” ‘Harm’ and ‘harass’ are further defined in federal regulations and case law to include actions that adversely impair or disrupt a listed species’ behavioral patterns.

The USFWS identifies critical habitat for endangered and threatened species. Critical habitat is defined as areas of land that are considered necessary for endangered or threatened species to recover. The ultimate goal is to restore healthy populations of listed species within their native habitat so they can be removed from the list of threatened or endangered species. Once an area is designated as critical habitat pursuant to the federal ESA, all federal agencies must consult with the USFWS to ensure that any action they authorize, fund, or carry out is not likely to result in destruction or adverse modification of the critical habitat. There is no critical habitat designated on site.

Sections 7 and 10(a) of the federal ESA regulate actions that could jeopardize endangered or threatened species. Section 7 describes a process of federal interagency consultation for use when federal actions may adversely affect listed species. A biological assessment is required for any major construction activity if it may affect listed species. In this case, take can be authorized via a letter of biological opinion issued by the USFWS for non-marine related listed species issues. A Section 7 consultation (formal or informal) is required when there is a nexus between endangered species’ use of the site and impacts to Corps jurisdictional areas. Section 10(a) allows issuance of permits for incidental take of endangered or threatened species with preparation of a Habitat Conservation Plan (HCP). The term “incidental” applies if the taking of a listed species is incidental to, and not the purpose of, an otherwise lawful activity. An HCP demonstrating how the taking would be minimized and how steps taken would ensure the species’ survival must be submitted for issuance of Section 10(a) permits.

Migratory Bird Treaty Act

All migratory bird species that are native to the United States or its territories are protected under the federal Migratory Bird Treaty Act (MBTA), as amended under the Migratory Bird Treaty Reform Act of 2004 (FR Doc. 05-5127). The MBTA is generally protective of migratory birds but does not actually stipulate the type of protection required. In common practice, the MBTA is now used to place restrictions on disturbance of active bird nests during the nesting season (generally February 1 to September 1). In addition, the USFWS commonly places restrictions on disturbances allowed near active raptor nests. As a standard condition, the project must comply with the MBTA.

Rivers and Harbors Act and Clean Water Act

Federal wetland regulation (non-marine issues) is guided by the Rivers and Harbors Act of 1899 and the Clean Water Act (CWA). The Rivers and Harbors Act deals primarily with discharges into navigable waters, while the purpose of the CWA is to restore and maintain the chemical, physical, and biological integrity of all WUS. Permitting for projects filling WUS (including wetlands) is overseen by the Corps under Section 404 of the CWA. Projects could be permitted on an individual basis or be covered under one of several approved Nationwide Permits. Individual Permits are assessed individually based on the type of action, amount of fill, etc. and typically require substantial time (often longer than 6 months) to review and approve, while Nationwide Permits are pre-approved if a project meets appropriate conditions.

1.5.2 State of California

California Environmental Quality Act

Primary environmental legislation in California is found in CEQA and its implementing guidelines (State CEQA Guidelines), which require that projects with potential adverse effects (or impacts) on the environment undergo environmental review. Adverse environmental impacts are typically mitigated as a result of the environmental review process in accordance with existing laws and regulations.

California Endangered Species Act

The California ESA is similar to the federal ESA in that it contains a process for listing of species and regulating potential impacts to listed species. California ESA Section 2081 authorizes the CDFW to enter into a memorandum of agreement for the take of listed species for scientific, educational, or management purposes.

Native Plant Protection Act

The Native Plant Protection Act (NPPA) enacted a process by which plants are listed as rare or endangered. The NPPA regulates collection, transport, and commerce in listed plants. The California ESA follows the NPPA and covers both plants and animals designated as endangered or threatened with extinction. Plants listed as rare under NPPA were also designated rare under the California ESA.

California Fish and Game Code

California Fish and Game Code (Sections 1600 through 1603) requires a CDFW agreement for projects affecting riparian and wetland habitats through issuance of a Streambed Alteration Agreement (SAA).

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act of 1970 grants the State Water Resource Control Board (SWRCB) and its regional offices (RWQCBs) power to protect water quality and is the primary vehicle for implementation of the State’s responsibilities under Section 401 of the CWA. The Porter-Cologne Act grants the SWRCB authority and responsibility to adopt plans and policies, regulate discharges to surface and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants. Typically, the SWRCB and RWQCB act in concert with the Corps under Section 401 of the Federal CWA in relation to permitting fill of federal jurisdictional waters.

California Natural Communities Conservation Planning Act

The California Natural Communities Conservation Planning (NCCP) Act of 1991 (Section 2835) allows the CDFW to authorize interim take of species covered by plans in agreement with NCCP guidelines. A Natural Communities Conservation Program initiated by the State of California focuses on conserving coastal sage scrub, and in concert with the USFWS and the federal ESA, is intended to avoid the need for future federal and state listing of coastal sage scrub-dependent species. The County of San Diego became a participant in the NCCP in 1993 for projects located within the planning area for the Coastal Sage Scrub NCCP with the intent to “...provide for regional protection and perpetuation of natural wildlife diversity while allowing compatible land use and appropriate development and growth.” The NCCP process guidelines were established as interim guidelines until formal subregional plans were approved. The draft NCMSCP will be the subregional plan for this portion of the County when adopted. Until then, an NCCP 4(d) take permit (Habitat Loss Permit; HLP) is required for the project to demonstrate compliance with the NCCP Act.

1.5.3 County of San Diego

Habitat Loss Permit Ordinance

The HLP Ordinance was adopted in March of 1994 in response to both the listing of the CAGN as a federal threatened species and the adoption of the NCCP Act by the State. Pursuant to the Special 4(d) Rule under the federal ESA, the County is authorized to issue “take permits” for the CAGN (in the form of HLPs) in lieu of Section 7 or 10(a) permits typically required from the USFWS. Although issued by the County, the USFWS and CDFW must concur with the issuance of an HLP for it to become valid as take authorization under the federal ESA. The HLP Ordinance states that projects must obtain an HLP prior to the issuance of a grading permit, clearing permit, or improvement plan if the project would directly or indirectly impact any of several coastal sage scrub habitat types. The HLP Ordinance requires an HLP if coastal sage scrub or related habitat will be impacted, regardless of whether it is currently occupied by the CAGN. An HLP is not required for projects within the boundaries of the MSCP that have an adopted subarea plan; this project lies within the boundaries of the draft NCMSCP, which is still

in draft form. HLPs are also not required for projects that have separately obtained Section 7 or 10(a) permits for take of the CAGN; this project has not.

Approval of an HLP is based on findings made pursuant to the HLP Ordinance. Findings need to demonstrate that a project's loss of coastal sage scrub would not exceed the County's 5 percent interim allowable loss limit. It would also have to demonstrate that the habitat loss would not preclude connectivity between areas of high habitat values or preclude or prevent the preparation of a subregional NCCP plan. Additionally, the findings must show that the habitat loss has been minimized and mitigated to the maximum extent practicable in accordance with Section 4.3 of the Southern California Coastal Sage Scrub NCCP Process Guidelines, and that the habitat loss would not appreciably reduce the likelihood of survival and recovery of listed species in the wild. Finally, the habitat loss must be incidental to otherwise lawful activities. An HLP application must be filed with the County if the draft NCMSCP has not been adopted at the time of its environmental review because impacts to coastal sage scrub occupied by the CAGN would occur.

Resource Protection Ordinance

The County regulates natural resources (among other resources) as sensitive biological resources via the RPO (County 2011), the regulations of which cover wetlands, wetland buffers, sensitive plant and animal species, sensitive vegetation communities/habitat types, and habitats containing sensitive animals or plants.

RPO wetlands are defined as lands having one or more of the following attributes:

- At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
- The substratum is predominantly undrained, hydric soil; or
- 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.

According to the RPO, the following are not considered RPO wetlands:

- Lands which have attribute(s) specified above, 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:
 - Have negligible biological function or value as wetlands;
 - Are small and geographically isolated from other wetland systems;
 - Are not vernal pools; and
 - Do not have substantial or locally important populations of wetland dependent sensitive species.

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

As noted above in Section 1.4.11, the project would not affect County RPO wetlands.

Sensitive Habitat Lands are defined by the RPO as:

- Land which supports unique vegetation communities, or the habitats of rare or endangered species or sub-species of animals or plants as defined by Section 15380 of the State CEQA Guidelines (14 Cal. Admin. Code Section 15000 *et seq.*), 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.
 - “Unique vegetation community” refers to associations of plant species which are rare or substantially depleted. These may contain rare or endangered species, but other species may be included because they are unusual or limited due to a number of factors, for example: (a) they are only found in the San Diego region; (b) they are a local representative of a species or association of species not generally found in San Diego County; or (c) they are outstanding examples of the community type as identified by the CDFW listing of community associations.

There are no unique vegetation communities on site; however, Sensitive Habitat Lands on site include: 1) Diegan coastal sage scrub, 2) scrub oak chaparral, mafic chamise chaparral, mafic southern mixed chaparral, and 3) non-native grassland because it supports Orcutt’s brodiaea a County List A species.

The remaining portions of the project site are not Sensitive Habitat Lands as they do not meet the Sensitive Habitat Lands definition. The remaining portions do not represent areas which are necessary to support a viable population of rare and endangered species in perpetuity, or which are critical to the proper functioning of a balanced natural ecosystem or which serve as a functioning wildlife corridor.

2.0 PROJECT EFFECTS

Direct impacts are immediate impacts resulting from permanent removal of biological resources. Direct impacts were quantified by overlaying the limits of project-related impacts on the biological resources map of the site. A total of 32.9 acres would be directly affected by grading and fire fuel modification on site. This includes 31.6 acres of impact on site and 1.3 acre of impact off site (fuel modification). Indirect impacts are all actions that are not direct removal of biological resources but affect the surrounding biological resources either as a secondary effect of the direct impacts or as the cause of degradation of a biological resource over time.

2.1 SPECIAL STATUS SPECIES

2.1.1 Special Status Plant Species

Project construction would result in direct and permanent impacts to an estimated 1,710 individual Orcutt's brodiaea plants (County List A) out of an estimated population of 1,740 individuals on site. The suitable habitat area mapped for the species on site is 3.8 acres (Figure 4), of which 3.4 acres would be impacted and 0.4 acre would be preserved.

Project construction would result in direct and permanent impacts to 12 individual Nuttall's scrub oaks (County List A), which is the dominant species in scrub oak chaparral on site.

Project construction would preserve ashy spike-moss (County List D) and would avoid southwestern spiny rush (County List D) as both occur within the preserve area.

2.1.2 Special Status Animal Species

The western spadefoot toad (County Group 2) was observed opportunistically during a gnatcatcher survey visit in 2020. The species also was heard calling by a project biologist on March 13, 2021, but no eggs, tadpoles, or adults were directly observed. The project biologist did observe eggs and tadpoles in two water holding basins on March 20, 2021; however, a total of eight basins (with a total area of 0.14 acre) were determined to be suitable for toad breeding because they are all deep enough, and evidence of current and/or previous ponding was observed (Figure 4). The spadefoot likely uses the surrounding coastal sage scrub, chaparral, and grassland on site for non-breeding purposes.

The CAGN (federal threatened; County Group 1) was found on the site using it for breeding, and based on the species' behavior patterns and habitat needs, it would also use the site for non-breeding purposes (e.g., feeding and sheltering). Based on the habitat needs and behavioral patterns of the southern California rufous-crowned sparrow (County Group 1), it likely breeds, feeds, and shelters on site, as well. The Cooper's hawk (County Group 1) was observed flying overhead and potentially foraging on site; it was not observed breeding on site (no raptor nests were observed). However, the eucalyptus trees on site have potential to be used as nesting sites for the species.

For the western spadefoot toad, project construction would result in the direct and permanent removal of three locations where toads were observed and eight water holding basins (totaling 0.14 acre in area) suitable for toad breeding (Figure 4). It would also result in the direct and permanent removal of 7.2 acres of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed habitat on and off site, 4.6 acres of chaparral on site, and 15.4 acres of non-native grassland on site that could be used for non-breeding purposes. Construction could also cause direct injury/mortality to individual toads.

Project construction would result in the direct and permanent removal of 7.2 acres of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed habitat on and off site occupied by the CAGN. Project construction could also have temporary noise impacts on CAGN nesting as addressed below in Section 2.5 of this report.

Project construction would result in the direct and permanent removal of 27.2 acres of the scrub, chaparral, and grassland habitats on and off site used, or potentially used, by the southern California rufous-crowned sparrow. Project construction could also have temporary noise impacts on this species’ nesting as addressed below in Section 2.5 of this report.

Project construction would result in the removal of potential foraging habitat for the Cooper’s hawk, and eucalyptus woodland that has potential to support Cooper’s hawk breeding, feeding, and sheltering. Project construction could also have temporary noise impacts on Cooper’s hawk nesting as addressed below in Section 2.5 of this report.

2.2 RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITY

Impacts on and off site from the project to sensitive upland habitats that would require compensatory mitigation include 7.2 acres of Diegan coastal sage scrub (including -disturbed), 0.2 acre of scrub oak chaparral, 1.6 acres of mafic chamise chaparral, 2.8 acres of mafic southern mixed chaparral, and 15.4 acres of non-native grassland. Table 3 provides a summary of project impacts to vegetation communities.

Table 3
IMPACTS TO VEGETATION COMMUNITIES/HABITAT TYPES¹

VEGETATION COMMUNITY/ HABITAT	ON SITE	OFF SITE	TOTAL
Diegan coastal sage scrub (32500)	5.1	0.2	5.3
Diegan coastal sage scrub-disturbed (32500)	1.9	0.0	1.9
Scrub oak chaparral (37900)	0.2	0.0	0.2
Mafic chamise chaparral (37220)	1.6	0.0	1.6
Mafic southern mixed chaparral (37122)	2.8	0.0	2.8
Non-native grassland (42200)	15.4	0.0	15.4
Eucalyptus woodland (79100)	1.4	0.0	1.4
Disturbed habitat (11300)	2.4	0.2	2.6
Developed and ornamental (12000)	0.8	0.9	1.7
TOTAL	31.6	1.3	32.9

¹In acres

2.3 JURISDICTIONAL WETLANDS AND WATERWAYS

2.3.1 Waters of the U.S.

The unvegetated streambed is ephemeral and not subject to Corps jurisdiction; therefore, there would be no impacts to WUS.

2.3.2 Waters of the State

Potential non-wetland WS on site include the single unvegetated ephemeral streambed in the southern portion of the site. Impacts to potential non-wetland WS from the project total 0.01 acre (546 linear feet). This impact may require permits from the CDFW and RWQCB, should one or both elect to take jurisdiction over the feature.

2.3.3 County RPO Wetland

The unvegetated ephemeral streambed does not meet the criteria for County RPO wetlands. As such, here are no affected County RPO wetlands.

2.4 WILDLIFE MOVEMENT AND NURSERY SITES

As mentioned previously, the project site is not within a core or linkage and does not serve as a nursery site. Large mammals may, however, use the project site and the local area, but movement is likely limited to the immediate north and east by existing development. Rather, local movement of large mammals probably occurs farther to the east through the Elfin Forest and Harmony Grove core areas identified in the draft BMO for the NCMSCP. Therefore, the project site likely does not contribute substantially to wildlife movement and habitat connectivity and, therefore, would not affect those features substantially. As a benefit, however, the project proposes a design to cluster in the north in order to preserve a corridor for local wildlife movement in the more constrained land in the southern portion of the project site and establish a level of compatibility with the adjacent preserves to the west and south.

2.5 INDIRECT IMPACTS

Potential indirect impacts may occur to sensitive biological as a result of project construction (fugitive dust and noise). Other potential indirect impacts may occur to sensitive biological resources from night lighting; invasive, non-native plant species; and public access due to occupation of the built project. These potential impacts are addressed where applicable in the following sections of this report.

Fugitive Dust

Fugitive dust produced by construction could disperse onto native vegetation beyond the project impact footprint. A continual cover of dust can reduce the overall vigor of individual plants by reducing their photosynthetic capabilities and increasing their susceptibility to pests or disease. This, in turn, can affect animals dependent on these plants. Fugitive dust also may make plants unsuitable as structural habitat for insects and birds. Fugitive dust would be a short-term, temporary impact of project construction.

Noise

Excessive noise could impact the nesting success of the CAGN, southern California rufous-crowned sparrow, and/or Cooper's hawk through grading, clearing, fire fuel modification, and/or other noise-generating activities such as construction. This potential impact could occur during the general avian breeding season of January 15 through August 15 and affect each of these three species (the specific CAGN breeding season is February 15 to August 15, the specific breeding season for the southern California rufous-crowned sparrow is mid-March to mid-June [San Diego Management and Monitoring Program 2010], and the Cooper's hawk specific breeding season is January 15 to July 15).

Night Lighting

Night lighting that shines on or spills into native habitats adjacent to the project impact footprint can prevent nocturnal wildlife from using the habitat. It can also cause loss of native wildlife by providing nocturnal predators with an unnatural advantage over their prey. Night lighting could cause these impacts over the short term during construction and over the long term during operation of the project.

Invasive, Non-native Plant Species

Invasive, non-native plant species are threats to native biological resources in that they can, for example, displace native plants, increase the threat of wildfire by increasing fuel load, and supplant plants used as forage by herbivorous species. Vehicles are the primary conduits for the spread of many invasive species, and activities and soil disturbance associated with construction of the project could spread invasive, non-native plant species to adjacent areas supporting native vegetation. However, the adjacent undeveloped areas are like the project site in plant species composition, so project construction would not result in the spread of invasive, non-native plant species to those adjacent areas because they are already present. New invasive, non-native plant species could be introduced to the project site, however, in erosion control materials.

Landscaping associated with the project could include species that are not native to the project area. Therefore, project landscaping could result in the introduction of invasive, non-native plant species to the project footprint and their spread outside the project footprint.

Public Access

Increases in human activity in the area could result in degradation of preserved habitat and associated indirect impacts on special status species through the removal of vegetation and creation of unauthorized trails. In addition, illegal dumping of lawn and garden clippings, trash, and other refuse could occur.

Domestic Animals

The project is residential in nature, so domestic predators (e.g., dogs and cats) may be introduced to the proposed preserve adjacent to the project footprint. Such introductions have potential to harm native wildlife species through behavioral pattern disturbance and predation.

3.0 SPECIAL STATUS SPECIES

3.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the USFWS or CDFW?

Any of the following conditions would be considered significant if:

- A. The project would impact one or more individuals of a species listed as federal or State endangered or threatened.
- B. The project would impact an on-site population of a County List A or B plant species, or a County Group 1 animal species, or a species listed as a State Species of Special Concern.
- C. The project would impact the local long-term survival of a County List C or D plant species or a County Group 2 animal species.
- D. The project may impact arroyo toad aestivation, foraging or breeding habitat.
- E. The project would impact golden eagle habitat.
- F. The project would result in a significant loss of functional foraging habitat for raptors.
- G. The project would impact the viability of a core wildlife area, defined as a large block of habitat (typically 500 acres or more not limited to project boundaries, though smaller areas with particularly valuable resources may also be considered a core wildlife area) that supports a viable population of a sensitive wildlife species or supports multiple wildlife species.
- H. The project would cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive species over the long term.
- I. The project would impact occupied burrowing owl habitat.
- J. The project would impact occupied cactus wren habitat, or formerly occupied coastal cactus wren habitat that has been burned by wildfire.
- K. The project would impact occupied Hermes copper butterfly habitat.

L. The project would impact nesting success of the following sensitive bird species through grading, clearing, fire fuel modification, and/or other noise generating activities such as construction:

- Coastal cactus wren
- Coastal California gnatcatcher
- Least Bell's vireo
- Southwestern willow flycatcher
- Tree-nesting raptors
- Ground-nesting raptors
- Golden eagle
- Light-footed clapper rail

3.2 ANALYSIS OF PROJECT EFFECTS

The proposed project would result in significant impacts under the above guidelines for the following reasons:

3.1.A The project would impact 1 pair of CAGN through the removal of Diegan coastal sage scrub (including -disturbed) during construction. These impacts would be considered significant under County Guideline 3.1.A. Potential noise impacts to the CAGN are addressed under 3.1.L.

3.1.B The project would impact 1,710 individual Orcutt's brodiaea (List A) plants and 12 individual Nuttall's scrub oak (List A) plants. The project would remove 3.4 acres of land supporting Orcutt's brodiaea and 0.2 acre of scrub oak chaparral dominated by Nuttall's scrub oak. The project would impact the western spadefoot toad (SSC) through loss of breeding habitat (eight suitable water holding basins totaling 0.14 acre in area), non-breeding habitat (Diegan coastal sage scrub, Diegan coastal sage scrub-disturbed, chaparral, and non-native grassland) and through potential direct injury/mortality to individuals during construction.

The project would impact Cooper's hawk (Group 1) through loss of potential foraging and nesting habitat. The project would impact southern California rufous-crowned sparrow (Group 1) through habitat loss and potential direct impacts to those when nesting. Impacts to these SSC or County Group 1 species would be significant under County Guideline 3.1.B. Potential noise impacts to the Cooper's hawk and southern California rufous-crowned sparrow are addressed under County Guideline 3.1.L.

The project also has potential to impact SSC or County Group 1 species with moderate potential to occur on site (Appendix J). These species include:

Reptiles

- Coast horned lizard (SSC)
- Coast patch-nosed snake (SSC)
- Coastal whiptail (SSC)
- Two-striped garter snake (SSC, Group 1)

Birds

- Bell's sage sparrow (Group 1)
- California horned lark (Group 1)
- Red-shouldered hawk (Group 1)
- Turkey vulture (Group 1)

Mammals

- Dulzura pocket mouse (SSC)
- Mexican long-tongued bat (SSC)
- San Diego black-tailed jackrabbit (SSC)
- San Diego desert woodrat (SSC)
- Western mastiff bat (SSC)

Potential impacts to the reptiles and small mammals could include habitat loss and/or direct injury/mortality to individuals during construction. Potential impacts to the birds could include habitat loss and direct impacts to those that are nesting. Impacts to these County Group 1/SSC species, should they occur, would be significant under County Guideline 3.1.B.

3.1.F The project site supports raptors such as the Cooper's hawk and red-tailed hawk. The project would impact open habitats including, for example, non-native grassland and Diegan coastal sage scrub-disturbed that occur in the more level portion of the site and contain rodent burrows. The impacts would be significant under County Guideline 3.1.F.

3.1.H The project could cause indirect impacts to the Rancho La Costa Preserve or proposed project preserve to levels that would likely harm sensitive species over the long term as follows.

Potentially significant indirect impacts to special status species resulting from human activity; domestic animals (e.g., cats); and invasive, non-native plant species could occur. These impacts would be significant under County Guideline 3.1.H. See 3.1.H, below, for a discussion of potential indirect impacts to Orcutt's brodiaea. Potential indirect impacts from construction noise are discussed under County Guideline 3.1.L.

3.1.L Noise from such sources as clearing and grading could result in an impact to wildlife. Noise-related impacts would be considered significant if special status species like the CAGN were displaced from their nests and failed to breed. The CAGN and other special status bird species nesting within any area impacted by noise exceeding 60 decibels (dB) or ambient could be significantly impacted. If tree-nesting raptors (e.g., Cooper's hawk) are nesting within 500 feet of the impact area, or special status passerines such as the CAGN and southern California rufous-crowned sparrow are nesting within 300 feet of the impact area, effects resulting from construction noise would be significant according to County Guideline 3.1.L.

The project would not result in significant impacts under the above guidelines for the following reasons:

3.1.C The project would not impact the local long-term survival of List C plant species because none was observed on site, and none has potential to occur. The project would not impact the local long-term survival of the List D plant species present on site (southwestern spiny rush and ashy spike-moss) because these species would be preserved or avoided. Other List D plant species have low potential to occur and are, therefore, not likely to be present or impacted. The project is not expected to impact the local long-term survival of any County Group 2 animal species (that are not SSC; those are addressed under County Guidelines 3.1.B) because none has moderate or high potential to occur on site.

List D plant species evaluated for their potential to occur on site have low potential to occur (Appendix J) and, therefore, are not expected to have their long-term survival affected by the project. Therefore, impacts to List C and D plant species and Group 2 animal species are considered less than significant.

3.1.D The project would not impact arroyo toad aestivation, foraging, or breeding habitat because the site contains no habitat suitable for the arroyo toad, and the arroyo toad has not been reported to the CNDDDB or SanBios and USFWS databases within five miles of the site.

3.1.E The project would not impact golden eagle habitat because the site is not currently an area of solitude at a distance to human habitation that the golden eagle requires. Rather, the site is adjacent to existing development. While a record in the SanBios database exists for an eight-kilometer (approximately five-mile) area that overlaps somewhere with the five-mile radius of the site, the record is from 1998. There are no historic or current records of the golden eagle in the CNDDDB or USFWS database within five miles of the site.

3.1.G Appendix C of the draft BMO (Appendix A of County 2009) for the 2009 draft NCMSCP (County 2009) shows that the project site is not within a core despite being adjacent to the 1,400-acre Rancho La Costa Preserve established in 2002. A core is a large block of habitat (typically 500 acres or more not limited to project boundaries, though smaller areas with particularly valuable resources may also be considered a core wildlife area) that supports a viable population of a sensitive wildlife species or supports multiple wildlife species. While the project site is adjacent to the Preserve and supports a viable population of County List A Orcutt's brodiaea and multiple wildlife species (including the County Group 1 CAGN), the project would not impact the viability of a core.

3.1.H. Potential indirect impacts to Orcutt's brodiaea preserved on site would be less than significant because the preserved suitable habitat area would be surrounded by a 100-foot buffer from development. Likewise, potential indirect impacts to Nuttall's scrub oak preserved on site would be less than significant because the preserved individuals would be surrounded by a greater than 100-foot buffer from development. Night lighting would not result in significant impacts because the project would be required to adhere to Division 9 of the San Diego County Light Pollution Code. Lighting within the project footprint adjacent to the proposed open space would be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from the open space.

3.1.I The project would not impact occupied BUOW habitat because the BUOW was determined to be absent from the site during the focused survey for the species conducted in 2020.

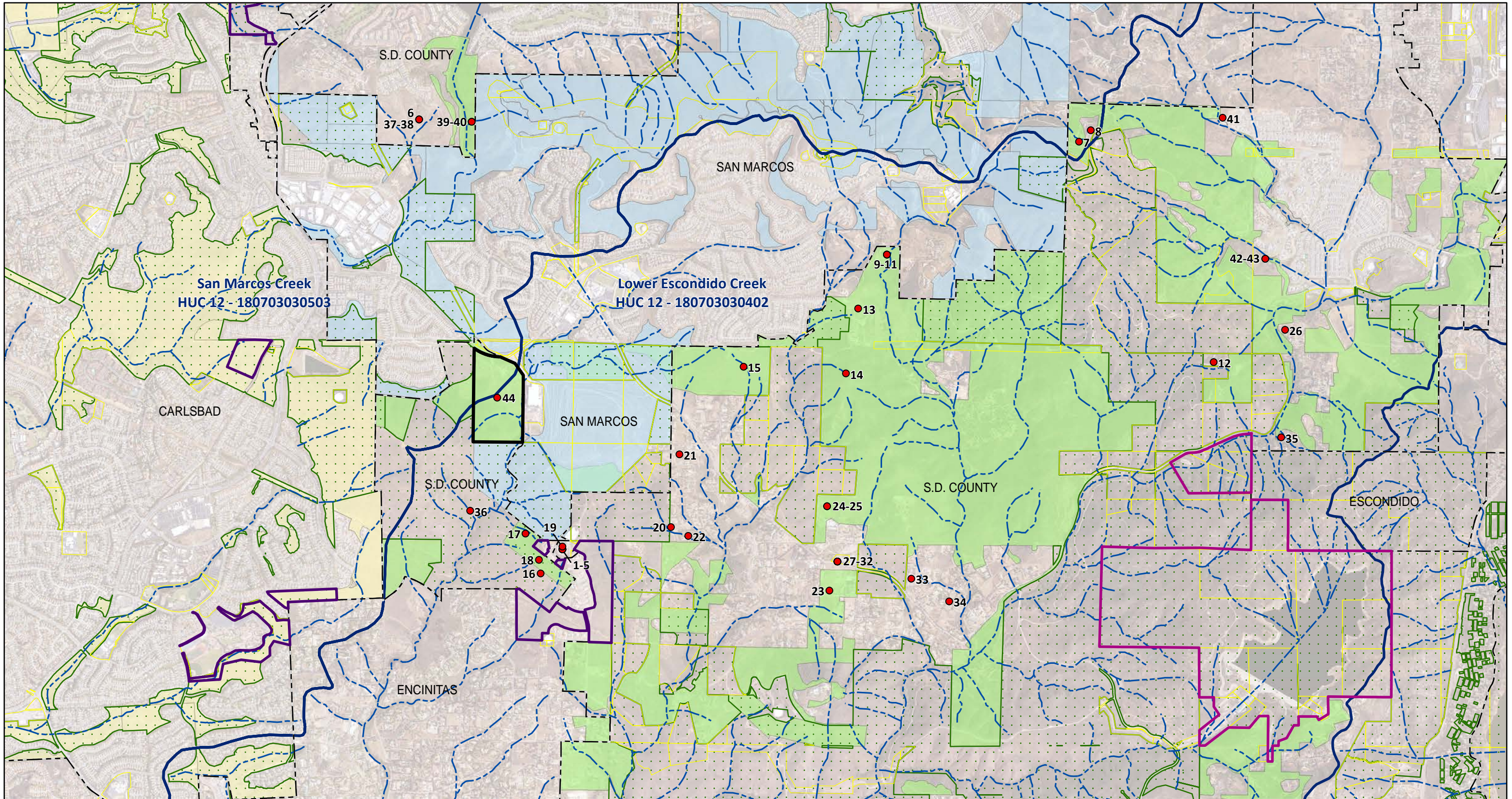
3.1.J The cactus wren was not observed or detected on site, and the cactus thickets that the species require are not present. The species has not been reported to the CNDDDB or SanBios database within five miles of the project site.

3.1.K The project would not impact occupied Hermes copper butterfly habitat because the Hermes copper habitat assessment of the site concluded that the potential for the species to occur is low. There was no spiny redberry was found in proximity to California buckwheat, which is a general habitat requirement for the species (Attachment B [County of San Diego Guidelines for Hermes Copper] in County 2010a).

3.1.L The project would not impact nesting success of the coastal cactus wren because the cactus wren was not observed or detected, and the cactus thickets that the species require are not present. The species has not been reported to the CNDDDB or SanBios database within five miles of the project site. The project would not impact the nesting success of the least Bell's vireo or southwestern willow flycatcher because their native riparian forest, woodland, and scrub habitats are not present on site or adjacent to the site. The project would not affect the Ridgway's rail because its marsh habitats are not present on site or adjacent to the site. Lastly, the project would not impact the nesting success of the golden eagle because no golden eagle nesting habitat (generally remote cliffs) occurs on site, and no nests are known within 4,000 feet of the site. There are no historic or current records of the golden eagle in the CNDDDB or USFWS and database within five miles of the site.

3.3 CUMULATIVE IMPACT ANALYSIS

The area of consideration for cumulative impacts on biological resources (i.e., the cumulative study area) includes an area of unincorporated County including and surrounding the project site and bordered by the cities of Carlsbad to the west, San Marcos to the north and west, Escondido to the east, and Encinitas to the southwest. The cumulative study area encompasses part of the Escondido Creek watershed and numerous preserves and reserves (Figure 5).



- Project Boundary
- Cumulative Projects
- Public Ownership
- North County MSCP PAMA
- City of San Marcos MSCP FPA
- City of Carlsbad HMP Preserve
- Conserved Lands
- CDFW Conservation Easement
- Elfin Forest Recreational Reserve

- NHD Stream
- NHD Watershed (12-digit HUC)

Figure 5

Cumulative Study Area

QUESTHAVEN

The cumulative study area was chosen because it includes areas with similar biological resources to the project site. This area includes lands within a reasonable distance from the project site that may have a biologically based connection to the site in terms of habitat connectivity and development in the region. The cumulative study area includes surrounding proposed PAMA and open space preserve connections to the project site as well as Elfin Forest, which is a biological core area identified in the draft BMO for the NCMSCP.

A total of 44 projects (including the proposed project) were reviewed for this cumulative analysis (Table 4; Figure 5). Of these 44 cumulative projects, four would result in significant or potentially significant cumulative impacts to sensitive biological resources. The remaining 40 projects either would not result in impacts to sensitive biological resources, or information on impacts is not available. The project has the potential to contribute to the cumulative impact on the CAGN, raptors (i.e., loss of foraging habitat), southern California rufous-crowned sparrow, and SSC or County Group 1 species with moderate potential to occur on site, as discussed below.

The cumulative projects (i.e., projects 1 through 43) with available data would impact 42.18 acres of coastal sage scrub, 9.7 acres of southern mixed chaparral (not all impacts required mitigation) and 43.7 acres of non-native grassland. The project would contribute additional impacts to 7.2 acres of coastal sage scrub, 0.2 acre of scrub oak chaparral, 1.6 acres of mafic chamise chaparral, 2.8 acres of mafic southern mixed chaparral, and 15.4 acres of non-native grassland. Therefore, the total cumulative impacts for which mitigation is required/was provided is:

- 49.38 acres of coastal sage scrub,
- 0.20 acre of scrub oak chaparral,
- 1.60 acres of mafic chamise chaparral,
- 12.50 acres of southern mixed chaparral, and
- 59.10 acres of non-native grassland.

The loss of coastal sage scrub habitat would represent a potential cumulative impact on the western spadefoot toad, CAGN, southern California rufous-crowned sparrow, and other special status species with moderate potential to occur in this habitat. The project would result in impacts to 7.2 acres of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed and 1 pair of CAGN through the removal of this habitat during construction. Therefore, the proposed project would contribute to the significant cumulative impact on the CAGN and other special status species.

Projects are required to implement avoidance measures so that direct, inadvertent take of CAGN individuals is prevented. In addition, projects are typically required to compensate impacts on coastal sage scrub at a minimum 1:1 ratio to ensure that the loss of occupied and suitable habitat for the CAGN is fully compensated. The project would implement required CAGN avoidance measures and compensate for the loss of 7.2 acres of coastal sage scrub habitat through the mitigation program explained in Mitigation Measure 4.1.A. Therefore, the project's contribution to the cumulative impact on the CAGN and other special status species would be less than considerable and reduced to a less-than-significant level.

**Table 4
CUMULATIVE IMPACTS ON BIOLOGICAL RESOURCES¹**

# on Figure 5	Project Number	Project Name	Resource ²									
			CSS		SOC		MCC		MSMC		NNG	
			Impacts (I)	Mitigation (M)	I	M	I	M	I	M	I	M
1	PDS2020-ZAP-98-015W1M6	Cell site modification	0	0	0	0	0	0	0	0	0	0
2	PDS2016-ZAP-98-015W2M2	T-Mobile West wireless facility modification	0	0	0	0	0	0	0	0	0	0
3	PDS2017-MUP-95-012W1M2	Verizon Wireless equipment replacement/installation	0	0	0	0	0	0	0	0	0	0
4	PDS2012-3910-1208006	No information available	--	--	--	--	--	--	--	--	--	--
5	PDS2012-3401-98-015-03	T-Mobile wireless facility modification	0	0	0	0	0	0	0	0	0	0
6	PDS2003-3950-03-005	Lake San Marcos Greens	0	0	0	0	0	0	0	0	0	0
7	PDS2014-AD-14-022	Agricultural clearing	0	0	0	0	0	0	0	0	0	0
8	PDS2014-MUP-82-050W3M1	Mount Whitney cell equipment relocation	0	0	0	0	0	0	0	0	0	0
9	PDS2019-MUP-06-008M1	Sprint telecom facility modification	0	0	0	0	0	0	0	0	0	0
10	PDS2006-3300-06-008	Construct/operate telecom facility	0	0	0	0	0	0	0	0	0	0
11	PDS2006-3910-0608005 9	No information available	--	--	--	--	--	--	--	--	--	--
12	PDS2003-3000-03-083	Felker ag clearing	0	0	0	0	0	0	4.5 ³	0	0	0
13	PDS2010-3710-10-0013	Questhaven boundary adjustment	0	0	0	0	0	0	0	0	0	0
14	PDS2005-3710-05-0027	Altmann boundary adjustment	0	0	0	0	0	0	0	0	0	0
15	PDS2018-IC-18-035	Application to subdivide	0	0	0	0	0	0	0	0	0	0
16	PDS2006-3710-06-0047	Perkins boundary adjustment	0	0	0	0	0	0	0	0	0	0
17	PDS2016-LDGRMJ-30097	No information available	--	--	--	--	--	--	--	--	--	--
18	PDS2018-LDGRMJ-30192	No information available	--	--	--	--	--	--	--	--	--	--
19	PDS2012-3300-12-018	Sprint Gaty Reservoir wireless telecom facility	0	0	0	0	0	0	0	0	0	0

# on Figure 5	Project Number	Project Name	Resource ²									
			CSS		SOC		MCC		MSMC		NNG	
			Impacts (I)	Mitigation (M)	I	M	I	M	I	M	I	M
20	PDS2004-3000-04-036	Sinatra and Bordagaray agricultural brushing and clearing	0	0	0	0	0	0	1.5 ³	0	0	0
21	PDS2014-AD-14-014	Barking Elf Ranch Stables zoning verification	--	--	--	--	--	--	--	--	--	--
22	PDS2018-VAC-18-003	Vacate open space easement	0	0	0	0	0	0	0	0	0	0
23	PDS2004-3200-20764	Baumgartner parcel map	0	0	0	0	0	0	0	0	6.0	3.0
24	PDS2004-3100-5278	Anderson major subdivision	0.48	0.48	0	0	0	0	0	0	0	0
25	PDS2017-LDMJIP-50031	No information available	--	--	--	--	--	--	--	--	--	--
26	PDS2017-MUP-70-135M2	Minor deviation—fire rebuild	0	0	0	0	0	0	0	0	0	0
27	PDS2018-MUP-05-008M5	AT&T Mobility plot plan deviation	0	0	0	0	0	0	0	0	0	0
28	PDS2017-MUP-05-008M4	AT&T Mobility plot plan deviation	0	0	0	0	0	0	0	0	0	0
29	PDS2012-3301-05-008-02	AT&T plot plan deviation	0	0	0	0	0	0	0	0	0	0
30	PDS2015-MUP-05-008M3	Sprint plot plan deviation	0	0	0	0	0	0	0	0	0	0
31	PDS2005-3300-05-008	Sprint Nextel telecom facility	0	0	0	0	0	0	0	0	0	0
32	PDS2011-3301-05-008-01	AT&T plot plan deviation	0	0	0	0	0	0	0	0	0	0
33	PDS2011-3710-11-0025	Holland boundary adjustment	0	0	0	0	0	0	0	0	0	0
34	PDS2018-BC-18-0112	Ertorth residence lot line adjustment	0	0	0	0	0	0	0	0	0	0
35	PDS2019-BC-19-0036	Dietel boundary adjustment	0	0	0	0	0	0	0	0	0	0
36	PDS2006-3710-06-0047	Perkins boundary adjustment	0	0	0	0	0	0	0	0	0	0
37	PDS2004-3000-04-067	Agricultural open space easement encroachment	0	0	0	0	0	0	0	0	0	0
38	PDS2004-3500-04-028	Varadero Model Homes	0	0	0	0	0	0	0	0	0	0

# on Figure 5	Project Number	Project Name	Resource ²									
			CSS		SOC		MCC		MSMC		NNG	
			Impacts (I)	Mitigation (M)	I	M	I	M	I	M	I	M
39	PDS2007-3710-07-0082	Citizen Development Corp. boundary adjustment	0	0	0	0	0	0	0	0	0	0
40	PDS2006-3710-06-0167	McMorris/CDC boundary adjustment	0	0	0	0	0	0	0	0	0	0
41	PDS2019-MUP-04-012M9	Winchester plot plan deviation	0	0	0	0	0	0	0	0	0	0
42	PDS2002-3500-02-055	Walz "B" site plan	0	0	0	0	0	0	0	0	0	0
43	PDS2004-3100-5365	Harmony Grove Village	41.7	76.5	0	0	0	0	3.7 ^{3,4}	1.9 ⁴	37.7	18.9
Subtotal			42.18	76.98	0.00	0.00	0.00	0.00	9.70^{3,4}	1.90⁴	43.70	21.90
44	PDS2020-TM-5643	Questhaven Tentative Map	7.20	50.6 ²	0.20	50.6 ²	1.60	50.6 ²	2.80	50.6 ²	15.40	50.3 ²
TOTAL			49.38	127.58	0.20	50.60	1.60	50.60	12.50⁴	52.50	59.10	72.20

¹Impacts and mitigation are listed in acres.

²CSS = Diegan coastal sage scrub and variations/ecotones (e.g., coastal sage-chaparral scrub, etc.); SOC = scrub oak chaparral; MCC = mafic chamise chaparral; MSMC = mafic southern mixed chaparral; NNG = non-native grassland. The mitigation shown in Table 4 for Questhaven is not based on impacts to mitigation ratios. Rather, the mitigation is an overall program of preservation and/or habitat restoration/preservation of a total of 50.3 acres on and off site (adjacent). Refer to Section 4.4 and Table 7 of this report.

³Impacts were to southern mixed chaparral, not mafic southern mixed chaparral

⁴Six acres of the impact is to southern mixed chaparral for which no mitigation was required. Mitigation was required for impacts to 3.7 acres of southern mixed chaparral from Harmony Grove Village.

The cumulative projects would impact 0.2 acre of scrub oak chaparral, 1.6 acres of mafic chamise chaparral, and 12.5 acres of southern mixed chaparral, which have the potential to support the western spadefoot toad, southern California rufous-crowned sparrow and other special status species with moderate potential to occur on site. Projects are typically required to compensate for scrub oak chaparral at a minimum 1:1 ratio; impacts to non-mafic chamise chaparral and southern mixed chaparral are typically not required; however, mitigation was required/provided for Harmony Grove Village (project number 43). Impacts to mafic chamise chaparral and mafic southern mixed chaparral are typically required to be mitigated at a minimum 3:1 ratio. The project would mitigate impacts to scrub oak chaparral, mafic chamise chaparral, and mafic southern mixed chaparral through the mitigation program explained in Mitigation Measure 4.1.A. Therefore, the project's contribution to the cumulative impacts would be less than considerable and reduced to a less-than-significant level.

The cumulative projects would impact 59.1 acres of non-native grassland that potentially serve to provide raptor foraging habitat. Cumulative impacts to raptors would be significant since the cumulative projects would further reduce the amount of foraging habitat available for these species. The project's contribution to this habitat loss would be 15.4 acres. Therefore, the project would contribute to significant cumulative impacts to raptors. The project proposes to mitigate for impacts to non-native grassland through the mitigation program explained in Mitigation Measure 4.1.A. With the implementation of this measure, the project's contribution on the cumulative impact to raptor foraging habitat would be less than considerable and reduced to a less-than-significant level.

3.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Impact 3.1.A The project would directly impact one pair of the CAGN through habitat removal (see *Impact 3.1.L* for indirect noise impacts to these species).

Mitigation Measure 3.1.A

No grading or clearing of occupied Diegan coastal sage scrub or Diegan coastal sage scrub-disturbed shall occur during the breeding season of the CAGN (February 15 – August 31). All grading permits, improvement plans, and the final map shall state the same. If clearing or grading is scheduled to occur during the breeding season, a pre-construction survey shall be conducted to determine whether CAGN occur within the impact area. If there is no CAGN nesting (includes nest building or other breeding/nesting behavior) within the impact area, clearing and grading shall be allowed to proceed. If, however, CAGN are observed nesting or displaying breeding/nesting behavior in the impact area, construction shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after August 31.

The loss of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed shall be mitigated through the overall mitigation program explained in Mitigation Measure 4.1.A.

Impact 3.1.B The project impact Orcutt's brodiaea, Nuttall's scrub oak, western spadefoot toad, Cooper's hawk, and southern California rufous-crowned sparrow through loss of habitat and/or potential direct injury/mortality. Furthermore, the project could impact SSC or County Group 1 species with moderate potential to occur on site.

Mitigation Measure 3.1.B

Mitigation for Orcutt's brodiaea shall occur through the translocation of Orcutt's brodiaea corms from within the project impact footprint to suitable habitat within the preserve on site in accordance with a County-, CDFW-, and USFWS-approved translocation plan (Alden 2022; Appendix L).

Nuttall's scrub oak, western spadefoot toad, Cooper's hawk and southern California rufous-crowned sparrow shall be mitigated through implementation of Mitigation Measure 4.1.A

Impacts to Nuttall's scrub oak would also be mitigated through preservation of 0.4 acre of scrub oak chaparral on site. In addition, this species is included in the container stock list for the southern mafic chaparral/coastal sage scrub ecotonal habitat restoration area. The goal would be for a 3:1 replacement (36 total) of impacted individual oaks through planting of container stock in the preserve.

Additionally, 21 new water holding basins suitable for western spadefoot toad breeding shall be created with a combined area of 0.2 acre (Figures 6 and 7a-7c). The basins are only to create western spadefoot toad breeding opportunities and are not intended to be vernal pools or wetland habitat. The basins shall be created in flatter areas on site and off site (i.e., in the adjacent off-site mitigation area; see Mitigation Measure 4.1.A) where surface runoff from rainfall on hillsides to the west and south is expected to collect. The basins shall be created in a variety of sizes for a diversity of breeding conditions, with smaller basins potentially holding water in drier years when there is insufficient rainfall to fill larger basins. The basins shall be created at depths of approximately one foot, maximum, with gradual slopes to facilitate toad access. For created basins within the fuel modification zone, mowing shall be restricted to the dry season and shall be prohibited in the basin areas whenever there is ponded water. Otherwise, periodic mowing shall be considered compatible with western spadefoot toad reproduction. The created basins shall be monitored for ponding and toad activity in conjunction with the five-year maintenance and monitoring period of the on- and off-site restoration plan prescribed in Mitigation Measure 4.1.A (Appendix K). The only basin maintenance that shall occur during that five-year period would be to repair damage to the basins and/or remove weeds if they appear to be hindering the ponding of water.

The potential loss of injury/mortality to individuals of Cooper's hawk and southern California rufous-crowned sparrow shall also be mitigated through complying with the MBTA to avoid impacts to nesting birds.

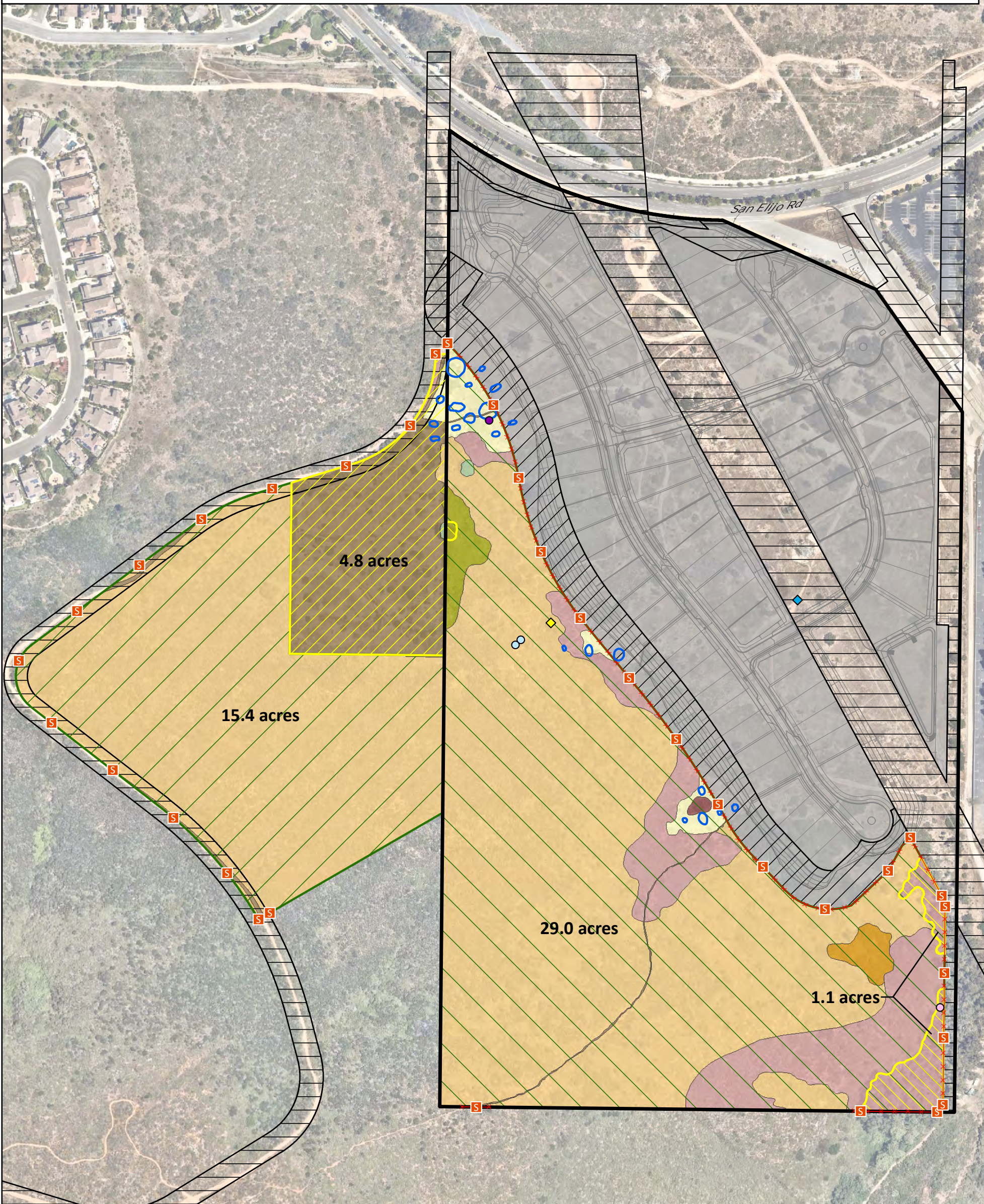
Potential impacts to SSC or County Group 1 species with moderate potential to occur on site shall be mitigated through implementation of Mitigation Measure 4.1.A.

Impact 3.1.F The project would impact raptor foraging habitat (non-native grassland, Diegan coastal sage scrub, Diegan coastal sage scrub-disturbed, and disturbed habitat).

Mitigation Measure 3.1.F

The project shall mitigate the loss of raptor foraging habitat through implementation of Mitigation Measure 4.1.A.

<ul style="list-style-type: none"> Project Boundary Fuel Modification Zone/Limited Building Zone Road and Utility Easements Onsite Upland Habitat Preserve Area Offsite Upland Habitat Preserve Area Onsite CSS Restoration Area Offsite SMC/CSS Ecotonal Restoration Area Constructed Spadefoot Toad Basin Preserve Area Fencing¹ Preserve Area Signs¹ <p>¹ Fencing and signs not included along southern boundary due to very steep slopes and impenetrable vegetation</p>	<p>Vegetation</p> <ul style="list-style-type: none"> Diegan Coastal Sage Scrub Diegan Coastal Sage Scrub - Disturbed Scrub Oak Chaparral Mafic Southern Mixed Chaparral Mafic Chamise Chaparral Non-native Grassland Eucalyptus Woodland Disturbed Habitat Developed 	<p>Special Status Species</p> <ul style="list-style-type: none"> Coastal California Gnatcatcher (<i>Poliottila californica californica</i>) Western Spadefoot Toad (<i>Spea hammondi</i>) Ashy Spikemoss (<i>Selaginella cinerascens</i>) Spiny Rush (<i>Juncus acutus</i>) Orcutt's Brodiaea (<i>Brodiaea orcuttii</i>)
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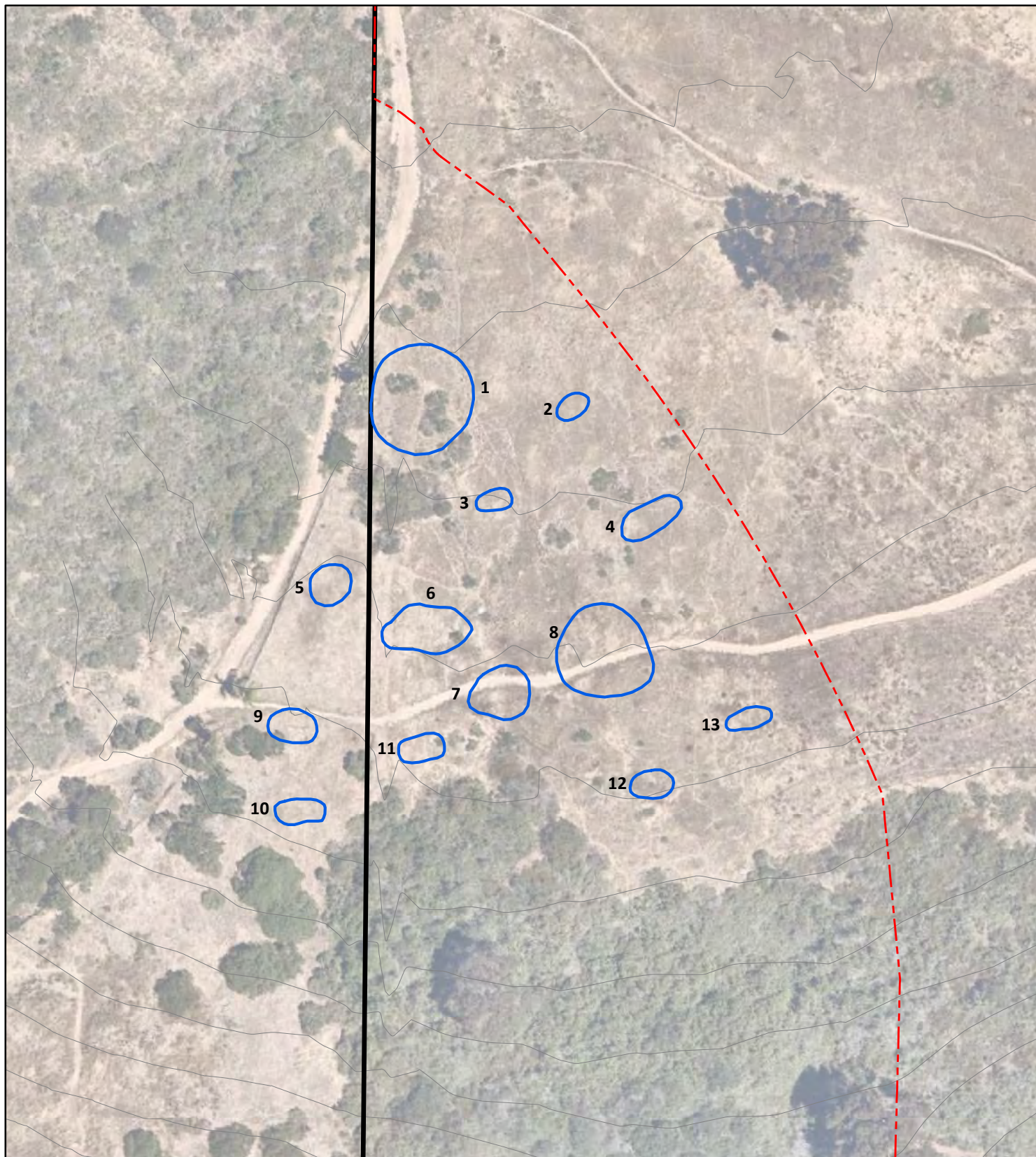
Aerial Photo: Nearmap 2020

0 125 250 Feet




Figure 6

Biological Mitigation Areas

QUESTHAVEN



Aerial Photo: Nearmap 2020

-  Project Boundary
-  Grading Limits
-  Constructed Spadefoot Toad Basin

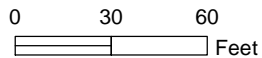
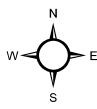
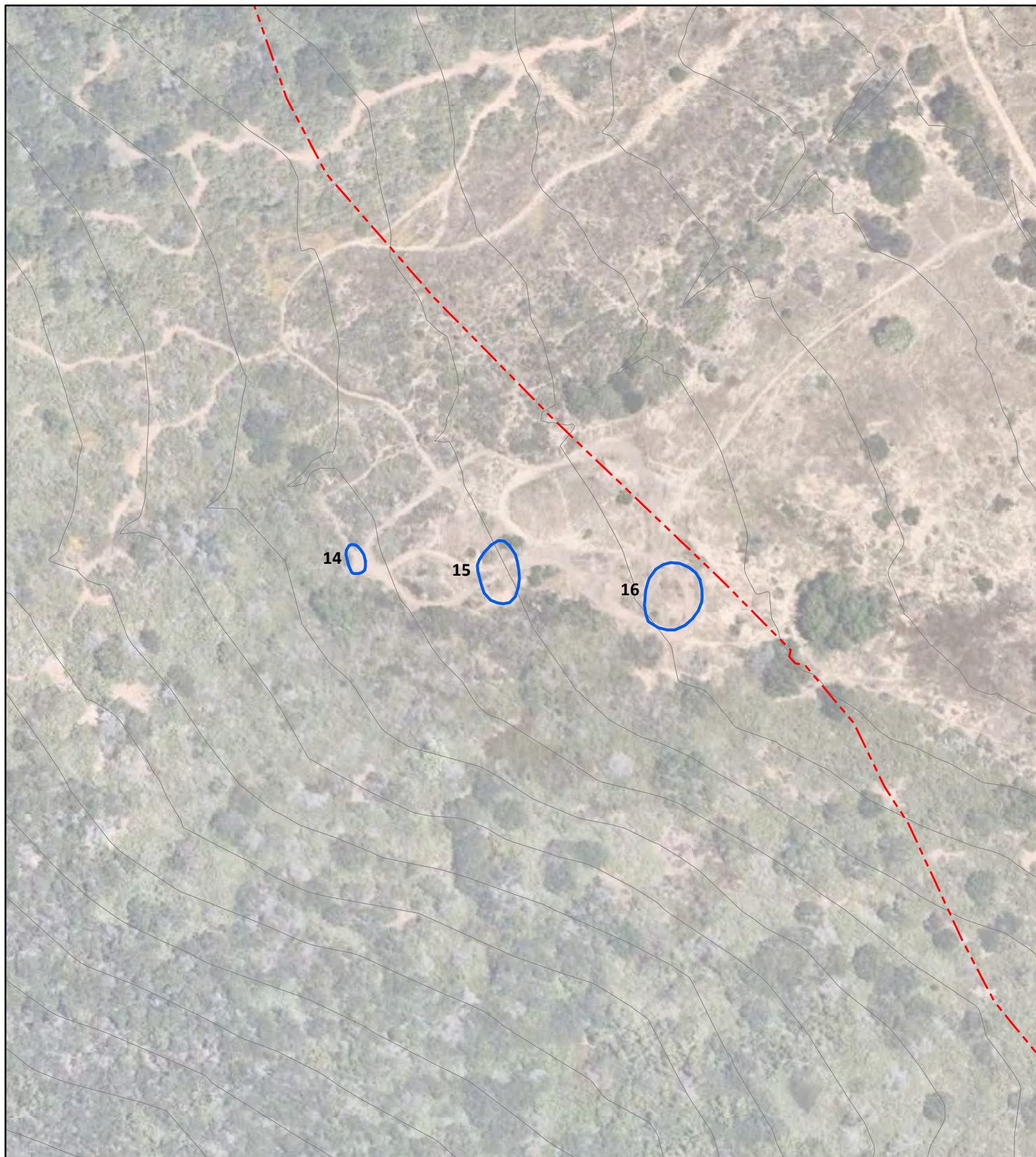





Figure 7a

Spadefoot Toad Basins

QUESTHAVEN



Aerial Photo: Nearmap 2020

-  Project Boundary
-  Grading Limits
-  Constructed Spadefoot Toad Basin

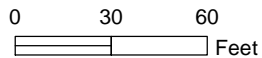
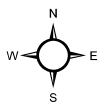





Figure 7b

Spadefoot Toad Basins

QUESTHAVEN



Aerial Photo: Nearmap 2020

-  Project Boundary
-  Grading Limits
-  Constructed Spadefoot Toad Basin

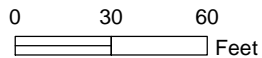
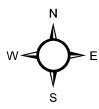


Figure 7c

Spadefoot Toad Basins

QUESTHAVEN

Impact 3.1.H The project would cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive species over the long term.

Mitigation Measure 3.1.H

To mitigate from potential impacts from increased human activity, open space fencing and signage shall be installed: 1) at the interface of the project and the preserve; 2) at the southeast corner of the site where it abuts non-preserve area; and 3) at the trailhead entering the preserve from the southwest (Figure 6). At the request of the County, signage, alone, shall be installed around the off-site preserve area adjacent to the existing easement (Figure 6) to provide for ingress and egress for road and utility purposes (Appendix F). The remaining preserve area boundaries shall not be fenced as they are adjacent to Preserve Areas in the Draft NCMSCP (Figure 2) and also have extremely steep slopes with impenetrable vegetation, making fence installation infeasible.

Only non-invasive plant species shall be included in the landscape plan for the site (i.e., species not listed on the California Invasive Plant Council Inventory rated as Moderate or High).

The project proponent shall notify all residents that their domestic cats will be required to remain indoors and will be responsible for dissemination of additional information to residents to protect the preserve if the need arises.

Impact 3.1.L Noise from such sources as clearing and grading could result in impacts to nesting CAGN, Cooper's hawk, and southern California rufous-crowned sparrow.

Mitigation Measure 3.1.L

No clearing or grading shall occur of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed during the breeding season of the CAGN (February 15 – August 31) as described in *Mitigation Measure 3.1.A*.

If construction is to occur during the breeding season for the CAGN (February 15 to August 31) or nesting raptors such as the Cooper's hawk (January 15 to July 15), pre-construction survey(s) shall be conducted by a qualified biologist to determine whether these species occur within the areas potentially impacted by noise (i.e., 60 dB(A) hourly average or ambient, if greater). If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the potential noise-impacted area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species occur within the noise-impacted area, then construction shall not occur and shall: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) shall not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint to ensure that noise levels in the occupied habitat are reduced to below 60 dB(A) hourly average or ambient, if greater. Decibel output will be confirmed by a County-approved noise specialist and intermittent monitoring by a qualified biologist to ensure that the reduced noise levels are being maintained. Implementation of this measure shall also mitigate for potential noise impacts to nesting southern California rufous-crowned sparrows.

3.5 CONCLUSION

Project implementation could result in significant impacts to Orcutt's brodiaea, Nuttall's scrub oak, western spadefoot toad, CAGN, Cooper's hawk, southern California rufous-crowned sparrow, and special status species with moderate potential to occur on site. Implementation of Mitigation Measures 3.1.A, 3.1.B, 3.1.F, 3.1.H, and 3.1.L would reduce the impacts to less-than-significant levels.

4.0 RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITY

4.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the USFWS or CDFW?

Any of the following conditions would be considered significant if:

- A. Project-related grading, clearing, construction or other activities would temporarily or permanently remove sensitive native or naturalized habitat (as listed in Table 5 in the County Guidelines for Determining Significance [County 2010a], excluding those without a mitigation ratio) 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 the Corps, CDFW, and County: vegetation removal; grading; obstruction or diversion of water flow; adverse change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; road crossing construction; 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 cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive habitats over the long term.
- 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 project would result in significant impacts under the above guideline for the following reasons:

4.1.A Project-related grading, clearing, construction or other activities would permanently remove sensitive native or naturalized habitat as listed in Table 5 in the County Guidelines for Determining Significance [County 2010a]. As noted in Table 3, the project would result in permanent impacts to 7.2 acres of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed, 0.2 acre of scrub oak chaparral, 1.6 acres of mafic chamise chaparral, 2.8 acres of mafic southern mixed chaparral, and 15.4 acres of non-native grassland that would require mitigation. The impacts would be significant under County Guideline 4.1.A.

4.1.D Increases in human activity on site could result in significant indirect impacts to adjacent preserved habitat through unauthorized access and disturbance. Landscaping associated with the project also could result in the introduction of invasive, non-native plant species to the project footprint and their spread outside the project footprint into the proposed open space. This impact would be significant under County Guideline 4.1.D.

The project would not result in significant impacts under the above guidelines for the following reasons:

4.1.B The identified ephemeral streambed is unvegetated and does not meet County or agency criteria for wetland/riparian habitat (wetland WUS, WS, and County RPO Wetlands). As such, the project would not result in significant impacts to Corps, CDFW, RWQCB, or County RPO wetlands or riparian habitats per County significance guidelines.

4.1.C No groundwater withdrawal or other activities that could lower the groundwater table are proposed.

4.1.E The project would not impact County RPO wetlands.

4.3 CUMULATIVE IMPACT ANALYSIS

The project would contribute to the cumulative impact on sensitive natural communities; however, it would not contribute to cumulative impacts on riparian habitats. Tables 5 and 6 show the sensitive natural community acreages within the draft NCMSCP Plan area (Table 5) and how the project's communities compare with the much larger cumulative area of the draft NCMSCP Plan (Table 6).

**Table 5
NATURAL HABITAT REPORTED WITHIN THE DRAFT NCMSCP**

Vegetation Community On Site	Vegetation Community in the Plan Area as Listed in the Plan	Total Acres in Plan Area	Total Acres in PAMA	Total Percentage in PAMA	Total Expected Conservation Percentage in Plan Area	Expected Conservation Acreage in PAMA	Expected Conservation Percentage in PAMA
Diegan coastal sage scrub ¹ (32500)	Coastal sage scrub	29,888	23,463	79	62	18,439	79
Scrub oak chaparral (37900)	Chaparral	75,865	66,931	88	68	51,898	78
Mafic chamise chaparral (37220)							
Mafic southern mixed chaparral (37122)							
Non-native grassland (42200)	Grassland	22,355	14,841	66	48	10,817	73

¹Includes Diegan coastal sage scrub-disturbed

**Table 6
PROJECT NATURAL HABITAT COMPARISON TO DRAFT NCMSCP**

Vegetation Community ¹	Existing Project Acres	Existing as Percentage of Total Acres in Plan Area	Existing as Percentage of Total Acres in PAMA	Existing as Percentage of Expected Conservation Acres in Plan Area	Project Impact Acres	Impacts as Percentage of Total Acres in Plan Area	Impacts as Percentage of Total Acres in PAMA	Impacts as Percentage of Expected Conservation in Plan Area
Coastal sage scrub ²	11.9	0.04	0.05	0.06	7.2 ³	0.02	0.03	0.04
Chaparral	28.7	0.04	0.04	0.06	4.6	0.01	0.01	0.01
Grassland	20.9	0.09	0.14	0.19	15.4	0.07	0.10	0.14

¹See Table 5 for specific vegetation community types

²Includes coastal sage scrub-disturbed

³Includes off-site impacts

The project's impacts to sensitive communities are considered significant but mitigable at the project and cumulative level because the project would provide mitigation consistent with County and regulatory agency guidelines. Mitigation for habitat loss is required to compensate for direct impacts on a project site, but it also compensates for cumulative loss of habitat. Cumulatively significant impacts to the sensitive communities would be fully mitigated through on- and off-site habitat preservation and restoration. Therefore, long-term conservation value is provided. As the project's mitigation would be per agreement with the County and regulatory agencies, the project's contribution to cumulative impacts to sensitive communities is not considerable and would be less than significant.

4.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Impact 4.1.A The project would result in permanent impacts to 7.2 acres of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed, 0.2 acre of scrub oak chaparral, 1.6 acres of mafic chamise chaparral, 2.8 acres of mafic southern mixed chaparral, and 15.4 acres of non-native grassland.

Mitigation Measure 4.1.A

Mitigation for the project's significant impacts to sensitive natural communities shall include on- and off-site preservation of 44.4 acres, on- and off-site restoration of 5.9 acres as shown in Table 7 and on Figure 6. On- and off-site restoration shall be implemented in accordance with a County-, CDFW-, and USFWS-approved restoration plan with five years of maintenance and monitoring (Appendix K).

This measure was developed in coordination with the County, USFWS, and CDFW, and focuses on a functioning preserve mitigation strategy rather than relying on prescribed mitigation ratios, as presented in Table 5 of the County's Guidelines for Determining Significance and Report Format and Content Requirements, Biological Resources (County 2010a). The project's proposed mitigation, therefore, includes on- and off-site (adjacent) habitat preservation and on- and off-site (adjacent) habitat restoration/preservation. Mitigation would be provided for significant impacts to a total of 27.2 acres of sensitive natural communities in a 50.3 acre biological preserve area (Figure 6) including 44.4 acres of preserved habitat and 5.9 acres of restored habitat. The project's mitigation preserve area would connect to other identified preserve areas to create a larger, overall habitat preserve (Figure 5) that would not only compensate for the project's impacts but would be a beneficial biological resource in the western portion of unincorporated San Diego County.

A mitigation comparison table (Table 8) has been prepared to determine if the proposed mitigation is equivalent to that which would have been required through use of the County's standard ratio approach. As shown in Table 8, the actual acreage in the proposed mitigation is 50.1 acres, as opposed to the 28.3 acres that would have been provided through the ratio approach (an additional 0.2 acre of disturbed habitat [an existing dirt road] would be preserved off site that is not included in Table 8 but is shown in Table 7). This is an excess of 21.8 acres. The proposed mitigation for coastal sage scrub and non-native grassland is lower than the ratios would have provided, but the amount of mafic chaparral far exceeds all requirements. In addition, the existing mafic chaparral is relatively undisturbed, of high quality, and provides similar functions as those of the impacted habitats (wildlife movement, foraging habitat, etc.). The habitat restoration efforts also incorporate coastal sage scrub

species in their seed mixes and container stock lists. The proposed mitigation approach also allowed for a consolidated development footprint with a lesser interface area between the development and the adjacent preserve. In this way potential impacts from fragmentation and human intrusion are reduced while also providing for a more contiguous and defensible preserve area.

Impact 4.1.D Increases in human activity on site could result in significant indirect impacts to adjacent preserved habitat through unauthorized access and disturbance. Landscaping associated with the project also could result in the introduction of invasive, non-native plant species. Domestic predators (e.g., dogs and cats) may be introduced and harm native wildlife species through disturbance and predation.

Mitigation Measure 4.1.D

Implement Mitigation Measure 3.1.H, which includes installing open space fencing and signage shall mitigate for increases in human activity.

Implement Mitigation Measure 3.1.H, which states that only non-invasive plant species shall be included in the landscape plan for the site (i.e., species not listed on the California Invasive Plant Council Inventory rated as Moderate or High).

Table 7
SENSITIVE COMMUNITY MITIGATION PROGRAM

Vegetation Community	Existing ¹	Avoided Impact Neutral ²	Impacts ³			Mitigation				
			On Site	Off Site	Total	On-site Preserved	Off-site Preserved	On-site Restored ⁴	Off-site Restored ⁵	Total
Diegan coastal sage scrub	9.8	0.2	5.1	0.2	5.3	4.5	-	-	-	4.5
Diegan coastal sage scrub-disturbed	2.1	0.1	1.9	-	1.9	-	-	-	-	-
Scrub oak chaparral	0.6	-	0.2	-	0.2	0.4	-	-	-	0.4
Mafic chamise chaparral	2.4	0.3	1.6	-	1.6	0.4	-	-	-	0.4
Mafic southern mixed chaparral	25.7	0.1	2.8	-	2.8	22.8	15.1	-	-	37.9
Non-native grassland	20.9	4.6	15.4	-	15.4	0.9	0.1	-	-	1.0
Subtotal Sensitive Communities	61.5	5.5	27.0	0.2	27.2	29.0	15.2	-	-	44.2
Eucalyptus woodland	2.9	0.5	1.4	-	1.4	-	-	1.0	-	1.0
Disturbed habitat	3.7	1.2	2.4	0.2	2.6	-	0.2 ⁶	0.1	4.8	5.1
Developed/Ornamental	1.0	0.2	0.8	0.9	1.7	-	-	-	-	-
Subtotal Non-sensitive Communities	7.6	1.9	4.6	1.1	5.7	-	0.2	1.1	4.8	6.1
TOTAL	69.1	7.4	31.6	1.3	32.9	29.0	15.4	1.1	4.8	50.3

¹Existing acreage on site includes road and utility easements.

²Avoided "Impact Neutral" area within the existing easements on site, does not count toward impacts or mitigation. Provided for informational purposes.

³On-site impacts are from grading and fire fuel modification. Off-site impacts are only from fire fuel modification.

⁴Restored to Diegan coastal sage scrub and added to Diegan coastal sage scrub mitigation total.

⁵Restored to southern mafic chaparral/coastal sage scrub ecotone and added to mafic southern mixed chaparral mitigation total.

⁶An existing dirt road.

Table 8					
SENSITIVE COMMUNITY MITIGATION COMPARISON					
Vegetation Community	Impact	County Standard		Actual	Difference
		Ratio¹	Result		
Diegan coastal sage scrub (including disturbed)	7.2	1:1	7.2	5.6	-1.6
Scrub oak chaparral	0.2	1:1	0.2	0.4	+0.2
Mafic chamise chaparral	1.6	3:1	4.8	0.4	-4.4
Mafic southern mixed chaparral	2.8	3:1	8.4	42.7	+34.3
Non-native grassland	15.4	0.5:1	7.7	1.0	-6.7
TOTAL	27.2	-	28.3	50.1²	+21.8

¹Ratios from Table 5, for lands outside of approved MSCP subarea plans (County 2010a).

²Does not include the off-site preservation of 0.2 acre of disturbed habitat that is an existing dirt road (Table 7).

4.5 CONCLUSION

Project implementation would result in direct and indirect impacts to sensitive natural communities. Implementation of Mitigation Measures 4.1.A and 4.1.D would reduce the impacts to less-than-significant levels.

5.0 JURISDICTIONAL WETLANDS AND WATERWAYS

5.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?

5.2 ANALYSIS OF PROJECT EFFECTS

The unvegetated ephemeral streambed on site is not a federally protected wetland and is not a Corps jurisdictional WUS. However, the unvegetated streambed could be a jurisdictional non-wetland WS, subject to the jurisdiction of the CDFW and the RWQCB.

5.3 CUMULATIVE IMPACT ANALYSIS

No federal wetlands as defined by Section 404 of the CWA would be impacted; therefore, under County Guideline 5.1.A the project would not contribute to cumulative wetland impacts.

5.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Impact 5.3 There are no federal, state, or County protected wetlands on site, so none would be impacted. The unvegetated ephemeral streambed may be considered a non-wetland WS by the CDFW and the RWQCB. The project will be submitting permit applications to the CDFW and RWQCB for impacts to the streambed.

Mitigation Measure 5.3

The CDFW and RWQCB may require mitigation for impacts to the unvegetated ephemeral streambed, if it is considered jurisdictional non-wetland WUS and permitting is required.

This will be determined through consultation with the CDFW and RWQCB. Given that the streambed is not a County RPO, no specific County mitigation is required.

5.5 CONCLUSION

The project would result in impacts (0.01 acre) to non-wetland WS (unvegetated streambed) that may be considered jurisdictional by the CDFW and RWQCB.

6.0 WILDLIFE MOVEMENT AND NURSERY SITES

6.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Any of the following conditions would be considered significant if:

- A. The project would impede wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction.
- B. The project would substantially interfere with connectivity between blocks of habitat, or would potentially block or substantially interfere with a local or regional wildlife corridor or linkage.
- C. The project would create artificial wildlife corridors that do not follow natural movement patterns.
- D. The project would increase noise and/or nighttime lighting in a wildlife corridor or linkage to levels proven to affect the behavior of the animals identified in a site-specific analysis of wildlife movement.
- E. The project does not maintain an adequate width for an existing wildlife corridor or linkage and/or would further constrain an already narrow corridor through activities such as (but not limited to) reduction of corridor width, removal of available vegetative cover, placement of incompatible uses adjacent to it, and placement of barriers in the movement path.
- F. The project does not maintain adequate visual continuity (i.e., long lines-of-site) within wildlife corridors or linkage.

6.2 ANALYSIS OF PROJECT EFFECTS

The project would not result in significant impacts under the above guideline for the following reasons:

6.1.A The project would not impede wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction because it proposes open space that provides habitat for these purposes and provides for improved local wildlife.

6.1.B The project would not substantially interfere with connectivity between blocks of habitat, nor would it potentially block or substantially interfere with a local or regional wildlife corridor or linkage.

6.1.C The project would not create artificial wildlife corridors that do not follow natural movement patterns; rather, it preserves existing habitat connections.

6.1.D The project would not increase noise or nighttime lighting in a wildlife corridor or linkage. Project operation noise is not anticipated to adversely impact wildlife as project development would be set back and buffered from the proposed on-site biological open space. All project-related lighting would be required to adhere to Division 9 of the San Diego County Light Pollution Code. Project lighting adjacent to habitat would be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from habitat.

6.1.E The project does maintain an adequate width for an existing local wildlife corridor. The width of the proposed preserve on site (from north to south) ranges from zero feet to approximately 1,300 feet, which spans the entire southern border of the site. This on-site preserve connects to off-site preserve to the south and west (Figures 2 and 5). Furthermore, the project's proposed addition of off-site preserve, also to the west, would widen the project's portion of the corridor to a maximum of 1,560 feet (Figure 6). Therefore, existing local movement across the site from the south to the west and west to the south is maintained.

6.1.F The project does maintain adequate visual continuity (i.e., long lines-of-site) within wildlife corridors or linkage. The developed portion of the project would be clustered to the north of the proposed preserve that maintains an existing local movement corridor. That is, no portion of the project would physically or visually block the corridor.

6.3 CUMULATIVE IMPACT ANALYSIS

The cumulative projects are in a semi-rural area characterized by low-density residential development, agricultural uses, and preserved lands. The majority of the projects involved no impacts to sensitive biological resources (Table 4). While the project would develop a residential use in this semi-rural environment, the residential use would occur along an existing roadway (San Elijo Road) and be adjacent to an existing sports complex to the east that is proposed for additional sports and commercial uses. These existing facilities are potential barriers to wildlife movement to the north and east. The project would preserve biological open space on the southwestern portion of the site as well as off site to the west that connect to preserved (Figures 2, 5, and 6). This would preserve on-site connections between the eastern, western, and southern conserved lands. As explained in Section 1.4.12 of this report, there are no potential nursery sites on site, so the project would not contribute to cumulative impacts to nursery sites.

With the project's proposed biological open space and implementation of mitigation, the contribution of the project to the cumulative impact on wildlife movement would not be considerable and would be less than significant.

6.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

None required.

6.5 CONCLUSION

The project would not result in significant impacts under County Guideline 6.1, and no mitigation is required.

7.0 LOCAL POLICIES, ORDINANCES, AND ADOPTED PLANS

7.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Would the project conflict with the provisions of an adopted HCP, NCCP plan, or other approved local, regional or state HCP?

Any of the following conditions would be considered significant if:

- A. For lands outside of the MSCP, the project would impact Diegan coastal sage scrub vegetation in excess of the County's 5 percent habitat loss threshold, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.
- B. The project would preclude or prevent the preparation of the subregional NCCP. For example, the project proposes 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 wetlands or sensitive habitat lands as outlined in the RPO.
- D. The project would not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the Natural Community Conservation Planning Guidelines.
- E. The project does not conform to goals and requirements outlined in any applicable HCP, Resource Management Plan (RMP), Special Area Management Plan, Watershed Plan, or similar regional planning effort.
- F. For lands within the MSCP, the project would not minimize impacts to Biological Resource Core Area, as defined in the Biological Mitigation Ordinance (County 2010b).
- G. The project would preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.
- H. The project does not maintain existing movement corridors and/or habitat linkages, as defined by the 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 (MBTA).
- L. The project would result in the take of eagles, eagle eggs, or any part of an eagle (Bald and Golden Eagle Protection Act; BGEPA).

7.2 ANALYSIS OF PROJECT EFFECTS

The project would result in significant impacts under the above guidelines for the following reasons:

7.1.C The project will impact sensitive habitat lands as follows.

Impacted sensitive habitat lands include:

- Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed;
- Scrub oak chaparral;
- Mafic chamise chaparral;
- Mafic southern mixed chaparral; and
- Non-native grassland

These impacts would be significant under County Guideline 7.1.C.

7.1.K The project could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (MBTA).

The project would not result in significant impacts under the above guidelines for the following reasons:

7.1.A The project would not impact Diegan coastal sage scrub vegetation in excess of the County's five-percent habitat loss threshold, as defined by the Southern California Coastal Sage Scrub NCCP Guideline. The project would impact 7.2 acres of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed that would require mitigation.

7.1.B The entire site is located within the PAMA (soft-line preserve), and according to the draft NCMSCP, it is not expected that all land within the PAMA will be incorporated into the preserve system. Therefore, development of the project, which includes preservation of biological open space on the site (and off site) would be consistent with the draft NCMSCP.

7.1.C The unvegetated, ephemeral streambed on site does not meet the criteria for wetland habitat, therefore, the project would not impact federal, state, or County (RPO) regulated wetlands.

7.1.D The project would minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the Natural Community Conservation Planning Guidelines. The habitat on site was evaluated for its conservation potential, and the mitigation listed in Mitigation Measure 4.1.A has been developed in coordination with the County and resource agencies.

7.1.E The project does conform to goals and requirements outlined in any applicable HCP, Resource Management Plan (RMP), Special Area Management Plan, Watershed Plan, or similar regional planning effort. The draft NCMSCP, while not yet final, was followed by the project, and the project and its mitigation has been coordinated with the County and resource agencies.

7.1.F For lands within the MSCP, the project would not minimize impacts to Biological Resource Core Area, as defined in the Biological Mitigation Ordinance (County 2010b). The project site is not located in an area covered by an approved MSCP Subarea Plan. The draft NCMSCP (County 2009) shows the project site as not within a core.

7.1.G The project would not preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines. While the value of the habitat south and west of the site is not known, the project would preserve biological open space on site (and adjacent off site) that would maintain an existing connection to the habitat off site to the south and west. Therefore, connectivity between these lands would not be precluded by the project.

7.1.H The project does maintain existing movement corridors and/or habitat linkages. The project would preserve biological open space on site (and adjacent off site) that would maintain an existing local movement corridor between the habitat off site to the south and west.

7.1.I The project site is not located in an area covered by an approved MSCP Subarea Plan; therefore, no impacts to MSCP narrow endemic species would occur.

7.1.J The project would not reduce the likelihood of survival and recovery of listed species in the wild. The project was planned to be consistent with the draft NCMSCP for listed species, which is designed to protect listed species while still allowing for development.

7.1.L The project would not result in the take of eagles, eagle eggs, or any part of an eagle because there is no suitable nesting habitat on site for the golden eagle, and the site and its environs are likely too close to human habitation for the golden eagle to use the site for foraging. The bald eagle is not expected to occur on site because it typically nests in forested areas adjacent to large bodies of water, staying away from heavily developed areas, and in winter it still needs access to open water for foraging.

7.3 CUMULATIVE IMPACT ANALYSIS

The cumulative projects would be required to conform to County Guidelines 7.1.A through 7.1.L and provide mitigation as appropriate. Mitigation is proposed to reduce the project-level impacts on sensitive habitat lands. Conformance or mitigation, as appropriate, would be required for the project and for the other cumulative projects in order to obtain a recommendation for approval; therefore, no significant cumulative impacts would occur. Additional discussion regarding the project's contribution to the cumulative impacts on PAMA and the viability of the draft NCMSCP is provided below. The project would contribute to the cumulative impacts to lands designated as future PAMA under the draft NCMSCP as impacts would occur to 32.9 acres of PAMA (Table 9).

Table 9 PAMA IMPACTS SUMMARY			
Category of Impacts	Acreage		Percent PAMA Impacted
	Existing in PAMA	Proposed Impacts in PAMA	
Sensitive vegetation community ¹	61.5	27.2	44
Non-sensitive vegetation community/land use type ²	7.6	5.7	75
TOTAL	69.1	32.9	48

¹Diegan coastal sage scrub, Diegan coastal sage scrub-disturbed, scrub oak chaparral, mafic chamise chaparral, mafic southern mixed chaparral, non-native grassland

²Eucalyptus woodland, disturbed habitat, developed and ornamental

Project impacts to sensitive vegetation communities in PAMA total 27.2 acres representing 44 percent of the PAMA impacts. As shown in Table 9, 44 percent of the total sensitive vegetation communities contained within PAMA would be impacted compared to 75 percent of the non-sensitive vegetation communities within PAMA.

Impacts to sensitive vegetation communities have been minimized to the extent practicable, and the on-site preserve has been designed to maximize connectivity (Figures 2 and 6). Furthermore, project mitigation includes preserving and restoring 20.2 acres of land off site to the west (Figure 6). Therefore, land in the preserve on site is connected to preserved land off-site to the west and to other off-site preserve lands farther to the south and west (Figure 2). Although the NCMSCP Plan is still in draft form, the project and its mitigation has been designed to assist in implementing the proposed PAMA and to contribute to long-term habitat value for plants and wildlife in the region.

With the project's proposed preserve size and configuration and implementation of mitigation, the contribution of the project to the cumulative impact on PAMA would not be considerable and would be less than significant.

7.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Impact 7.1.C The project would impact sensitive habitat lands: Diegan coastal sage scrub (including-disturbed) with CAGN, mafic chamise chaparral, mafic southern mixed chaparral, and non-native grassland. The project would not impact County RPO wetlands.

Mitigation Measure 7.1.C

Implement Mitigation Measure 4.1.A.

Impact 7.1.K The project could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (MBTA).

Mitigation Measure 7.1.K

Implement Mitigation Measure 3.1.L.

7.5 CONCLUSION

The project would have significant impacts on sensitive habitat lands and migratory birds. Implementation of Mitigation Measures 4.1.A and 3.1.L would reduce the impacts to less-than-significant levels.

8.0 SUMMARY OF PROJECT IMPACTS AND MITIGATION

Implementation of the project would result in significant impacts to special status species, sensitive natural communities, and local policies. Table 10 provides a summary of the proposed mitigation measures.

Table 10
SUMMARY OF BIOLOGICAL RESOURCES MITIGATION MEASURES

PROPOSED MITIGATION MEASURE (MM)	SIGNIFICANCE AFTER MITIGATION	GUIDELINE NUMBER
<p>MM 3.1.A</p> <p>No grading or clearing of occupied Diegan coastal sage scrub or Diegan coastal sage scrub-disturbed shall occur during the breeding season of the CAGN (February 15 – August 31). All grading permits, improvement plans, and the final map shall state the same. If clearing or grading is scheduled to occur during the breeding season, a pre-construction survey shall be conducted to determine whether CAGN occur within the impact area. If there is no CAGN nesting (includes nest building or other breeding/nesting behavior) within the impact area, clearing and grading shall be allowed to proceed. If, however, CAGN are observed nesting or displaying breeding/nesting behavior in the impact area, construction shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after August 31.</p> <p>The loss of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed shall be mitigated through the overall mitigation program listed in Mitigation Measure 4.1.A.</p>	<p>Less than Significant</p>	<p>3.1.A, 3.1.L</p>

**Table 10 (cont.)
SUMMARY OF BIOLOGICAL RESOURCES MITIGATION MEASURES**

PROPOSED MITIGATION MEASURE (MM)	SIGNIFICANCE AFTER MITIGATION	GUIDELINE NUMBER
<p>M 3.1.B Mitigation for Orcutt’s brodiaea shall occur through the translocation of Orcutt’s brodiaea corms from within the project impact footprint to suitable habitat within the preserve on site in accordance with a County-, CDFW-, and USFWS-approved translocation plan (Alden 2022; Appendix L).</p> <p>Nuttall’s scrub oak, western spadefoot toad, Cooper’s hawk and southern California rufous-crowned sparrow shall be mitigated through implementation of the Mitigation Measure 4.1.A.</p> <p>Impacts to Nuttall’s scrub oak would also be mitigated through preservation of 0.4 acre of scrub oak chaparral on site. In addition, this species is included in the container stock list for the southern mafic chaparral/coastal sage scrub ecotonal habitat restoration area. The goal would be for a 3:1 replacement (36 total) of impacted individual oaks through planting of container stock in the preserve.</p> <p>Additionally, 21 new water holding basins suitable for western spadefoot toad breeding shall be created with a combined area of 0.2 acre (Figures 6 and 7a-7c). The basins are only to create western spadefoot toad breeding opportunities and are not intended to be vernal pools or wetland habitat. The basins shall be created in flatter areas on site and off site (i.e., in the adjacent off-site mitigation area; see Mitigation Measure 4.1.A) where surface runoff from rainfall on hillsides to the west and south is expected to collect. The basins shall be created in a variety of sizes for a diversity of breeding conditions, with smaller basins potentially holding water in drier years when there is insufficient rainfall to fill larger basins. The basins shall be created at depths of approximately one foot, maximum, with gradual slopes to facilitate toad access. For created basins within the fuel modification zone, mowing shall be restricted to the dry season and shall be prohibited in the basin areas whenever there is ponded water. Otherwise, periodic mowing shall be considered compatible with western spadefoot toad reproduction. The created basins shall be monitored for ponding and toad activity in conjunction with the five-year maintenance and monitoring period of the on- and off-site restoration plan prescribed in Mitigation Measure 4.1.A. The only basin maintenance that shall occur during that five-year period would be to repair damage to the basins and/or remove weeds if they appear to be hindering the ponding of water.</p> <p>The potential loss of injury/mortality to individuals of Cooper’s hawk and southern California rufous-crowned sparrow shall also be mitigated through complying with the MBTA to avoid impacts to nesting birds.</p> <p>Potential impacts to SSC or County Group 1 species with moderate potential to occur on site shall be mitigated through implementation of Mitigation Measure 4.1.A.</p>	<p>Less than Significant</p>	<p>3.1.B</p>
<p>MM 3.1.F The project shall mitigate the loss of raptor foraging habitat through implementation of Mitigation Measure 4.1.A.</p>	<p>Less than Significant</p>	<p>3.1.F</p>

**Table 10 (cont.)
SUMMARY OF BIOLOGICAL RESOURCES MITIGATION MEASURES**

PROPOSED MITIGATION MEASURE (MM)	SIGNIFICANCE AFTER MITIGATION	GUIDELINE NUMBER
<p>MM 3.1.H To mitigate from potential impacts from increased human activity, open space fencing and signage shall be installed: 1) at the interface of the project and the preserve; 2) at the southeast corner of the site where is abuts non-preserve area; and 3) at the trailhead entering the preserve from the southwest (Figure 6). At the request of the County, signage, alone, shall be installed around the off-site preserve area adjacent to the existing easement (Figure 6) to provide for ingress and egress for road and utility purposes (Appendix F). The remaining preserve area boundaries shall not be fenced as they are adjacent to Preserve Areas in the Draft NCMSCP (Figure 2) and also have extremely steep slopes with impenetrable vegetation, making fence installation infeasible.</p> <p>Only non-invasive plant species shall be included in the landscape plan for the site (i.e., species not listed on the California Invasive Plant Council Inventory rated as Moderate or High). The project proponent shall notify all residents that their domestic cats will be required to remain indoors and will be responsible for dissemination of additional information to residents to protect the preserve if the need arises.</p>	Less than Significant	3.1.H, 4.1.D
<p>MM 3.1.L No clearing or grading shall occur of Diegan coastal sage scrub and Diegan coastal sage scrub-disturbed during the breeding season of the CAGN (February 15 – August 31) as described under Mitigation Measure 3.1.A.</p> <p>If construction is to occur during the breeding season for the CAGN (February 15 to August 31) or nesting raptors such as the Cooper’s hawk (January 15 to July 15), pre-construction survey(s) shall be conducted by a qualified biologist to determine whether these species occur within the areas potentially impacted by noise (i.e., 60 dB(A) hourly average or ambient, if greater). If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the potential noise-impacted area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species occur within the noise-impacted area, then construction shall not occur and shall: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) shall not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint to ensure that noise levels in the occupied habitat are reduced to below 60 dB(A) hourly average or ambient, if greater. Decibel output will be confirmed by a County-approved noise specialist and intermittent monitoring by a qualified biologist to ensure that the reduced noise levels are being maintained. Implementation of this measure shall also mitigate for potential noise impacts to nesting southern California rufous-crowned sparrows.</p>	Less than Significant	3.1.L

**Table 10 (cont.)
SUMMARY OF BIOLOGICAL RESOURCES MITIGATION MEASURES**

PROPOSED MITIGATION MEASURE (MM)	SIGNIFICANCE AFTER MITIGATION	GUIDELINE NUMBER
MM 4.1.A Mitigation for the project’s significant impacts to sensitive natural communities shall include on- and off-site preservation of 44.4 acres, on- and off-site restoration of 5.9 acres as shown in Table 7 and on Figure 6.	Less than Significant	4.1.A, 3.1.F, 7.1.C
MM 4.1.D Implement Mitigation Measure 3.1.H above.	Less than Significant	4.1.D, 3.1.H
MM 5.3 The Corps (CDFW and RWQCB) may require mitigation for impacts to the unvegetated ephemeral streambed if it is considered jurisdictional non-wetland WUS and permitting is required. This will be determined through consultation with CDFW and RWQCB).	Less than Significant	5.1
MM 7.1.C Implement Mitigation Measure 4.1.A above.	Less than Significant	7.1.C, 4.1.A
MM 7.1.K Implement Mitigation Measure 3.1 L	Less than Significant	7.1.K, 3.1.L

9.0 LIST OF PREPARERS AND PERSONS/ ORGANIZATIONS CONTACTED

The following individuals contributed to the fieldwork and/or preparation of this report.

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Appendix A

Representative Photographs

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Representative Photographs



Photo Point 1. 07/11/20



Photo Point 2. 07/11/20



Photo Point 3. 07/11/20



Photo Point 4. 07/11/20



Photo Point 5. 07/11/20



Photo Point 6. 07/11/20



Photo Point 7. 07/11/20



Photo Point 8. 07/11/20



Photo Point 9. 07/11/20



Photo Point 10. 07/11/20



Photo Point 11. 07/11/20



Photo Point 12. 07/11/20



Photo Point 13. 07/11/20



Photo Point 14. 07/11/20



Photo Point 15. 07/11/20



Photo Point 16. 07/11/20

Appendix B

CNDDDB Field Forms

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDDB@wildlife.ca.gov

1-295

For Office Use Only

Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 04/09/2020

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: *Polioptila californicacalifornica*

Common Name: Coastal CALifornia gnatcatcher

Species Found? Yes No _____ If not found, why?

Total No. Individuals: 2 Subsequent Visit? Yes No

Is this an existing NDDDB occurrence? _____ No Unk.
Yes, Occ. # _____

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Erik LaCoste

Address: Alden Environmental, Inc.

3245 University Ave #1188, San Diego, CA 92104

E-mail Address: gmason@aldenenv.com

Phone: 619-284-3815

Plant Information

Phenology:

% vegetative _____ % flowering _____ % fruiting _____

Animal Information

2

adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown _____
 wintering breeding nesting rookery burrow site lek other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Questhaven project site off of San Elijo road, approximately .25 mile east of Fallsview Road

County: San Diego Landowner / Mgr: Colrich

Quad Name: Rancho Santa Fe Elevation: 510

T 12s R 3w Sec 33, nw 1/4 of nw 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GE

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model: _____

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy: 1m meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33° 5'33.11"N, 117°12'23.65"W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Loaded within coastal sage scrub habitat

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use: _____

Visible disturbances: Roadway and SDG&E powerlines

Threats: Proposed for development

Comments: _____

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
 Compared with specimen housed at: _____
 Compared with photo / drawing in: _____
 By another person (name): Erik LaCoste
 Other: Visual and song identification

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDDB@wildlife.ca.gov

1-296

For Office Use Only

Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 04/09/2020

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: Spea hammondi

Common Name: Western spadefoot

Species Found? Yes No _____
If not found, why?

Total No. Individuals: 2 Subsequent Visit? Yes No

Is this an existing NDDDB occurrence? _____
Yes, Occ. # No Unk.

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Erik LaCoste

Address: Alden Environmental, Inc.
3245 University Ave #1188, San Diego, CA 92104

E-mail Address: gmason@aldenenv.com

Phone: 619-284-3815

Plant Information

Phenology:
% vegetative _____ % flowering _____ % fruiting _____

Animal Information

2
adults # juveniles # larvae # egg masses # unknown
 wintering breeding nesting rookery burrow site lek other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Quethaven project site off of San Elijo Road approximately 0.25 mile east of Fallsview Road.

County: San Diego Landowner / Mgr: Colrich

Quad Name: Rancho Santa Fe Elevation: 520

T 12S R 3W Sec 33, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GE

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model: _____

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy: _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33°05'28.74"N, 117°12'18.50"W 33°05'28.02"N, 117°12'20.71"W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Non-native grassland

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use: _____

Visible disturbances: Roadway and SDG&E powerlines

Threats: Proposed for development

Comments: _____

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: Vocalizations heard

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDDB@wildlife.ca.gov

1-297

For Office Use Only

Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 04/09/2020

Clear Form **California Native Species Field Survey Form** Print Form

Scientific Name: *Aimophila ruficeps canescens*

Common Name: Southern California rufous-crowned sparrow

Species Found? Yes No If not found, why? _____
Total No. Individuals: 1 Subsequent Visit? Yes No
Is this an existing NDDDB occurrence? No Unk. Yes, Occ. # _____
Collection? If yes: _____ Number _____ Museum / Herbarium _____
Reporter: Erik LaCoste
Address: Alden Environmental, Inc.
3245 University Ave #1188, San Diego, CA 92104
E-mail Address: gmason@aldenenv.com
Phone: 619-284-3815

Plant Information
Phenology: _____
% vegetative _____ % flowering _____ % fruiting _____

Animal Information
adults: 1 # juveniles _____ # larvae _____ # egg masses _____ # unknown _____
 wintering breeding nesting rookery burrow site lek other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)
Questhaven project site off of San Elijo Road approximately 0.25 mile east of Fallsview Road.

County: San Diego Landowner / Mgr: Colrich
Quad Name: Rancho Santa Fe Elevation: 524
T 12S R 3W Sec 33, 1/4 of 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GE
T _____ R _____ Sec _____, 1/4 of 1/4, Meridian: H M S GPS Make & Model: _____
DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy: _____ meters/feet
Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)
Coordinates: 33°05'30.8"N, 117°12'23.04"W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:
Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Diegan coastal sage scrub

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor
Immediate AND surrounding land use: _____
Visible disturbances: Roadway and SDG&E powerlines
Threats: Proposed for development
Comments:

Determination: (check one or more, and fill in blanks)
 Keyed (cite reference): _____
 Compared with specimen housed at: _____
 Compared with photo / drawing in: _____
 By another person (name): _____
 Other: Visual and vocals

Photographs: (check one or more)
Slide Print Digital
Plant / animal
Habitat
Diagnostic feature
May we obtain duplicates at our expense? yes no

Mail to:
California Natural Diversity Database
California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDDB@wildlife.ca.gov

1-298

For Office Use Only

Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 06/03/2020

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: *Selaginella cinerascens*

Common Name: Ashy spike-moss

Species Found? Yes No _____
If not found, why?

Total No. Individuals: _____ Subsequent Visit? Yes No

Is this an existing NDDDB occurrence? _____
Yes, Occ. # _____ No Unk.

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Erik LaCoste

Address: Alden Environmental, Inc.

3245 University Ave #1188, San Diego, CA 92104

E-mail Address: gmason@aldenenv.com

Phone: 619-284-3815

Plant Information

Phenology:
% vegetative _____ % flowering _____ % fruiting _____

Animal Information

adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown _____
 wintering breeding nesting rookery burrow site lek other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Questhaven project site off of San Elijo Road approximately 0.25 mile east of Fallsview Road.

County: San Diego Landowner / Mgr: Colrich

Quad Name: Rancho Santa Fe Elevation: 574

T 12S R 3W Sec 33, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GE

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model: _____

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy: _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33°05'27.45"N, 117°12'26.94"W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Two patches of ashy spike-moss found in southern mixed chaparral

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use: _____

Visible disturbances: Roadway and SDG&E powerlines

Threats: Proposed for development

Comments: _____

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

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California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDDB@wildlife.ca.gov

1-299

For Office Use Only

Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 06/03/2020

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: Quercus dumosa

Common Name: Nuttall's scrub oak

Species Found? Yes No _____
If not found, why?

Total No. Individuals: 1 Subsequent Visit? Yes No

Is this an existing NDDDB occurrence? _____
Yes, Occ. # No Unk.

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Erik LaCoste

Address: Alden Environmental, Inc.
3245 University Ave #1188, San Diego, CA 92104

E-mail Address: gmason@aldenenv.com

Phone: 619-284-3815

Plant Information

Phenology:
% vegetative _____ % flowering _____ % fruiting _____

Animal Information

adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown _____
 wintering breeding nesting rookery burrow site lek other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Questhaven project site off of San Elijo Road approximately 0.25 mile east of Fallsview Road.

County: San Diego Landowner / Mgr: Colrich

Quad Name: Rancho Santa Fe Elevation: 524

T 12S R 3W Sec 33, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GE

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model: _____

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy: _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: _____

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Is the dominant species in scrub oak chaparral on site. Also found in chamise chaparral, southern mixed chaparral, and Diegan coastal sage scrub-disturbed on site.

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use: _____

Visible disturbances: Roadway and SDG&E powerlines

Threats: Proposed for development

Comments: _____

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

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California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDDB@wildlife.ca.gov

1-300

For Office Use Only

Source Code: _____ Quad Code: _____
Elm Code: _____ Occ No.: _____
EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 06/20/2020

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: Brodiaea orcuttii

Common Name: Orcutt's brodiaea

Species Found? Yes No _____
If not found, why?

Total No. Individuals: 326 Subsequent Visit? Yes No

Is this an existing NDDDB occurrence? _____
Yes, Occ. # No Unk.

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Greg Mason, Erik LaCoste, Jasmine Watts

Address: Alden Environmental, Inc.
3245 University Ave #1188, San Diego, CA 92104

E-mail Address: gmason@aldenenv.com

Phone: 619-284-3815

Plant Information

Phenology:

% vegetative _____ % flowering _____ % fruiting _____

Animal Information

adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown _____
 wintering breeding nesting rookery burrow site lek other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Questhaven project site off of San Elijo Road approximately 0.25 mile east of Fallsview Road.

County: San Diego Landowner / Mgr: Colrich

Quad Name: Rancho Santa Fe Elevation: 526

T 12S R 3W Sec 33, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GE

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model: _____

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy: _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33°05'35.58"N, 117°12'26.99"W 33°05'24.44"N, 117°12'21.57"W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Orcutt's brodiaea was found on site in two locations. The larger population occurs in non-native grassland in the northwestern portion of the site; another small population occurs in non-native grassland in the central portion of the site.

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use: _____

Visible disturbances: Roadway and SDG&E powerlines

Threats: Proposed for development

Comments:

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

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California Dept. of Fish & Wildlife
P.O. Box 944209
Sacramento, CA 94244-2090
CNDDDB@wildlife.ca.gov

1-301

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Source Code: _____ Quad Code: _____

Elm Code: _____ Occ No.: _____

EO Index: _____ Map Index: _____

Date of Field Work (mm/dd/yyyy): 03/20/2021

Clear Form

California Native Species Field Survey Form

Print Form

Scientific Name: Spea hammondi

Common Name: Western spadefoot

Species Found? Yes No _____
If not found, why?

Total No. Individuals: _____ Subsequent Visit? Yes No

Is this an existing NDDDB occurrence? _____
Yes, Occ. # _____ No Unk.

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Greg Mason

Address: Alden Environmental, Inc.

3245 University Ave #1188, San Diego, CA 92104

E-mail Address: gmason@aldenenv.com

Phone: 619-284-3815

Plant Information

Phenology:

% vegetative _____ % flowering _____ % fruiting _____

Animal Information

adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown _____
 wintering breeding nesting rookery burrow site lek other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Questhaven project site off of San Elijo Road approximately 0.25 mile east of Fallsview Road.

County: San Diego Landowner / Mgr: Colrich

Quad Name: Rancho Santa Fe Elevation: 510

T 12S R 3W Sec 33, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GE

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model: _____

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy: _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33°05'30.4"N, 117°12'17.81"W 33°05'29.74"N, 117°12'16.61"W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Eggs and tadpoles observed in two water-holding basins--one in disturbed habitat near the base of an SDG&E tower; the other slightly southwest in non-native grassland.

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use: _____

Visible disturbances: Roadway and SDG&E powerlines

Threats: Proposed for development

Comments: _____

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
 Compared with specimen housed at: _____
 Compared with photo / drawing in: _____
 By another person (name): _____
 Other: Directly observed

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

Appendix C

Coastal California Gnatcatcher

Survey Report

Questhaven Project
U.S. Fish and Wildlife Service Protocol Level
Presence/Absence Surveys for the
Coastal California Gnatcatcher
(Polioptila californica californica)

Prepared for:

ColRich Communities
444 West Beech Street, Suite 300
San Diego, CA 92101

Prepared by:

Alden Environmental, Inc.
3245 University Ave., #1188
San Diego, CA 92104

May 19, 2020

I certify that the information in this survey report and attached exhibits
fully and accurately represent my work.



Erik LaCoste (TE- 027736-6)

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METHODS	1
VEGETATION COMMUNITIES	1
SURVEY RESULTS	2
REFERENCES	2

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<u>Letter</u>	<u>Title</u>
A	Summary of Field Survey Conditions
B	Copies of Field Notes

LIST OF FIGURES

<u>Number</u>	<u>Title</u>	<u>Follows Page</u>
1	Regional Location	2
2	USGS Topographic Map.....	2
3	Survey Results	2

INTRODUCTION

This report documents the results of a survey conducted for the federally listed as threatened coastal California gnatcatcher (*Polioptila californica californica*; CAGN) on the Questhaven project site. The approximately 70 acre site is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. (Figures 1 and 2).

METHODS

The surveys were performed in accordance with the Year 1997 Survey Protocol Information (USFWS 1997) by US Fish & Wildlife Service (USFWS) permitted biologist Erik LaCoste (TE-027736-6). The survey visits were conducted between April 9 and May 1, 2020. CAGN were mapped when encountered.

Dates, times, and weather conditions at the start and end of each survey are presented in Appendix A. The survey was conducted by walking through, and adjacent to, suitable CAGN habitat on site. Birds were viewed with the aid of binoculars, where necessary. Recorded CAGN vocalizations (“mew calls”) were broadcast for approximate 5-second durations at approximately 50-yard increments along the survey route, or as needed to adequately cover each suitable habitat patch. Recorded vocalizations were only broadcast to initially detect the possible presence of CAGNs. Copies of field notes from each survey are presented in Appendix B.

VEGETATION COMMUNITIES

The site supports approximately 11 acres of suitable coastal sage scrub habitat for the CAGN (Figure 3). Dominant species in this area include California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), and black sage (*Salvia mellifera*). The coastal sage scrub habitat occurs along the northern site boundary and along edge of the mafic southern mixed chaparral habitat to the south. Other habitats mapped on site that were not considered suitable for the species are eucalyptus woodland, non-native grassland, mafic southern mixed chaparral, mafic chamise chaparral, and developed/disturbed area.

SURVEY RESULTS

A pair of CAGN were observed on site during all three site visits. Specific observations are provided in Table 1 and are shown on Figure 3. Additional information is included in the attached field notes (Appendix B).

Table 1 CAGN Observations		
Number Observed	Date	NOTES
2	4/9/2020	Pair observed foraging on site
2	4/23/2020	Same pair observed, no evidence of active nest but pair is sticking close together
2	5/1/2020	Nest found by accident, female incubating, male nearby

REFERENCES

USFWS. 1997. Coastal California Gnatcatcher (*Polioptila californica californica*) Presence/Absence Survey Guidelines. February 28.

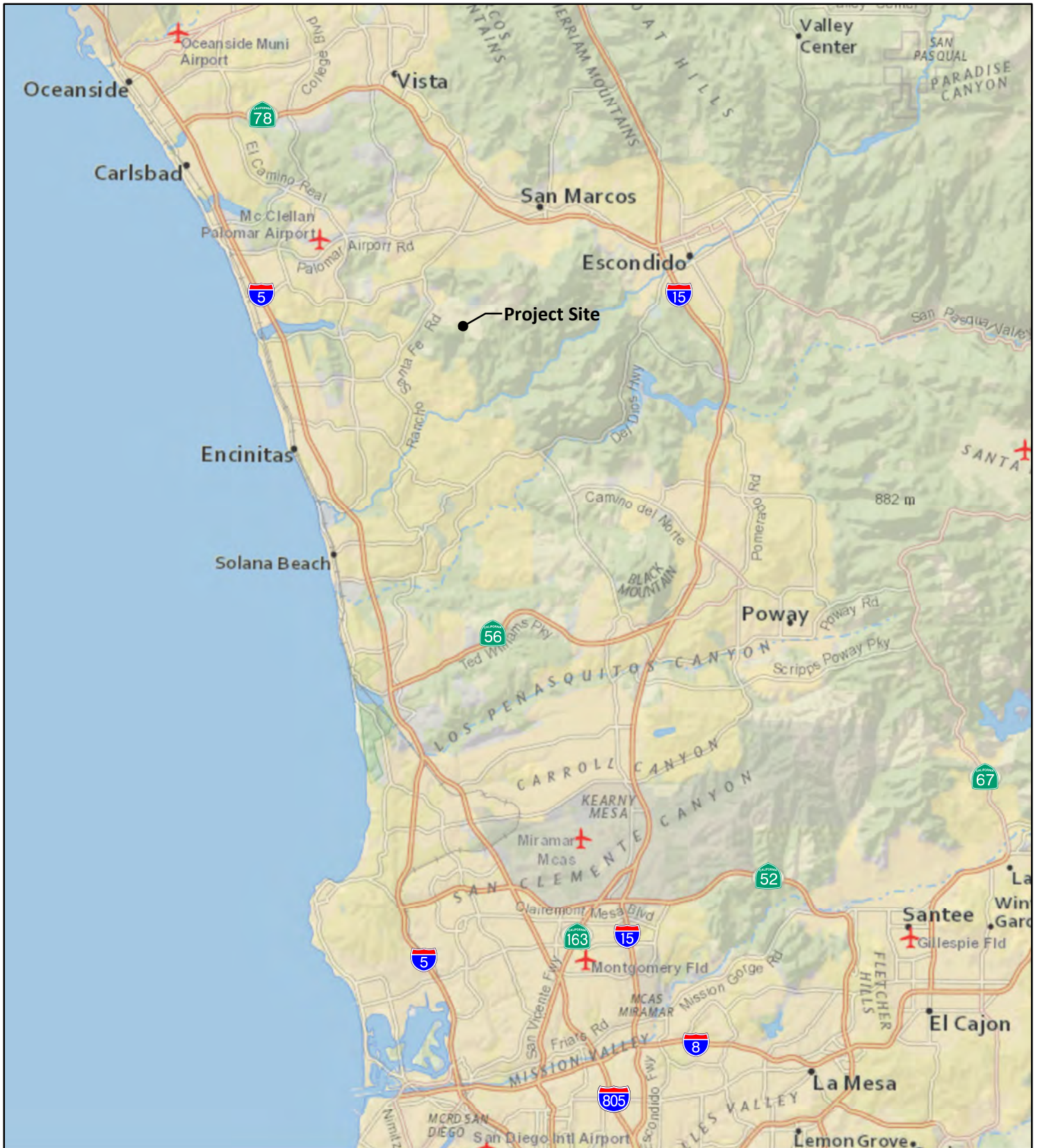
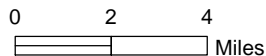
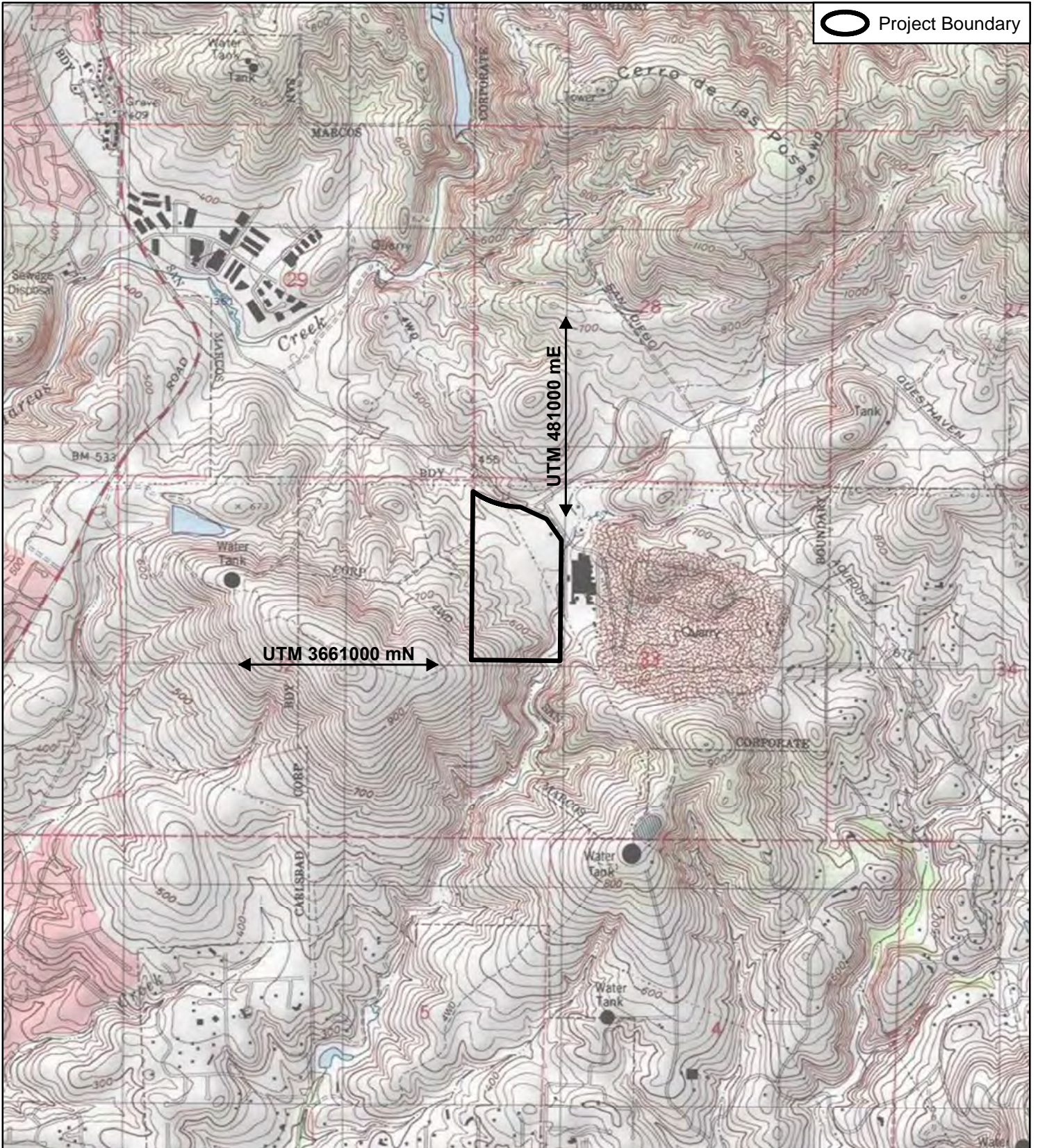


Figure 1

Regional Location

QUESTHAVEN PROJECT
COASTAL CALIFORNIA GNATCATCHER
SURVEY REPORT



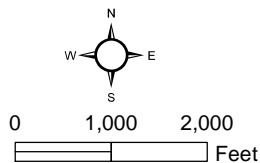


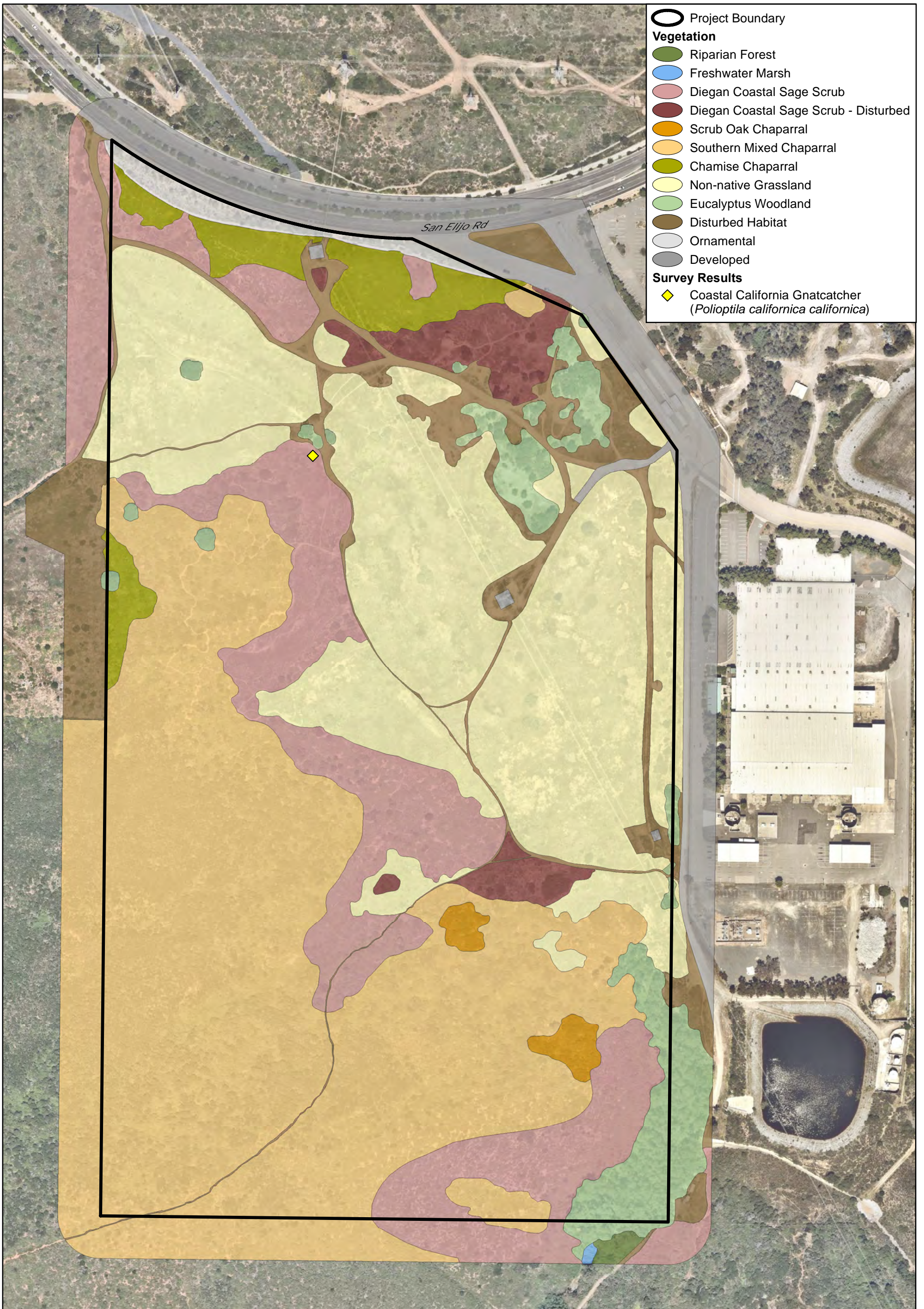
Source: USGS Quads (Rancho Santa Fe) Copyright:© 2013 National Geographic Society, i-cubed

Figure 2

Project Location

QUESTHAVEN PROJECT
COASTAL CALIFORNIA GNATCATCHER
SURVEY REPORT





Aerial Photo: Nearmap 2020

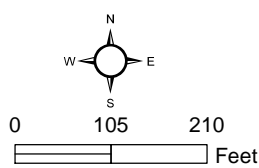


Figure 3

Survey Results

QUESTHAVEN PROJECT
COASTAL CALIFORNIA GNATCATCHER
SURVEY REPORT

Appendix A
SUMMARY OF FIELD SURVEY CONDITIONS

Survey	Date	Biologist	Survey Times (start/stop)	Weather Conditions (start/stop)
1	4/9/2020	Erik LaCoste	0700-1100	80% cover, 58°F, wind 2-4 mph/ 100% cover (sprinkles from 1000-1100), 59°F, wind 2-4 mph
2	4/23/2020	Erik LaCoste	0800-1200	0% cover, 68°F, wind 1-2 mph/ 0% cover, 78°F, wind 2-4 mph
3	5/1/2020	Erik LaCoste	0615-1015	100% cover, 63°F, wind 0 mph/ 100% cover, 66°F, wind 1-2 mph

Appendix B
COPIES OF FIELD NOTES

4/9/20 QUART HAUCN CABN # 1

TIME

0700 0700	58	07-4	20% OC.
1100	59	2-4	100% sprinkles 10-11

SPECIESobs

CARI	BEWR	CABR SD
BILGE	OCWA	
HOFI	COYE	
WCSP	VASH	
MOBO	CABN- PAIR -	
ANHU	33,03975, -117.20544	
EUST	Foraging -	
BUSH		
YRWA		
SAPH		
CATO (CALT)		
WREN.		
CATN		
RTHA		
CABN(P)		
BGWN		
SOSP		
SPTO		

♂ 0935 + ♀

≈ 1000 - some sprinkles - not hard -
 not affecting Bird Activity -
 1020 - stopped - still 100% OC.
 - LIGHT RAIN / sprinkles - 10-11 Am -

112

4/23/20 QUEST Haven BUOW Z

Buow survey 2

TIME	Temp.	wind	sky
0600	60	0	0
0800	68	0-2	0

SPECIES (For Both Surveys)

CATH	CAKI	BLER	POWD
SPTO	WTJW	ATFL	CLSW
CALT	HOPI	COBA	CAEN
ANHU	SAPH	MOBO	COHA
B66X	LEGO	NUWO	RTHA
WREN	SOSP	WIWD	NOMO
BEWR	RUHU	BLRH	BUDR
WAVI	WCASS	PSPL	RCSP
BUSH	CADU	HUVI	GRRO
COFE	NRWS	BHCO	EUST

113

4/23/20 Questhaven CAGW Z

CAGW Survey 2

Time	Temp	wind	sky
0800	68	1-2	0
1200	78	2-4	0

0845 - ♂ + ♀ - Pair CAGW - detect.
 Quiet -

33.09108, -117.20703

No evidence of active nest - though
 pair is sticking close together.

others

Cottontail
 CA 4K SQ
 S.P. RattMonaker

1 - 317

5/1/20

TIME	TEMP	WIND	SKY
0615	63	0	100% 0.6
1015	66	12	100% 0.6

SPECIES

MODO	WREN
BHCO	CAGN
BUSH	BLEN.
CAKI	RUHU
HOFI	CORA
LEGO	WIWA
BEWR	COYE
EVST	WCSP.
BHGR	GPPO
NUWD	BCHU
CATH	PLA PSEL
SOSP	BLPH
BLGR	ATFL
SPTO	CAGN (PINE + NEST)
CALT	COHA
MALL	
CASJ	
HOWR	
ANHV	

NOTES

SPARROW TOAD LOCATED -
33.09132, -117.20510

SPARROW - 33.09102, -117.20565

♂ 857 - NEST FOUND BY
ACCIDENT - 33.09160, -117.20688
♀ incubating, ♂ nearby

Appendix D

Burrowing Owl Survey Report

June 18, 2020

Ms. Rita Mahoney
Colrich
444 West Beech Street, Suite 300
San Diego, CA 92101

Subject: Burrowing Owl Survey Report for the Questhaven Project

Dear Ms. Mahoney:

This letter presents the results of the 2020 nesting season survey for the burrowing owl (*Athene cunicularia*) conducted on the approximately 69.1-acre Questhaven Property (APNs 223-080-46-00, 223-070-07-00, and 223-070-08-00).

LOCATION AND SITE DESCRIPTION

The approximately 69.1-acre project site is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. The project site is located immediately south and west of the City of San Marcos and east of the City of Carlsbad. Interstate 5 is located approximately 5.3 miles west of the project site. Specifically, the project site is located south of San Elijo Road and east of Denning Drive (Figures 1 and 2). The project site encompasses Assessor's Parcel Number 223-080-46-00 and is located in the west half of the northwest quarter of Section 33, Township 12 South, Range 3 West, San Bernardino Meridian on the U.S. Geological Survey (USGS) 7.5-minute Rancho Santa Fe quadrangle map (Figure 2).

The project site encompasses a large area of steep hills that transition into a relatively flat area in the northern and central portion of the site. Elevations range between approximately 830 feet amsl in the southwest corner to 500 feet amsl along the eastern boundary. Soil on site is mapped as Cieneba very rocky coarse sandy loam (30 – 75 percent slopes), San Miguel rocky silt loam (9 – 30 percent slopes), Huerhuero loam (2 – 9 percent slopes), San Miguel-Exchequer rocky silt loams (9 – 70 percent slopes), and Exchequer rocky silt loam (30 – 70 percent slopes; Figure 3).

METHODS

The 2020 survey consisted of 4 site visits conducted by biologist Erik LaCoste on separate days (Table 1, Attachment A) according to the survey methods in the Staff Report on Burrowing Owl Mitigation (CDFG 2012), which supersedes the survey, avoidance, minimization and mitigation recommendations in the 1995 Staff Report (CDFG 1995), and takes into account the Burrowing Owl Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993). Representative photographs were taken and are enclosed as Appendix B.

Surveys were limited to an approximately 30-acre flatter area in the central and northeastern portion of the site. This area supports non-native grassland, sparse eucalyptus woodland, and disturbed/developed areas. The remainder of the site with steep slopes and supporting dense chaparral and eucalyptus woodland communities was excluded from the survey area.

The entire survey area was searched for burrowing owls and potential burrows or perches that could be used by the owl. Burrowing owls are known to occupy California ground squirrel (*Spermophilus beecheyi*) burrows; therefore, particular attention was paid to any areas along fence lines, or other locations where squirrel activity has been observed in the past, was observed presently, or was likely to occur. Dirt piles, drainages, and culverts were also carefully examined as these sites can often provide cavities that can support the species. The determination of owl presence was made by direct owl observation or by owl signs such as, but not necessarily limited to, excavated soil, whitewash (excrement), castings (pellets), and/or feathers.

Table 1 Burrowing Owl Survey Information				
Survey Number	Date	Biologist	Time	Weather Conditions (start/stop)
1	2/19/20	Erik LaCoste	0600-0815	Overcast (high fog/low clouds), 52°F, wind 0-1 mph/ 100%, 62°F, wind 0-1 mph
2	4/23/20	Erik LaCoste	0600-0800	0%, 60°F, wind 0 mph/ 0%, 68°F, wind 1-2 mph
3	6/2/20	Erik LaCoste	0600-0845	50%, 58°F, wind 0-1 mph/ 30%, 73°F, wind 1-2 mph
4	6/16/20	Erik LaCoste	0600-0915	100%, 59°F, wind 0-1 mph/ 50%, 66°F, wind 1-3 mph

SURVEY RESULTS

On the first survey, a single an old corrugated drainage pipe was investigated for the potential to support the BUOW, but there was no sign of presence/occupation. No BUOW or potential BUOW sign/evidence was observed on the site during any of the visits. Based on the negative results of the 2020 field surveys, the site is not anticipated to be occupied by the BUOW.

Please contact me if you have any questions.

Sincerely,



Greg Mason
Senior Biologist

Enclosures:

- Figure 1 Regional Location Map
- Figure 2 Project Location Map
- Figure 3 BUOW Survey Map
- Attachment A Field Notes

References:

Bowman, R. 1973. Soil Survey of the San Diego Area. USDA in cooperation with USDI, UC Agricultural Experiment Station, Bureau of Indian Affairs, Department of the Navy, and the U.S. Marine Corps.

California Department of Fish and Game (CDFG). 2012. Staff Report on Burrowing Owl Mitigation. March 17.

1995. Environmental Services Division. Staff Report on Burrowing Owl Mitigation. October 17. 8pp. plus attachments.

California Burrowing Owl Consortium. 1993. Burrowing Owl Survey Protocol and Mitigation Guidelines. April.

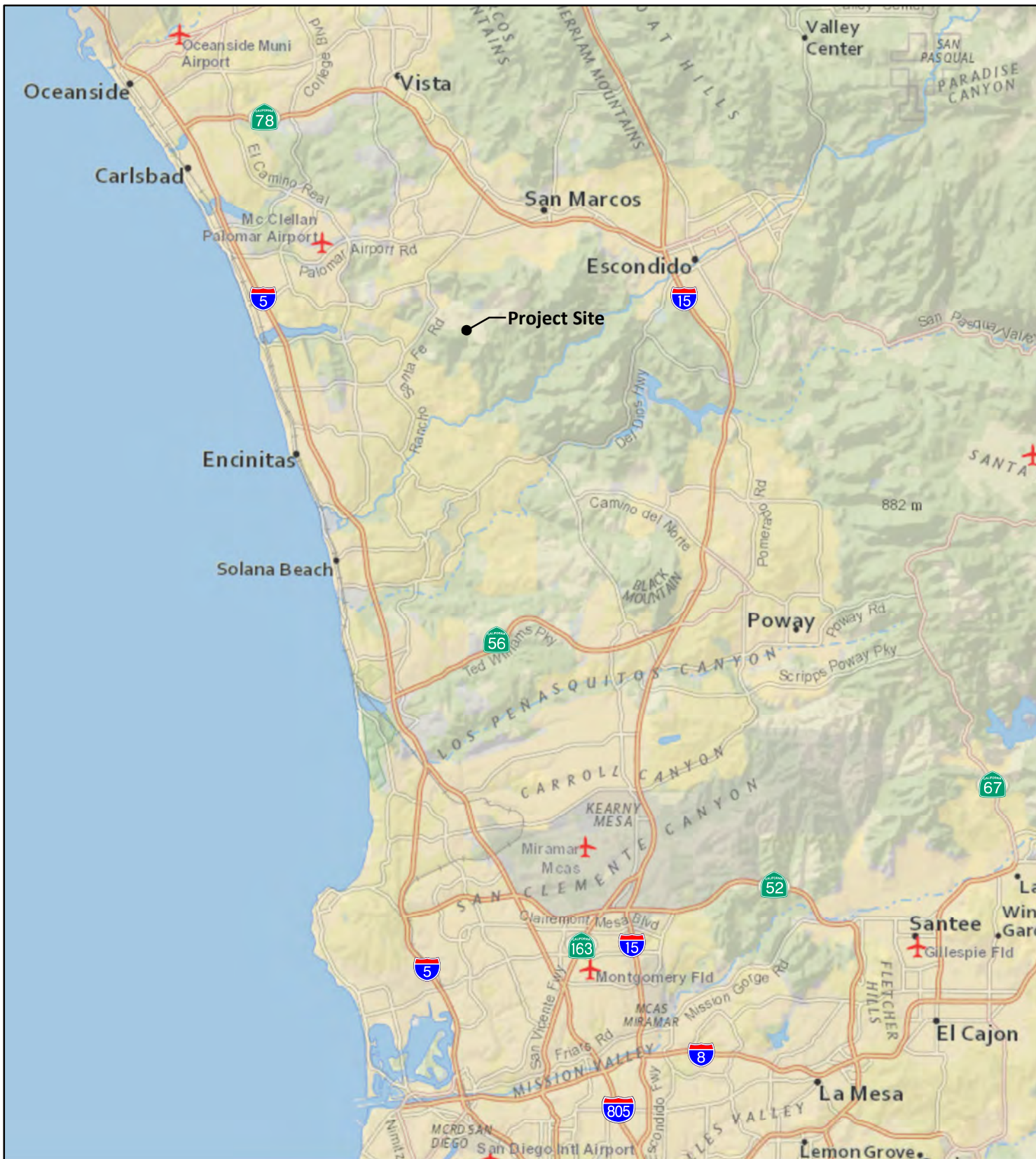
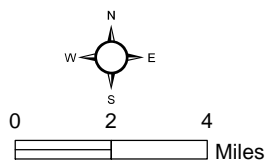
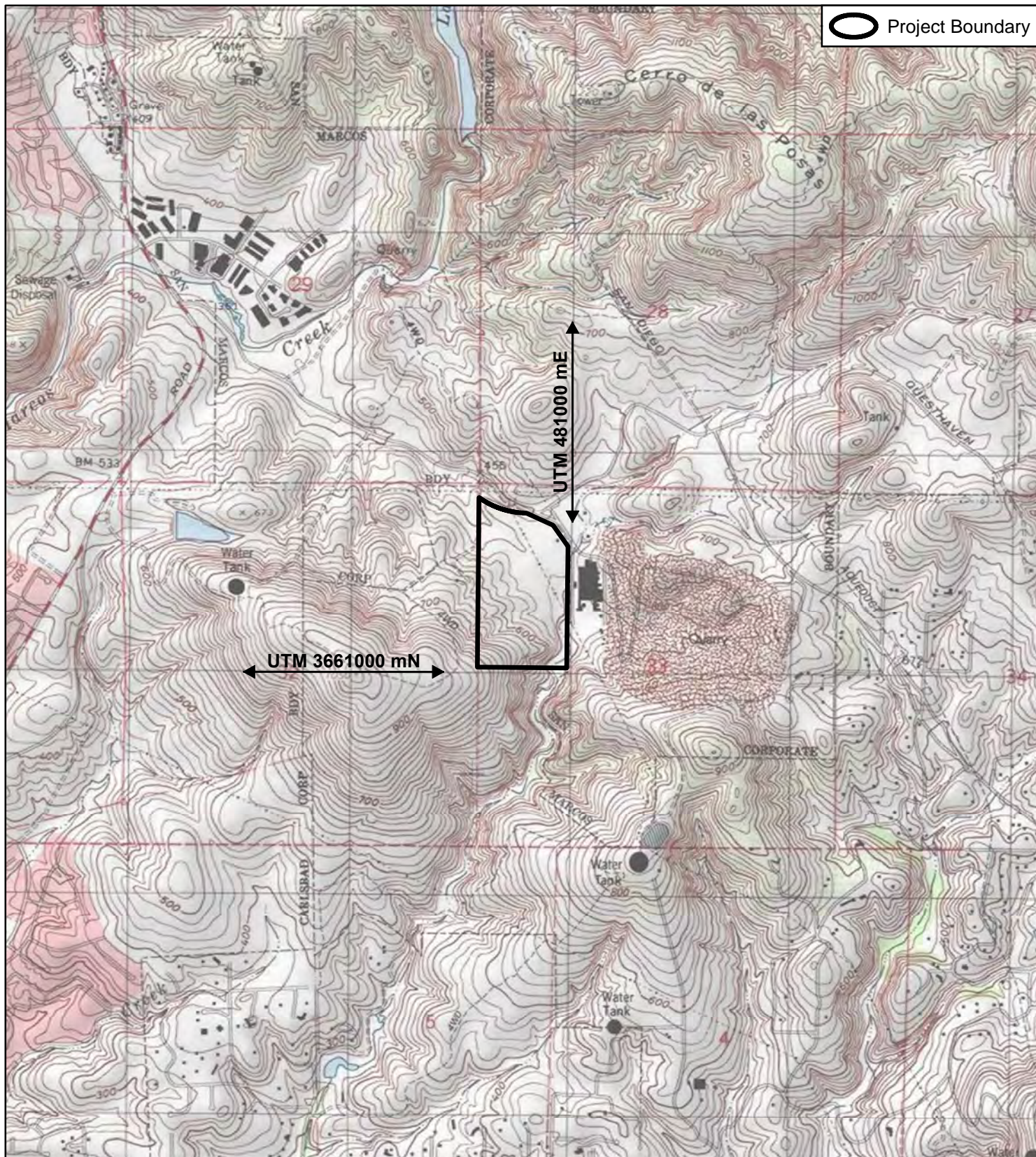


Figure 1

Regional Location

QUESTHAVEN PROJECT
BURROWING OWL SURVEY REPORT





Source: USGS Quads (Rancho Santa Fe) Copyright:© 2013 National Geographic Society, i-cubed

Figure 2

Project Location

QUESTHAVEN PROJECT
BURROWING OWL SURVEY REPORT



0 1,000 2,000
Feet





Aerial Photo: Nearmap 2020

Figure 3

Burrowing Owl Survey Area

QUESTHAVEN PROJECT
BURROWING OWL SURVEY REPORT



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Attachment A

Field Notes

2.19.20 BUOW 1

Erik LaCoste. Arrive 0600, overcast (high fog/low clouds), 52F, 0-1, 100% OC.

Walking transects roughly 10-15 meters apart. Area is relatively flat and open given good observation potential. Periodic scanning with binoculars.

A single burrow with the potential to provide BUOW with a burrow was located. The burrow is an old corrugated drainage pipe. Location is at 33.09022 , -117.20380.



No fossorial mammals were detected the entire survey. No ground squirrels or burrow were detected anywhere in the survey area. Property was 100% covered on foot achieving 100% visual coverage. No BUOW was detected.

End of survey 0815, 62F, 0-1 mph, 100% OC.

112

4/23/20 QUEST Haven BUOW Z

Buow Survey 2

TIME	Temp.	wind	sky
0600	60	0	0
0800	68	0-2	0

SPECIES (For Both Surveys)

CATH	CAKI	BLER	POWD
SPTO	WTJW	ATFL	CLSW
CALT	HOPI	COBA	CAEN
ANHU	SAPH	MOBO	COHA
B66X	LEGO	NUWO	RTHA
WREN	SOSP	WIWD	NOMO
BEWR	RUHU	BLRH	BUDR
WAVI	WCASS	PSPL	RCSP
BUSH	CADU	HUVI	GRRO
COFE	NRWS	BHCO	EUST

113

4/23/20 Questhaven CAGW Z

CAGW Survey 2

Time	Temp	wind	sky
0800	68	1-2	0
1200	78	2-4	0

0845 - ♂ + ♀ - Pair CAGW - detect.
 Quiet -

33.09108, -117.20703

No evidence of active nest - though
 pair is sticking close together.

others

Cottontail
 CAKK SQ
 S.P. RattMonaker

BUOW - # 3 QUEST HAVEN

132

6/2/20

START	Temp	wind	Sky
0600	58	0-1	50%
0845	73	1-2	30%

SPECIES

BUSH

CASH.

ducks

Cottontail

BUOR

CA BR SQ

WEKI

NOMO

LEBO

EUST.

MODO

CALT.

CAQU

SBMU

PSPTO

HOWR

RCSP.

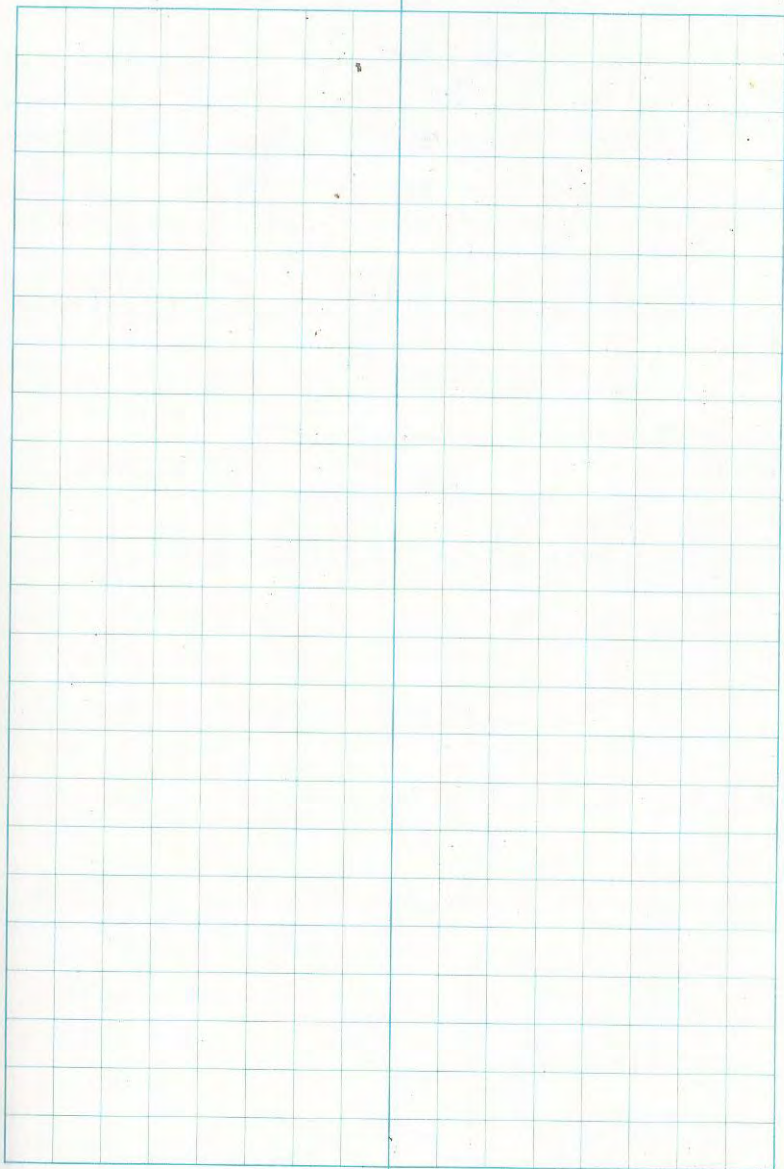
BENK

HOFI

CAST

HOOR

133



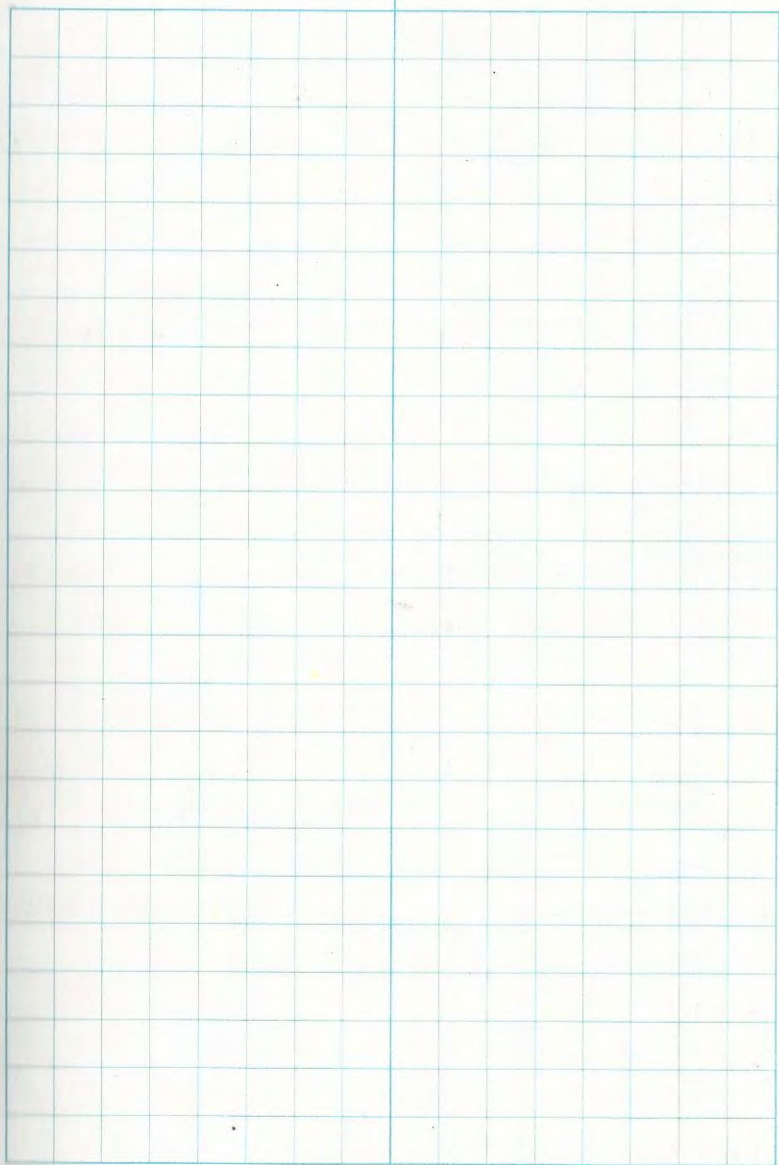
6/16/20

Questhaven Buow #4

Time	Temp	Wind	Sky
0600	59	0-1	100% 0.0
0915	66	1-3	50% 0.0

SPECIES

SAPH	HOPI	NO BUOW
LASP	BLER	
BGGN	CALT	
SBMU	ROSP	
WEKI	COYE	
SPTO	BEWR	
EUST	WREN	
SOSP	ACWO	
MODO	PSFL	
LEGO	CORA	
BLPH	CASJ	
CAQU	ALHU	
ATEL	ANHU	
NOMO	NOFL	
CASN	BHCO - 1 ♂	
NUWO		
H2OR		
BHGR		



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Appendix E

Crotch's Bumble Bee Survey Report

**2023 Survey Report
for
Foraging Crotch's Bumble Bee
(*Bombus crotchii*)
on the
Questhaven Project Site**

Prepared for:

Colrich Communities
444 West Beech Street, Suite 300
San Diego, CA 92101

Prepared by:

Alden Environmental, Inc.
3245 University Ave., #1188
San Diego, CA 92104

August 21, 2023

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INTRODUCTION

This report documents the methods and results of a survey conducted on the Questhaven Project (project) site for foraging Crotch's bumble bee (CBB; *Bombus crotchii*), a candidate for listing as endangered under the California Endangered Species Act (CESA). The approximately 70-acre site is in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. It is within the boundaries of the Draft North County Multiple Species Conservation Program in Pre-approved Mitigation Area (Figures 1 and 2).

METHODS

A foraging bumble bee survey for the CBB was conducted during the period May 23 through July 27, 2023 (Table 1). The first part of the survey followed the California Department of Fish and Wildlife (CDFW)-issued Unofficial Crotch's Bumble Bee Survey Methods, which was available when the survey began. The latter portion of the survey followed the Survey Considerations for CESA Candidate Bumble Bee Species issued by the CDFW on June 6, 2023 (CDFW 2023). Prior to beginning the survey, a habitat assessment was conducted that included reviewing the California Natural Diversity Database and available bee data (iNaturalist) to identify any reported CBB observations in the project site vicinity and to help determine areas on site with suitable foraging resources (flowering plants) for the CBB.

Table 1
Crotch's Bumble Bee Survey Information

Site Visit	Area	Date	Biologist	Survey Times (start-stop)	Weather Conditions (start/stop)
1	1	5/23	Korey Klutz	0930-1630	Cloudy, 60°F, wind 0 mph/ Cloudy, 64°F, wind 2 mph
1	2	5/24	Brian Lohstroh	1200-1600	100% cover, 70°F, wind 2-6 mph/ 100%, 69°F, wind 3-5 mph
1	3	5/30	Darin Busby	1230-1530	100% cover, 69°F, wind 4-7 mph/ 90%, 70°F, wind 3-5 mph
1	3	5/30	Melissa Busby	1330-1530	100% cover, 69°F, wind 4-7 mph/ 90%, 70°F, wind 3-5 mph
2	1	6/7	Korey Klutz	0900-1430	Cloudy, 63°F, wind 0 mph/ Cloudy, 67°F, wind 4 mph
2	2	6/8	Brian Lohstroh	1100-1530	100% cover, 73°F, wind 3-6 mph/ 10%, 76°F, wind 2-7 mph
2	3	6/17	Darin Busby	1040-1500	0% cover, 73°F, wind 1-5 mph/ 0%, 78°F, wind 3-6 mph
3	1	6/22	Korey Klutz	0900-1430	Partly cloudy, 64°F, wind 0 mph/ Partly cloudy, 70°F, wind 8 mph
3	2	6/22	Brian Lohstroh	1015-1430	20% cover, 74°F, wind 2-5 mph/ 0%, 76°F, wind 4-7 mph
3	3	6/30	Darin Busby	1000-1330	0% cover, 70°F, wind 0-3 mph/ 0%, 79°F, wind 2-5 mph
4	1	7/9	Korey Klutz	1000-1500	Partly cloudy, 65°F, wind 0 mph/ Clear, 71°F, wind 6 mph
4	2	7/7	Brian Lohstroh	1015-1425	0% cover, 70°F, wind 0-4 mph/ 0%, 71°F, wind 2-9 mph
4	3	7/13	Darin Busby	0930-1300	0% cover, 78°F, wind 1-3 mph/ 0%, 85°F, wind 1-5 mph
5	1	7/23	Korey Klutz	0800-1300	Clear, 65°F, wind 0 mph/ Clear, 73°F, wind 10 mph
5	2	7/21	Brian Lohstroh	0815-1215	100% cover, 68°F, wind 2-4 mph/ 0%, 79°F, wind 0-7 mph
5	3	7/27	Darin Busby	1030-1400	0% cover, 77°F, wind 2-3 mph/ 0%, 85°F, wind 3-5 mph

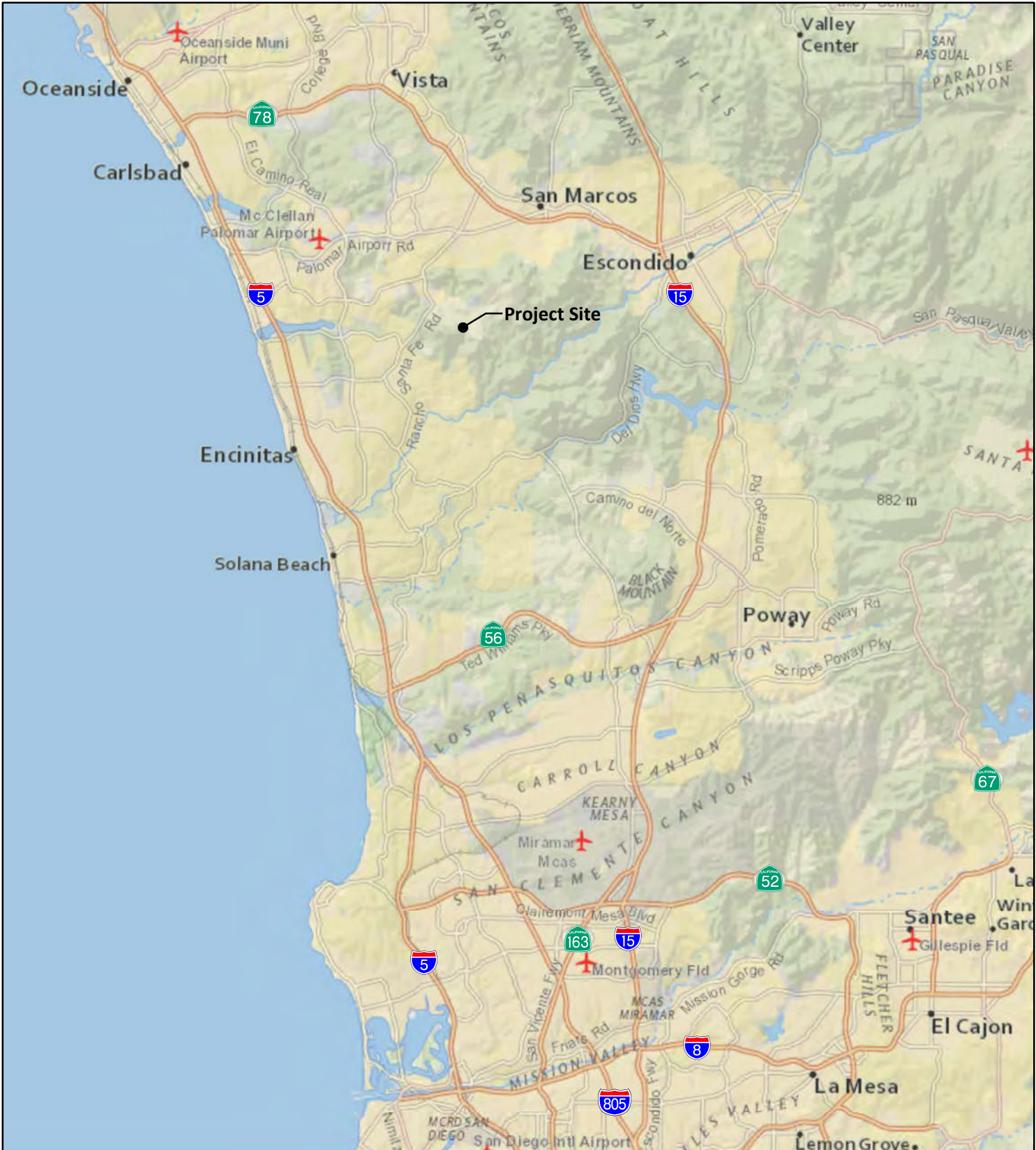
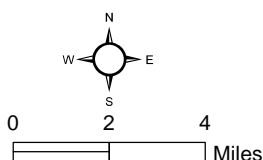
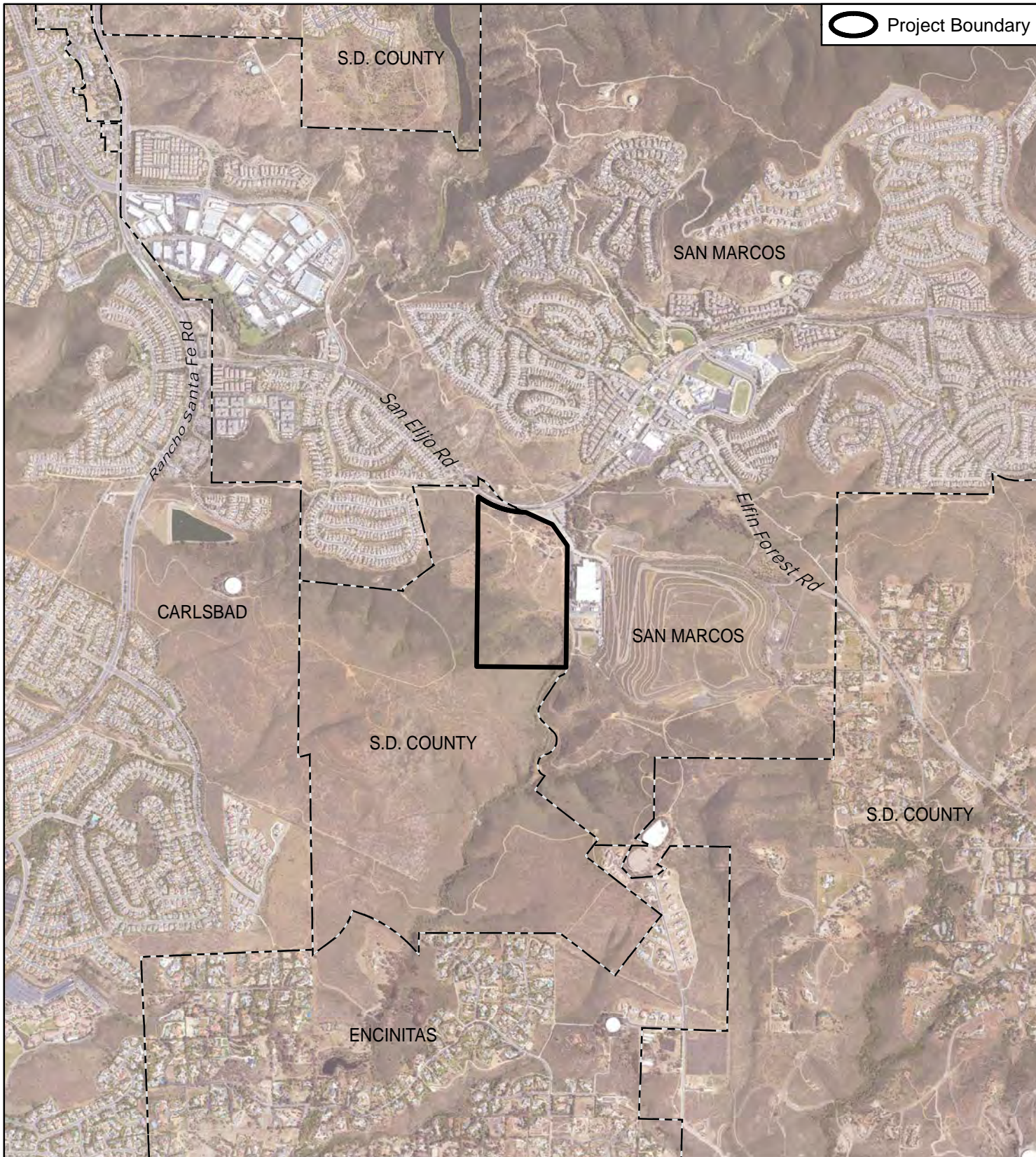


Figure 1

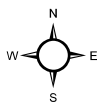
Regional Location

QUESTHAVEN PROJECT
2023 CROTCH'S BUMBLE BEE SURVEY





Aerial Photo: USDA NAIP 2022



0 1,000 2,000
Feet



Figure 2

Project Location

QUESTHAVEN PROJECT
2023 CROTCH'S BUMBLE BEE SURVEY



Aerial Photo: Nearmap 2023

Figure 3

**Crotch's Bumble Bee
Survey Area**

QUESTHAVEN PROJECT
2023 CROTCH'S BUMBLE BEE SURVEY



The survey area was divided into 3 sections: Area 1 is comprised of 9.67 acres; Area 2 is comprised of 9.95 acres; and Area 3 is comprised of 9.69 acres (Figure 3). The survey areas were determined based on the presence of flowering plants that could serve as nectar and pollen resources for foraging bumble bees. Dense non-native grassland, eucalyptus woodland, and developed/disturbed areas were excluded as they did not support flowering species. More open and less dense non-native grassland areas with numerous flowering species (Orcutt's brodiaea, deer weed, blue dicks, etc.) were included in the survey areas. Less dense coastal sage scrub habitat areas within and adjacent to the project footprint also were surveyed where possible. Areas outside of the project footprint to the south and west also were excluded as they are not proposed for impacts (within the preservation areas) and support primarily dense, impenetrable chaparral habitat on steep slopes.

According to the Survey Considerations (CDFW 2023), it is recommended that at least 3 site visits take place spaced 2 to 4 weeks apart during the period of highest detection probability for foraging Crotch's bumble bees (i.e., the April – August Colony Active Period for the species) and when floral resources are present. As shown in Table 1, 5 site visits were made to each of the 3 survey areas approximately 2 weeks apart during the Colony Active Period when floral resources were present.

The Survey Considerations (CDFW 2023) also state that site visits should be made at least 1 hour after sunrise and at least 2 hours before sunset, although ideally between 9 am and 1 pm on warm, but not hot, sunny days (65-90 degrees Fahrenheit) with low wind (less than 8 miles per hour). The recommended rate of survey is 1 person-hour per 3 acres of suitable habitat. The survey was generally conducted under these conditions (Table 1).

The survey included walking slow, meandering transects through the survey areas and looking for foraging *Bombus* species. Flowering plants in bloom, as well as bumble bees and other bee/wasp species observed, were recorded in field notes (Appendix A). No netting or handling of any insects was conducted.

RESULTS

While there were numerous plant species in flower during the survey, only one genus that is favored by the CBB, which is *Salvia*, was present on site (Appendix A). Three bumble bee species were identified, but none was the CBB. The 3 bumble bee species included black tail bumble bee (*Bombus melanopygus*; observed only in May); yellow bumble bee (*B. californicus*; observed May through July); and most abundantly, the yellow-faced bumble bee (*B. vosnesenskii*; observed May through July).

REFERENCE

California Department of Fish and Wildlife. 2023. Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species. June 6.
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inlin>

APPENDIX A

Copies of Field Notes

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Biologist: Korey Klutz

Questhaven Survey Dates and Weather Conditions					
	Survey 1	Survey 2	Survey 3	Survey 4	Survey 5
	23-May	7-Jun	22-Jun	9-Jul	23-Jul
Survey Hours	0930-1630	0900-1430	0900-1430	1000-1500	0800-1300
Temps	60-64	63-67	64-70	65-71	65-73
Wind	0-2	0-4	0-8	0-6	0-10
Conditions	Cloudy	Cloudy	Partly Cloudy	Partly Cloudy to Clear	Clear

1 - 350

Biologist:
Brian Lohstroh

Questhaven San Marcos Site (Area 2)					
Date	Time on site	Temp (°F)	Sky Cover (%)	Wind Speed (MPH)	Personnel
5/24/23	1200-1600	70-69	100-100%	2-6; 3-5	B. Lohstroh
6/8/23	1100-1530	73-76	100-10%	3-6; 2-7	B. Lohstroh
6/22/23	1015-1430	74-76	20-0%	2-5; 4-7	B. Lohstroh
7/7/23	1015-1425	70-71	0-0%	0-4; 2-9	B. Lohstroh
7/21/23	0815-1215	68-79	100-0%	2-4; 0-7	B. Lohstroh

Biologist:
Brian Lohstroh

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Common Name	Scientific Name	Questhaven Area 2					
		5/24/23	6/8/23	6/22/23	7/7/23	7/21/23	
Honey bee	<i>Apis mellifera</i>	x	x	x	x	x	
Unknown black bee	bee sp. (TBD)				x		
Bee fly	<i>Bombilius sp.</i>	x					
California bumblebee	<i>Bombus californicus</i>	1*		2	6	3	
Black-tailed bumblebee	<i>Bombus melanopygus</i>			1	1		
Vonsnesenski's bumblebee	<i>Bombus vosnesenskii</i>	7*	7*	13*	10	35+male	
Common blue mud dauber	<i>Chalybion californicum</i>		x				
Mexican Cactus Fly	<i>Copestylum mexicanum</i>		x			x	
Digger/sunflower bee species	<i>Diadasia sp.</i>		x	x		x	
Scoliid wasp	<i>Scoliidae</i> (Family)	x	x	x	x	x	
Syrphid fly	<i>Syrphidae</i> (Family)	x	x				
bumblebee robberfly	<i>Laphria flava</i>			x			
Common cicada	<i>Okanagana sp.</i>			x		x	
Tarantula hawk	<i>Pepsis chrysothemis</i>				x	x	
Calyprate (house) fly	Subsection <i>Calypratae</i>	x					
Western Yellowjacket	<i>Vespula pensylvanica</i>	x				x	
		*One queen observed					
Other species of interest:							
Tarantula	Genus <i>Aphonopelma</i>						
California toad (dead)	<i>Anaxyrus boreas halophilus</i>						
green lynx spider	<i>Peucetia viridans</i>						
California Gnatcatcher	<i>Polioptila californica</i>						
Least Bell's Vireo	<i>Vireo bellii pusillus</i>					x	
So. California rufous-crowned Sparrow	<i>Aimophila ruficeps canescens</i>						

Crotch's Bumble Bee Survey Form

Surveyor: Darin Busby **Date:** 5/30/2023
Site Name: Questhaven – Area 3 **Site Visit No.:** 1
Acres
Surveyed: 5.81 **Survey Time:** 3.0 hours **Acres per Hour:** 1.9
Other Surveyors
Present: N/A **Project No.:** _____

Field Conditions				
	Time (24 hr)	Temperature (°F)	Wind Speed (mph)	Cloud Cover
Start	1230	69	4-7	100%
End	1530	70	3-5	90%
Start	--	--	--	--
End	--	--	--	--

Vegetation Communities Surveyed (inc. dominant spp.):
Diegan coastal sage scrub (<i>Eriogonum fasciculatum</i>)
Non-native grassland (<i>Avena</i> spp.)

Bumble Bee Species	No.	Other Hymenoptera (Bee/Wasp) Species	Obs.
yellow bumble bee (<i>Bombus californicus</i>)		western honey bee (<i>Apis mellifera</i>)	x
Crotch's bumble bee (<i>B. crotchii</i>)		Ichneumonid wasp (Family: Ichneumonidae)	
Fernald cuckoo bumble bee (<i>B. flavidus</i>)		cuckoo bee (<i>Nomada</i>)	
black tail bumble bee (<i>B. melanopygus</i>)	2	tarantula hawk (<i>Pepsis thisbe</i>)	
Sonoran (American) bumble bee (<i>B. sonorus</i>)		sawfly (Family: Tenthredinidae)	
Vancouver bumble bee (<i>B. vancouverensis nearcticus</i>)		yellowjacket (<i>Vespula / Dilichovespula</i>)	
Van Dyke bumble bee (<i>B. vandykei</i>)		carpenter bee (Subfamily: Xylocopinae)	
Vosnesensky bumble bee (<i>B. vosnesenskii</i>)	14		
Column Total	16	<i>*See field notes for other flying insects observed</i>	

Nectar/Pollen Sources (*CBB favorites)			
deerweed (<i>Acmispon glaber</i>)	x	phacelia / scorpionweed (<i>Phacelia</i> *)	
onion (<i>Allium</i> spp.)		popcorn flower (<i>Cryptantha/Plagiobothrys</i>)	
fiddleneck (<i>Amsinckia</i> spp.)		sage (<i>Salvia</i> *)	x
snapdragon (<i>Antirrhinum</i> *)		ragwort (<i>Senecio</i>)	
manzanita (<i>Arctostaphylos</i>)		clover (<i>Trifolium</i>)	
milkweed (<i>Asclepias</i> *)		vetch (<i>Vicia</i> *)	
milk-vetch (<i>Astragalus</i>)		Other:	
goldenstar (<i>Bloomeria</i> spp.)		canchalagua (<i>Zeltnera venusta</i>)	x
lilac/buckthorn (<i>Ceanothus</i>)		fiesta flower (<i>Pholistoma auritum</i>)	x
pincushion (<i>Chaenactis</i> *)		Italian thistle (<i>Carduus pycnocephalus</i>)	x
thistle (<i>Cirsium</i> *)		bristly ox-tongue (<i>Helminthotheca echioides</i>)	x
clarkia (<i>Clarkia</i>)		morning-glory (<i>Calystegia macrostegia</i>)	x
bird's beak (<i>Cordylanthus</i>)		orange-bush monkeyflower (<i>Diplacus aurantiacus</i>)	x
fascicled tarweed (<i>Deinandra fasciculata</i>)		golden yarrow (<i>Eriophyllum confertiflorum</i>)	x
larkspur (<i>Delphinium</i> *)		scarlet pimpernel (<i>Lysimachia arvensis</i>)	x
buckwheat (<i>Eriogonum fasciculatum</i>)	x	black elderberry (<i>Sambucus nigra</i>)	x
sunflower (<i>Helianthus</i>)		blue-eyed grass (<i>Sisyrinchium bellum</i>)	x
telegraph weed (<i>Heterotheca</i>)		California rose (<i>Rosa californica</i>)	x
goldfields (<i>Lasthenia</i> spp.)		Parish's nightshade (<i>Solanum parishii</i>)	x
honeysuckle (<i>Lonicera</i>)		wild radish (<i>Raphanus sativus</i>)	x
lupine (<i>Lupinus</i> *)		redstem filaree (<i>Erodium cicutarium</i>)	x
bur-clover (<i>Medicago</i> *)		Crete hedypnois (<i>Hedypnois cretica</i>)	x
penstemon (<i>Penstemon</i>)			

Crotch's Bumble Bee Observation(s) Log			
Time	Photo(s)	No.	Notes (Habitat, Nectar/Pollen Source, Behavior)

Crotch's Bumble Bee Survey Form

Surveyor: Melissa Busby **Date:** 5/30/2023
Site Name: Questhaven – Area 3 **Site Visit No.:** 1
Acres
Surveyed: 3.88 **Survey Time:** 2.0 hours **Acres per Hour:** 1.9
Other Surveyors
Present: N/A **Project No.:** _____

Field Conditions				
	Time (24 hr)	Temperature (°F)	Wind Speed (mph)	Cloud Cover
Start	1330	69	4-7	100%
End	1530	70	3-5	90%
Start	--	--	--	--
End	--	--	--	--

Vegetation Communities Surveyed (inc. dominant spp.):
Diegan coastal sage scrub (<i>Eriogonum fasciculatum</i>)
Non-native grassland (<i>Avena</i> spp.)

Bumble Bee Species	No.	Other Hymenoptera (Bee/Wasp) Species	Obs.
yellow bumble bee (<i>Bombus californicus</i>)		western honey bee (<i>Apis mellifera</i>)	x
Crotch's bumble bee (<i>B. crotchii</i>)		Ichneumonid wasp (Family: Ichneumonidae)	
Fernald cuckoo bumble bee (<i>B. flavidus</i>)		cuckoo bee (<i>Nomada</i>)	
black tail bumble bee (<i>B. melanopygus</i>)		tarantula hawk (<i>Pepsis thisbe</i>)	
Sonoran (American) bumble bee (<i>B. sonorus</i>)		sawfly (Family: Tenthredinidae)	
Vancouver bumble bee (<i>B. vancouverensis nearcticus</i>)		yellowjacket (<i>Vespa</i> / <i>Dilichovespula</i>)	
Van Dyke bumble bee (<i>B. vandykei</i>)		carpenter bee (Subfamily: Xylocopinae)	
Vosnesensky bumble bee (<i>B. vosnesenskii</i>)	13		
Column Total	13	<i>*See field notes for other flying insects observed</i>	

Nectar/Pollen Sources (*CBB favorites)			
deerweed (<i>Acmispon glaber</i>)	x	phacelia / scorpionweed (<i>Phacelia</i> *)	
onion (<i>Allium</i> spp.)		popcorn flower (<i>Cryptantha/Plagiobothrys</i>)	
fiddleneck (<i>Amsinckia</i> spp.)		sage (<i>Salvia</i> *)	x
snapdragon (<i>Antirrhinum</i> *)		ragwort (<i>Senecio</i>)	
manzanita (<i>Arctostaphylos</i>)		clover (<i>Trifolium</i>)	
milkweed (<i>Asclepias</i> *)		vetch (<i>Vicia</i> *)	
milk-vetch (<i>Astragalus</i>)		Other:	
goldenstar (<i>Bloomeria</i> spp.)		canchalagua (<i>Zeltnera venusta</i>)	x
lilac/buckthorn (<i>Ceanothus</i>)		grass poly (<i>Lythrum hyssopifolia</i>)	x
pincushion (<i>Chaenactis</i> *)		Italian thistle (<i>Carduus pycnocephalus</i>)	x
thistle (<i>Cirsium</i> *)		bristly ox-tongue (<i>Helminthotheca echioides</i>)	x
clarkia (<i>Clarkia</i>)		morning-glory (<i>Calystegia macrostegia</i>)	x
bird's beak (<i>Cordylanthus</i>)		orange-bush monkeyflower (<i>Diplacus aurantiacus</i>)	x
fascicled tarweed (<i>Deinandra fasciculata</i>)		golden yarrow (<i>Eriophyllum confertiflorum</i>)	x
larkspur (<i>Delphinium</i> *)		scarlet pimpernel (<i>Lysimachia arvensis</i>)	x
buckwheat (<i>Eriogonum fasciculatum</i>)	x	black elderberry (<i>Sambucus nigra</i>)	x
sunflower (<i>Helianthus</i>)		blue-eyed grass (<i>Sisyrinchium bellum</i>)	x
telegraph weed (<i>Heterotheca</i>)		California goldenrod (<i>Solidago velutina</i> ssp. <i>californica</i>)	x
goldfields (<i>Lasthenia</i> spp.)		Orcutt's brodiaea (<i>Brodiaea orcuttii</i>)	x
honeysuckle (<i>Lonicera</i>)		rattlesnake weed (<i>Daucus pusillus</i>)	x
lupine (<i>Lupinus</i> *)		fiesta flower (<i>Pholistoma auritum</i>)	x
bur-clover (<i>Medicago</i> *)		everlasting (<i>Pseudognaphalium</i> spp.)	x
penstemon (<i>Penstemon</i>)		wild radish (<i>Raphanus sativus</i>)	x

Crotch's Bumble Bee Observation(s) Log			
Time	Photo(s)	No.	Notes (Habitat, Nectar/Pollen Source, Behavior)

Crotch's Bumble Bee Survey Form

Surveyor: Darin Busby **Date:** 6/17/2023
Site Name: Questhaven – Area 3 **Site Visit No.:** 2
Acres
Surveyed: 9.69 **Survey Time:** 4.3 hours **Acres per Hour:** 2.3
Other Surveyors
Present: N/A **Project No.:** _____

Field Conditions				
	Time (24 hr)	Temperature (°F)	Wind Speed (mph)	Cloud Cover
Start	1040	73	1-5	0%
End	1500	78	3-6	0%
Start	--	--	--	--
End	--	--	--	--

Vegetation Communities Surveyed (inc. dominant spp.):
flowers 5-40%, 10% average

Bumble Bee Species	No.	Other Hymenoptera (Bee/Wasp) Species	Obs.
yellow bumble bee (<i>Bombus californicus</i>)	4	western honey bee (<i>Apis mellifera</i>)	x
Crotch's bumble bee (<i>B. crotchii</i>)		Ichneumonid wasp (Family: Ichneumonidae)	
Fernald cuckoo bumble bee (<i>B. flavidus</i>)		cuckoo bee (<i>Nomada</i>)	
black tail bumble bee (<i>B. melanopygus</i>)		tarantula hawk (<i>Pepsis thisbe</i>)	
Sonoran (American) bumble bee (<i>B. sonorus</i>)		sawfly (Family: Tenthredinidae)	
Vancouver bumble bee (<i>B. vancouverensis nearcticus</i>)		yellowjacket (<i>Vespula / Dilichovespula</i>)	
Van Dyke bumble bee (<i>B. vandykei</i>)		carpenter bee (Subfamily: Xylocopinae)	
Vosnesensky bumble bee (<i>B. vosnesenskii</i>)	15		
Column Total	19	<i>*See field notes for other flying insects observed</i>	

Nectar/Pollen Sources (*CBB favorites)			
deerweed (<i>Acmispon glaber</i>)	x	popcorn flower (<i>Cryptantha/Plagiobothrys</i>)	
onion (<i>Allium</i> spp.)		sage (<i>Salvia</i>)*	x
fiddleneck (<i>Amsinckia</i> spp.)		ragwort (<i>Senecio</i>)	
snapdragon (<i>Antirrhinum</i>)*		clover (<i>Trifolium</i>)	
manzanita (<i>Arctostaphylos</i>)		vetch (<i>Vicia</i>)*	
milkweed (<i>Asclepias</i>)*		Other:	
milk-vetch (<i>Astragalus</i>)		canchalagua (<i>Zeltnera venusta</i>)	x
goldenstar (<i>Bloomeria</i> spp.)		Italian thistle (<i>Carduus pycnocephalus</i>)	x
lilac/buckthorn (<i>Ceanothus</i>)		orange-bush monkeyflower (<i>Diplacus aurantiacus</i>)	x
pincushion (<i>Chaenactis</i>)*		golden yarrow (<i>Eriophyllum confertiflorum</i>)	x
thistle (<i>Cirsium</i>)*		scarlet pimpernel (<i>Lysimachia arvensis</i>)	x
clarkia (<i>Clarkia</i>)		black elderberry (<i>Sambucus nigra</i>)	x
bird's beak (<i>Cordylanthus</i>)		blue-eyed grass (<i>Sisyrinchium bellum</i>)	x
fascicled tarweed (<i>Deinandra fasciculata</i>)	x	fennel (<i>Foeniculum vulgare</i>)	x
larkspur (<i>Delphinium</i>)*		wild radish (<i>Raphanus sativus</i>)	x
buckwheat (<i>Eriogonum fasciculatum</i>)	x	California rose (<i>Rosa californica</i>)	x
sunflower (<i>Helianthus</i>)		wild cucumber (<i>Marah macrocarpa</i>)	x
telegraph weed (<i>Heterotheca</i>)		short-pod mustard (<i>Hirschfeldia incana</i>)	x
goldfields (<i>Lasthenia</i> spp.)		garland daisy (<i>Glebionis coronaria</i>)	x
honeysuckle (<i>Lonicera</i>)		redstem filaree (<i>Erodium cicutarium</i>)	x
lupine (<i>Lupinus</i>)*		chaparral mallow (<i>Malacothamnus fasciculatus</i>)	x
bur-clover (<i>Medicago</i>)*		California everlasting (<i>Pseudognaphalium californicum</i>)	x
penstemon (<i>Penstemon</i>)		Parish's nightshade (<i>Solanum parishii</i>)	x
phacelia / scorpionweed (<i>Phacelia</i>)*			

Crotch's Bumble Bee Observation(s) Log			
Time	Photo(s)	No.	Notes (Habitat, Nectar/Pollen Source, Behavior)

Crotch's Bumble Bee Survey Form

Surveyor: Darin Busby **Date:** 6/30/2023
Site Name: Questhaven – Area 3 **Site Visit No.:** 3
Acres Surveyed: 9.69 **Survey Time:** 3.5 hours **Acres per Hour:** 2.8
Other Surveyors Present: N/A **Project No.:** _____

Field Conditions				
	Time (24 hr)	Temperature (°F)	Wind Speed (mph)	Cloud Cover
Start	1000	70	0-3	0%
End	1330	79	2-5	0%
Start	--	--	--	--
End	--	--	--	--

Vegetation Communities Surveyed (inc. dominant spp.):
Diegan coastal sage scrub (<i>Eriogonum fasciculatum</i>); flowers 5-30%, 10% average

Bumble Bee Species	No.	Other Hymenoptera (Bee/Wasp) Species	Obs.
yellow bumble bee (<i>Bombus californicus</i>)	6	western honey bee (<i>Apis mellifera</i>)	x
Crotch's bumble bee (<i>B. crotchii</i>)		Ichneumonid wasp (Family: Ichneumonidae)	
Fernald cuckoo bumble bee (<i>B. flavidus</i>)		cuckoo bee (<i>Nomada</i>)	
black tail bumble bee (<i>B. melanopygus</i>)		tarantula hawk (<i>Pepsis thisbe</i>)	x
Sonoran (American) bumble bee (<i>B. sonorus</i>)		sawfly (Family: Tenthredinidae)	
Vancouver bumble bee (<i>B. vancouverensis nearcticus</i>)		yellowjacket (<i>Vespula / Dilichovespula</i>)	
Van Dyke bumble bee (<i>B. vandykei</i>)		carpenter bee (Subfamily: Xylocopinae)	
Vosnesensky bumble bee (<i>B. vosnesenskii</i>)	15		
Column Total	21	<i>*See field notes for other flying insects observed</i>	

Nectar/Pollen Sources (*CBB favorites)			
deerweed (<i>Acmispon glaber</i>)	x	popcorn flower (<i>Cryptantha/Plagiobothrys</i>)	
onion (<i>Allium</i> spp.)		sage (<i>Salvia</i>)*	x
fiddleneck (<i>Amsinckia</i> spp.)		ragwort (<i>Senecio</i>)	
snapdragon (<i>Antirrhinum</i>)*		clover (<i>Trifolium</i>)	
manzanita (<i>Arctostaphylos</i>)		vetch (<i>Vicia</i>)*	
milkweed (<i>Asclepias</i>)*		Other:	
milk-vetch (<i>Astragalus</i>)		canchalagua (<i>Zeltnera venusta</i>)	x
goldenstar (<i>Bloomeria</i> spp.)		orange-bush monkeyflower (<i>Diplacus aurantiacus</i>)	x
lilac/buckthorn (<i>Ceanothus</i>)		scarlet pimpernel (<i>Lysimachia arvensis</i>)	x
pincushion (<i>Chaenactis</i>)*		black elderberry (<i>Sambucus nigra</i>)	x
thistle (<i>Cirsium</i>)*		blue-eyed grass (<i>Sisyrinchium bellum</i>)	x
clarkia (<i>Clarkia</i>)		fennel (<i>Foeniculum vulgare</i>)	x
bird's beak (<i>Cordylanthus</i>)		wild radish (<i>Raphanus sativus</i>)	x
fascicled tarweed (<i>Deinandra fasciculata</i>)	x	morning-glory (<i>Calystegia macrostegia</i>)	x
larkspur (<i>Delphinium</i>)*		short-pod mustard (<i>Hirschfeldia incana</i>)	x
buckwheat (<i>Eriogonum fasciculatum</i>)	x	laurel sumac (<i>Malosma laurina</i>)	x
sunflower (<i>Helianthus</i>)		golden yarrow (<i>Eriophyllum confertiflorum</i>)	x
telegraph weed (<i>Heterotheca</i>)		chaparral mallow (<i>Malacothamnus fasciculatus</i>)	x
goldfields (<i>Lasthenia</i> spp.)		California everlasting (<i>Pseudognaphalium californicum</i>)	x
honeysuckle (<i>Lonicera</i>)		Parish's nightshade (<i>Solanum parishii</i>)	x
lupine (<i>Lupinus</i>)*		grass poly (<i>Lythrum hyssopifolia</i>)	x
bur-clover (<i>Medicago</i>)*			
penstemon (<i>Penstemon</i>)			
phacelia / scorpionweed (<i>Phacelia</i>)*			

Crotch's Bumble Bee Observation(s) Log			
Time	Photo(s)	No.	Notes (Habitat, Nectar/Pollen Source, Behavior)

Crotch's Bumble Bee Survey Form

Surveyor: Darin Busby **Date:** 7/13/2023
Site Name: Questhaven – Area 3 **Site Visit No.:** 4
Acres
Surveyed: 9.69 **Survey Time:** 3.5 hours **Acres per Hour:** 2.8
Other Surveyors
Present: N/A **Project No.:** _____

Field Conditions				
	Time (24 hr)	Temperature (°F)	Wind Speed (mph)	Cloud Cover
Start	0930	78	1-3	0%
End	1300	85	1-5	0%
Start	--	--	--	--
End	--	--	--	--

Vegetation Communities Surveyed (inc. dominant spp.):
flowers 0-30%, 5% average

Bumble Bee Species	No.	Other Hymenoptera (Bee/Wasp) Species	Obs.
yellow bumble bee (<i>Bombus californicus</i>)	2	western honey bee (<i>Apis mellifera</i>)	x
Crotch's bumble bee (<i>B. crotchii</i>)		Ichneumonid wasp (Family: Ichneumonidae)	
Fernald cuckoo bumble bee (<i>B. flavidus</i>)		cuckoo bee (<i>Nomada</i>)	
black tail bumble bee (<i>B. melanopygus</i>)		tarantula hawk (<i>Pepsis thisbe</i>)	x
Sonoran (American) bumble bee (<i>B. sonorus</i>)		sawfly (Family: Tenthredinidae)	
Vancouver bumble bee (<i>B. vancouverensis nearcticus</i>)		yellowjacket (<i>Vespula / Dilichovespula</i>)	
Van Dyke bumble bee (<i>B. vandykei</i>)		carpenter bee (Subfamily: Xylocopinae)	
Vosnesensky bumble bee (<i>B. vosnesenskii</i>)	8		
Column Total	10	<i>*See field notes for other flying insects observed</i>	

Nectar/Pollen Sources (*CBB favorites)			
deerweed (<i>Acmispon glaber</i>)		popcorn flower (<i>Cryptantha/Plagiobothrys</i>)	
onion (<i>Allium</i> spp.)		sage (<i>Salvia</i>)*	x
fiddleneck (<i>Amsinckia</i> spp.)		ragwort (<i>Senecio</i>)	
snapdragon (<i>Antirrhinum</i>)*		clover (<i>Trifolium</i>)	
manzanita (<i>Arctostaphylos</i>)		vetch (<i>Vicia</i>)*	
milkweed (<i>Asclepias</i>)*		Other:	
milk-vetch (<i>Astragalus</i>)		canchalagua (<i>Zeltnera venusta</i>)	x
goldenstar (<i>Bloomeria</i> spp.)		orange-bush monkeyflower (<i>Diplacus aurantiacus</i>)	x
lilac/buckthorn (<i>Ceanothus</i>)		Ramona ceanothus (<i>Ceanothus tomentosus</i>)	x
pincushion (<i>Chaenactis</i>)*		scarlet pimpernel (<i>Lysimachia arvensis</i>)	x
thistle (<i>Cirsium</i>)*		black elderberry (<i>Sambucus nigra</i>)	x
clarkia (<i>Clarkia</i>)		blue-eyed grass (<i>Sisyrinchium bellum</i>)	x
bird's beak (<i>Cordylanthus</i>)		fennel (<i>Foeniculum vulgare</i>)	x
fascicled tarweed (<i>Deinandra fasciculata</i>)	x	wild cucumber (<i>Marah macrocarpa</i>)	x
larkspur (<i>Delphinium</i>)*		California rose (<i>Rosa californica</i>)	x
buckwheat (<i>Eriogonum fasciculatum</i>)	x	chaparral mallow (<i>Malacothamnus fasciculatus</i>)	x
sunflower (<i>Helianthus</i>)		short-pod mustard (<i>Hirschfeldia incana</i>)	x
telegraph weed (<i>Heterotheca</i>)		golden yarrow (<i>Eriophyllum confertiflorum</i>)	x
goldfields (<i>Lasthenia</i> spp.)		laurel sumac (<i>Malosma laurina</i>)	x
honeysuckle (<i>Lonicera</i>)		tree tobacco (<i>Nicotiana glauca</i>)	x
lupine (<i>Lupinus</i>)*		common sow thistle (<i>Sonchus oleraceus</i>)	x
bur-clover (<i>Medicago</i>)*		Parish's nightshade (<i>Solanum parishii</i>)	x
penstemon (<i>Penstemon</i>)		wild radish (<i>Raphanus sativus</i>)	x
phacelia / scorpionweed (<i>Phacelia</i>)*			

Crotch's Bumble Bee Observation(s) Log			
Time	Photo(s)	No.	Notes (Habitat, Nectar/Pollen Source, Behavior)

Crotch's Bumble Bee Survey Form

Surveyor: Darin Busby **Date:** 7/27/2023
Site Name: Questhaven – Area 3 **Site Visit No.:** 5
Acres Surveyed: 9.69 **Survey Time:** 3.5 hours **Acres per Hour:** 2.8
Other Surveyors Present: N/A **Project No.:** _____

Field Conditions				
	Time (24 hr)	Temperature (°F)	Wind Speed (mph)	Cloud Cover
Start	1030	77	2-3	0%
End	1400	85	3-5	0%
Start	--	--	--	--
End	--	--	--	--

Vegetation Communities Surveyed (inc. dominant spp.):
 Non-native grassland (*Avena fatua*, *Bromus* spp.); flowers 0-10%, 2% average
 Coastal sage scrub (*Salvia mellifera*, *Malosma Laurina*)

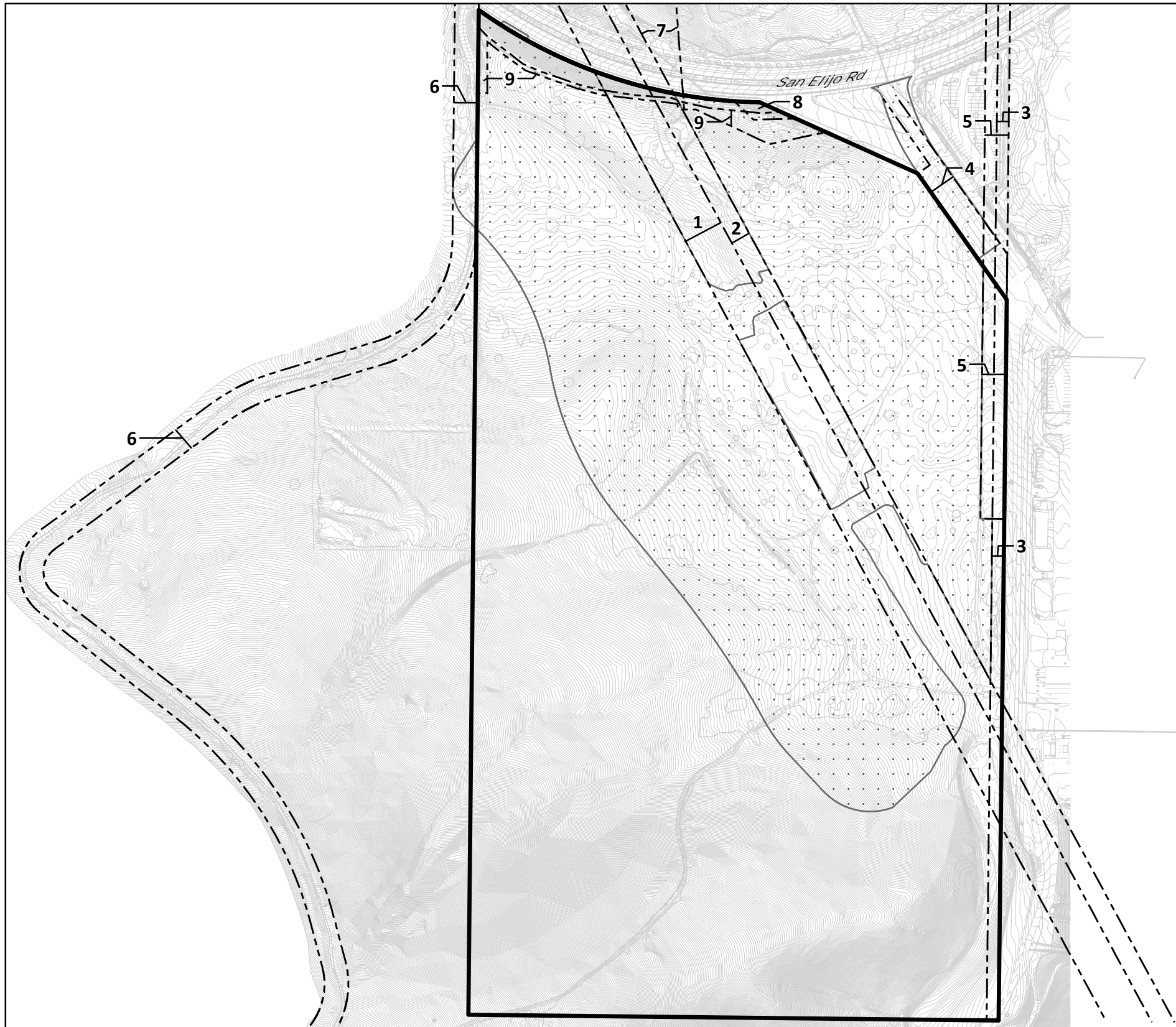
Bumble Bee Species	No.	Other Hymenoptera (Bee/Wasp) Species	Obs.
yellow bumble bee (<i>Bombus californicus</i>)	3	western honey bee (<i>Apis mellifera</i>)	x
Crotch's bumble bee (<i>B. crotchii</i>)		Ichneumonid wasp (Family: Ichneumonidae)	
Fernald cuckoo bumble bee (<i>B. flavidus</i>)		cuckoo bee (<i>Nomada</i>)	
black tail bumble bee (<i>B. melanopygus</i>)		tarantula hawk (<i>Pepsis thisbe</i>)	x
Sonoran (American) bumble bee (<i>B. sonorus</i>)		sawfly (Family: Tenthredinidae)	
Vancouver bumble bee (<i>B. vancouverensis nearcticus</i>)		yellowjacket (<i>Vespula / Dilichovespula</i>)	
Van Dyke bumble bee (<i>B. vandykei</i>)		carpenter bee (Subfamily: Xylocopinae)	
Vosnesensky bumble bee (<i>B. vosnesenskii</i>)	7		
Column Total	10	<i>*See field notes for other flying insects observed</i>	

Nectar/Pollen Sources (*CBB favorites)			
deerweed (<i>Acmispon glaber</i>)		popcorn flower (<i>Cryptantha/Plagiobothrys</i>)	
onion (<i>Allium</i> spp.)		sage (<i>Salvia</i>)*	x
fiddleneck (<i>Amsinckia</i> spp.)		ragwort (<i>Senecio</i>)	
snapdragon (<i>Antirrhinum</i>)*		clover (<i>Trifolium</i>)	
manzanita (<i>Arctostaphylos</i>)		vetch (<i>Vicia</i>)*	
milkweed (<i>Asclepias</i>)*		Other:	
milk-vetch (<i>Astragalus</i>)		canchalagua (<i>Zeltnera venusta</i>)	x
goldenstar (<i>Bloomeria</i> spp.)		orange-bush monkeyflower (<i>Diplacus aurantiacus</i>)	x
lilac/buckthorn (<i>Ceanothus</i>)		Ramona ceanothus (<i>Ceanothus tomentosus</i>)	
pincushion (<i>Chaenactis</i>)*		scarlet pimpernel (<i>Lysimachia arvensis</i>)	x
thistle (<i>Cirsium</i>)*		black elderberry (<i>Sambucus nigra</i>)	
clarkia (<i>Clarkia</i>)		blue-eyed grass (<i>Sisyrinchium bellum</i>)	x
bird's beak (<i>Cordylanthus</i>)		fennel (<i>Foeniculum vulgare</i>)	x
fascicled tarweed (<i>Deinandra fasciculata</i>)	x	wild cucumber (<i>Marah macrocarpa</i>)	x
larkspur (<i>Delphinium</i>)*		California rose (<i>Rosa californica</i>)	x
buckwheat (<i>Eriogonum fasciculatum</i>)		chaparral mallow (<i>Malacothamnus fasciculatus</i>)	x
sunflower (<i>Helianthus</i>)		short-pod mustard (<i>Hirschfeldia incana</i>)	x
telegraph weed (<i>Heterotheca</i>)		golden yarrow (<i>Eriophyllum confertiflorum</i>)	x
goldfields (<i>Lasthenia</i> spp.)		laurel sumac (<i>Malosma laurina</i>)	x
honeysuckle (<i>Lonicera</i>)		tree tobacco (<i>Nicotiana glauca</i>)	x
lupine (<i>Lupinus</i>)*		common sow thistle (<i>Sonchus oleraceus</i>)	x
bur-clover (<i>Medicago</i>)*		Parish's nightshade (<i>Solanum parishii</i>)	
penstemon (<i>Penstemon</i>)		wild radish (<i>Raphanus sativus</i>)	x
phacelia / scorpionweed (<i>Phacelia</i>)*			

Crotch's Bumble Bee Observation(s) Log			
Time	Photo(s)	No.	Notes (Habitat, Nectar/Pollen Source, Behavior)

Appendix F

Existing Easement Information



1. An existing 100' wide easement for public utilities and incidental purposes, granted to San Diego Gas and Electric company per document recorded October 11, 1940 in book 1082, page 293 of official records.
2. An existing 50' wide easement for public utilities and incidental purposes, granted to San Diego Gas and Electric per document recorded November 3, 1965 as instrument No. 199601 of official records.
3. An easement for road and utility and incidental purposes in favor of John A. Thomas, Jr and Avis C. Thomas, recorded February 28, 1964 as instrument No. 37644 of official records.
4. The right to extend and maintain drainage structures and excavation and embankment slopes beyond the limits of the right of way granted therein where required for construction and maintenance granted to county of San Diego, recorded July 14, 1978 as instrument No. 78-294151 of official records.
5. An easement for ingress and egress and incidental purposes in favor of Norad Development company, recorded march 5, 1971 as instrument No. 41512 of official records.
6. A 60 foot wide easement and right-of-way for ingress and egress for road and utility purposes, recorded March 15, 1972 in grant deed file No. 61527 of official records.
7. An easement for public utilities and incidental purposes in favor of San Diego Gas and Electric, recorded November 30, 1992 as instrument No. 92-0764106 of official records.
8. An easement for drainage and incidental purposes in favor of the city of San Marcos, recorded June 6, 2003 as instrument No. 03-0670400 of official records.
9. An easement for temporary slope and construction and incidental purposes in favor of the city of San Marcos, recorded June 6, 2003 as instrument No. 03-0670401 of official records.

- Project Parcel Boundary
- Project Limits
- Existing Easement

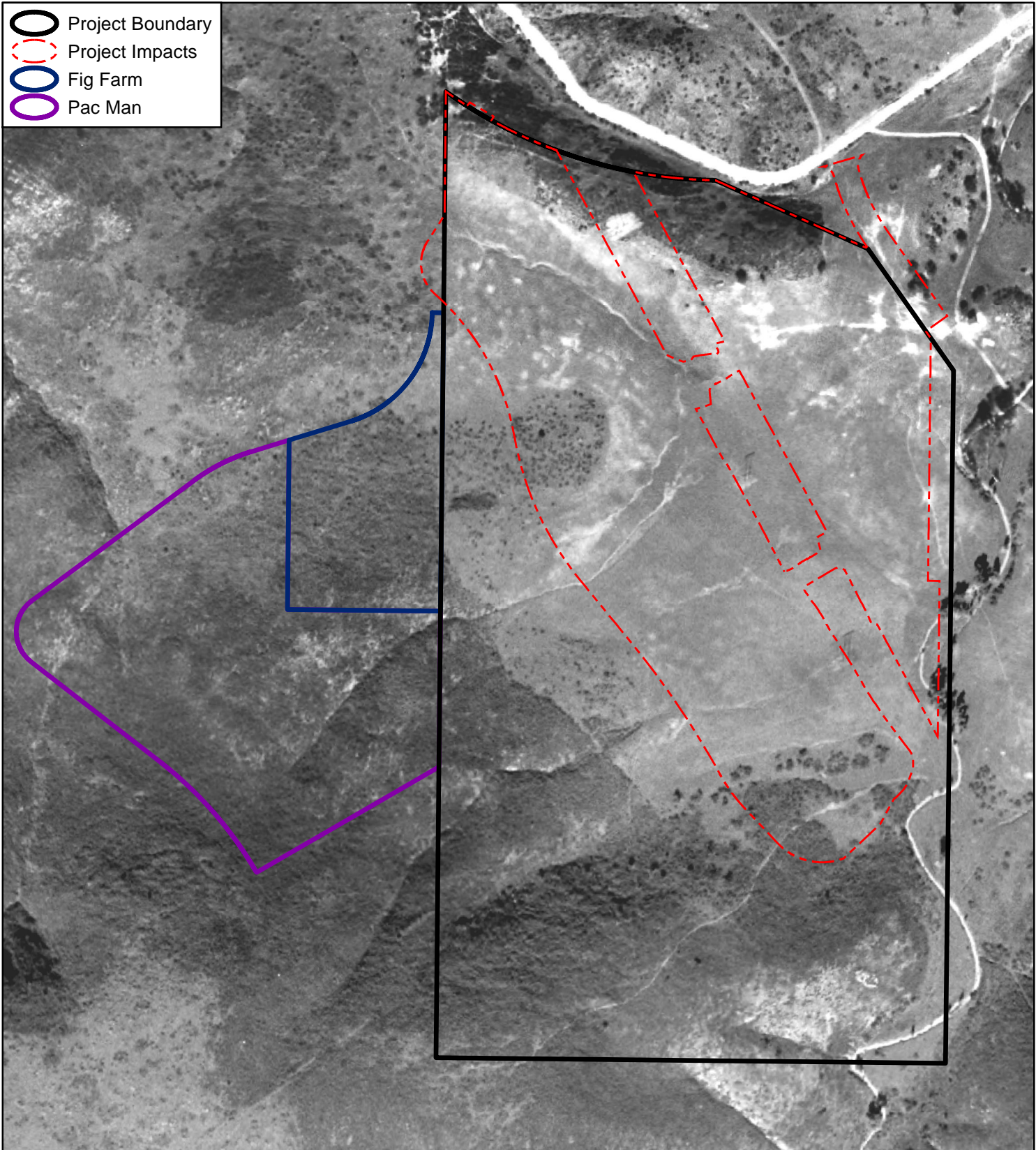
ALDEN ENVIRONMENTAL, INC.

Existing Easement Information

QUESTHAVEN

Appendix G

Historic Aerial Images



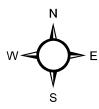
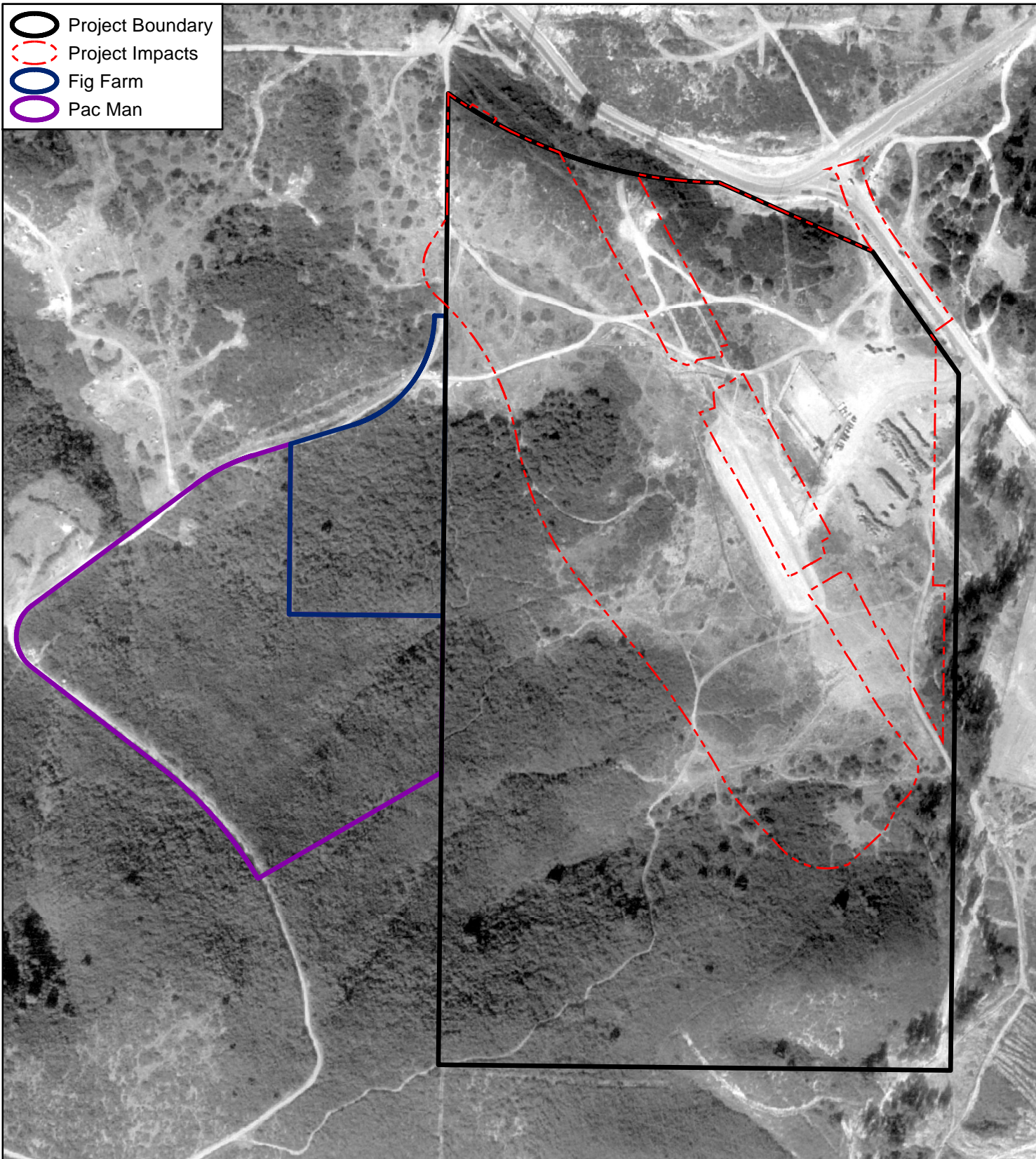
0 175 350 Feet

ALDEN
ENVIRONMENTAL, INC

1947 Aerial Photo

QUESTHAVEN

- Project Boundary
- Project Impacts
- Fig Farm
- Pac Man

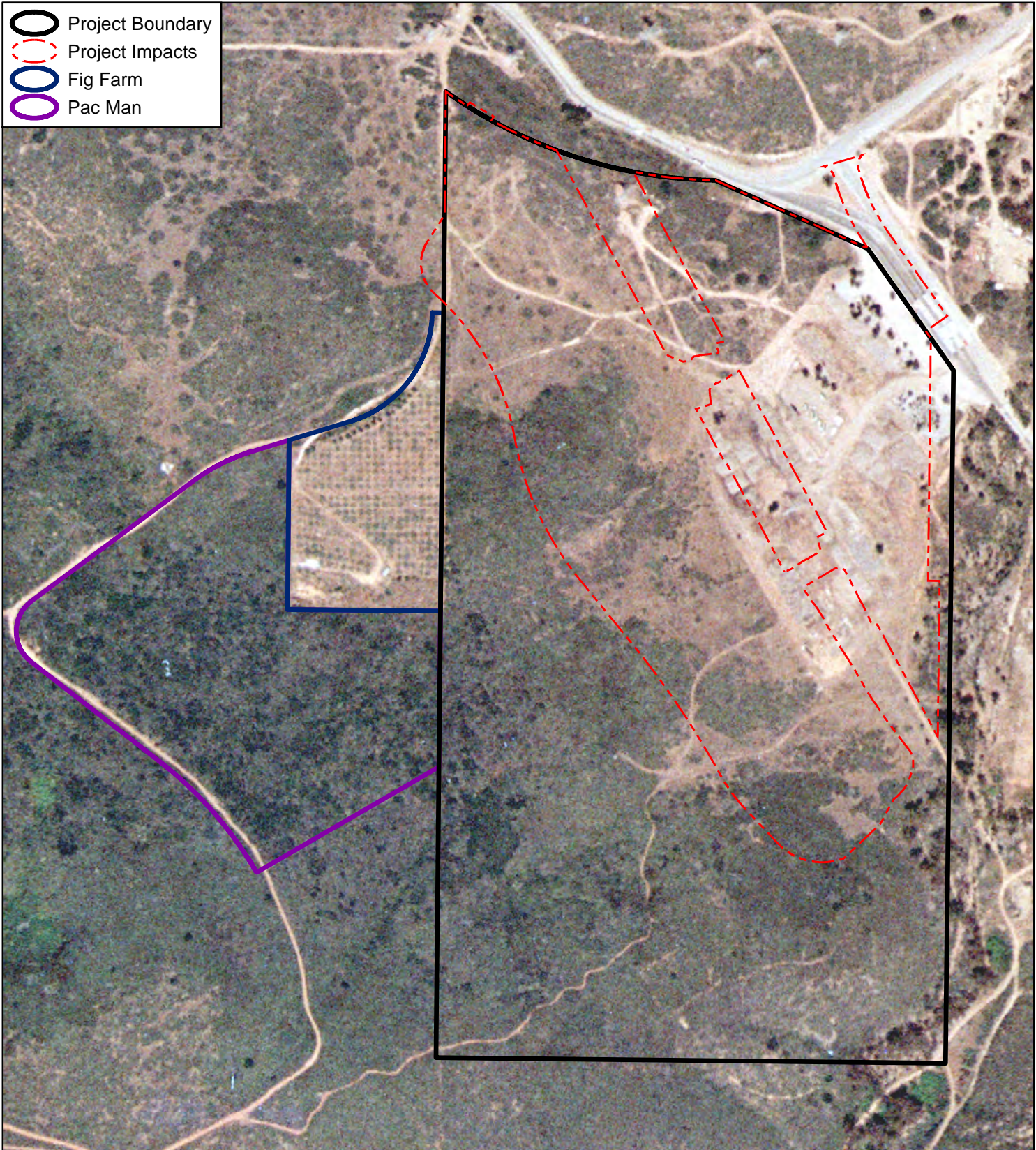


0 175 350
Feet

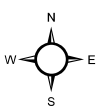


1980 Aerial Photo

QUESTHAVEN



- Project Boundary
- Project Impacts
- Fig Farm
- Pac Man



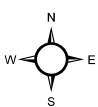
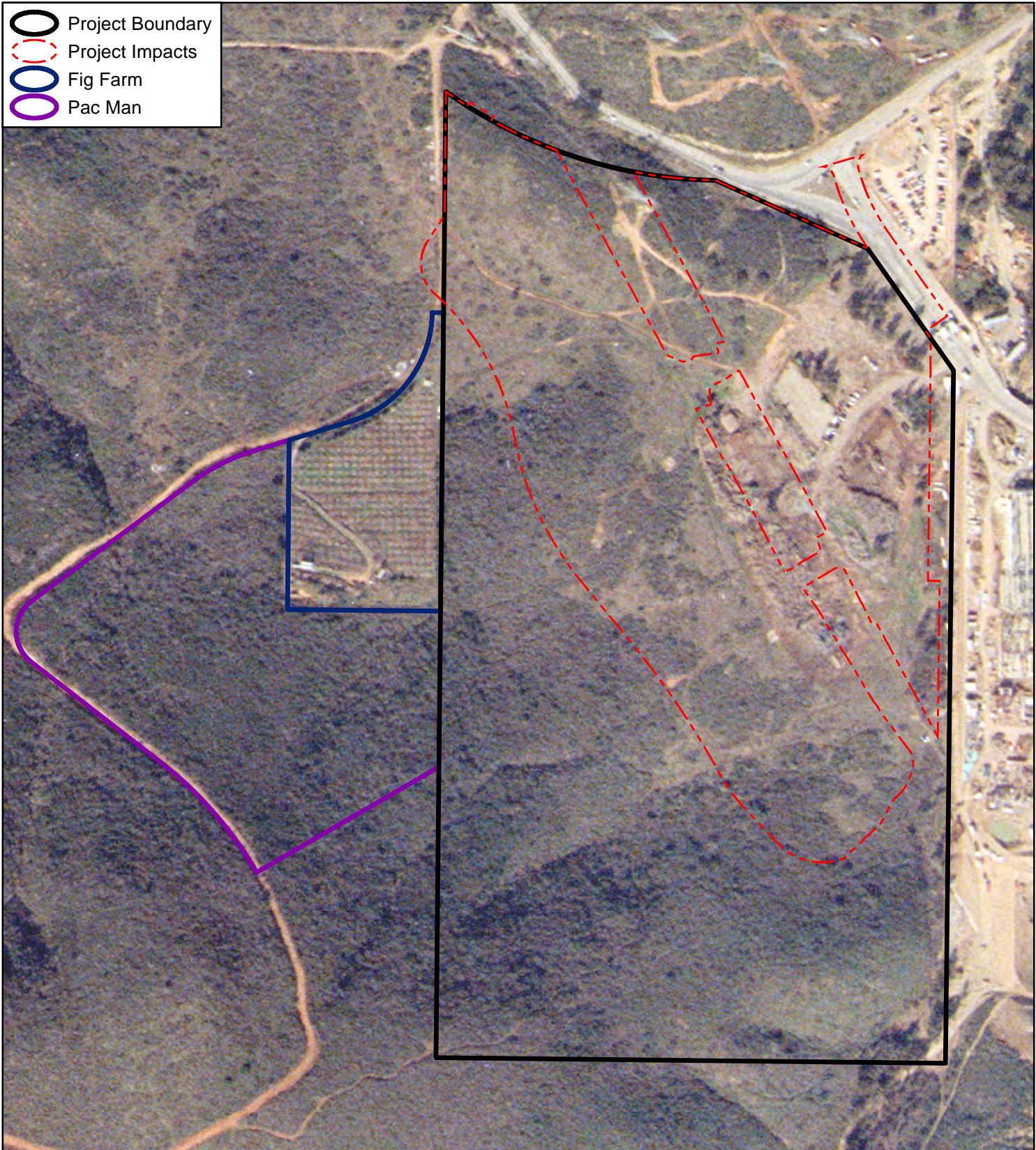
0 175 350
Feet



1990 Aerial Photo

QUESTHAVEN

- Project Boundary
- Project Impacts
- Fig Farm
- Pac Man

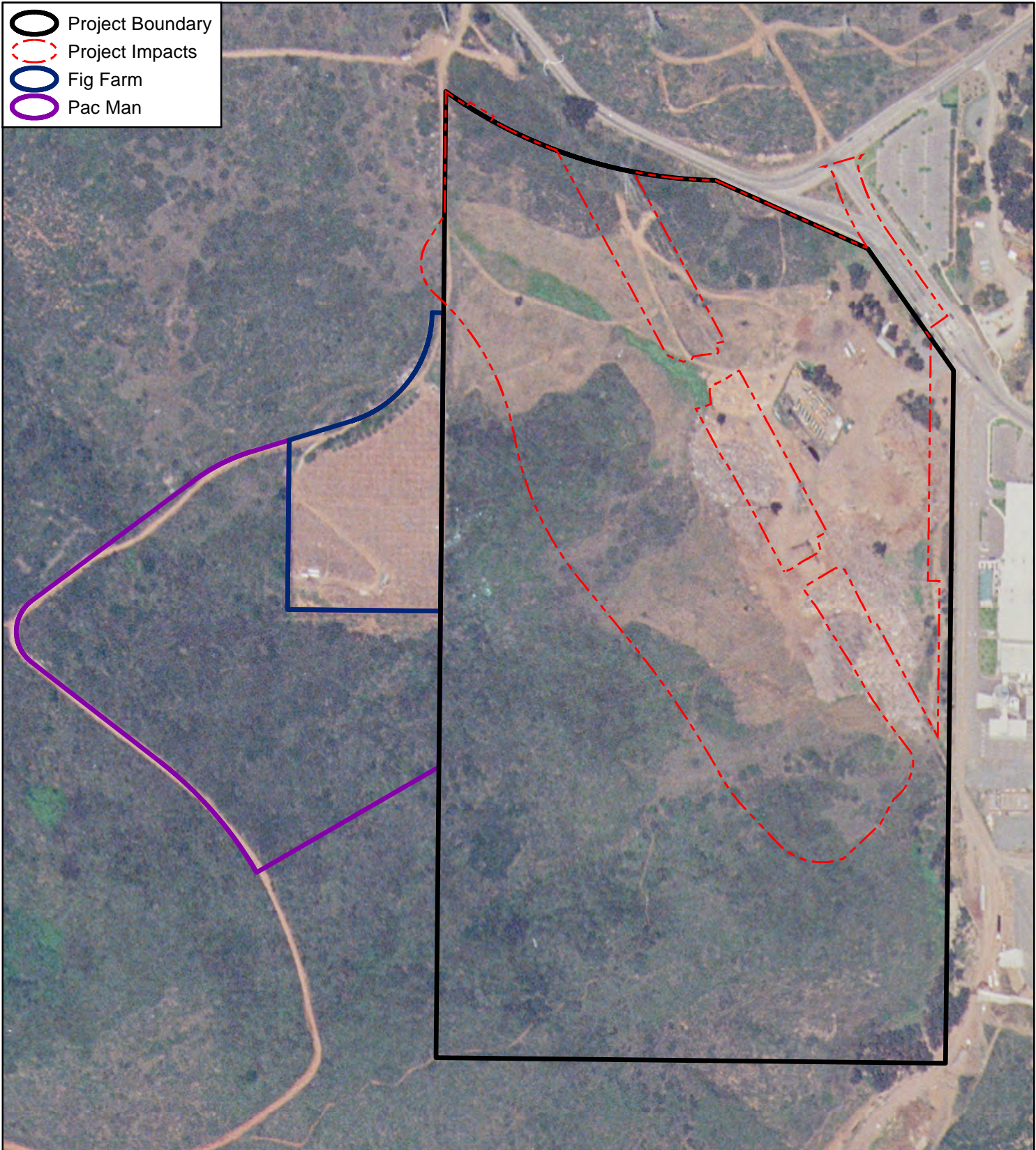


0 175 350
Feet

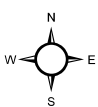


1993 Aerial Photo

QUESTHAVEN



- Project Boundary
- Project Impacts
- Fig Farm
- Pac Man



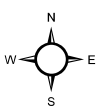
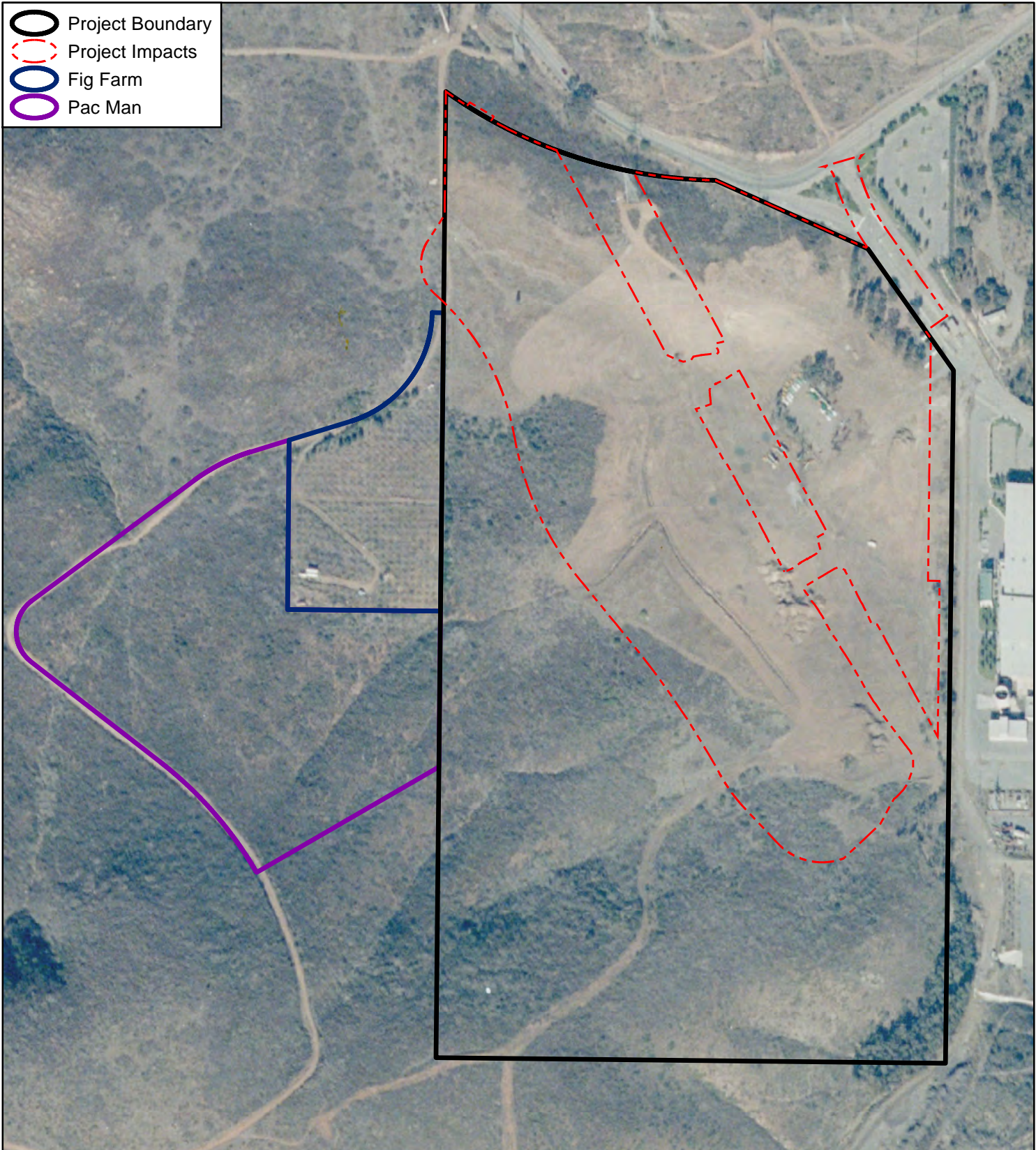
0 175 350 Feet



1996 Aerial Photo

QUESTHAVEN

- Project Boundary
- Project Impacts
- Fig Farm
- Pac Man

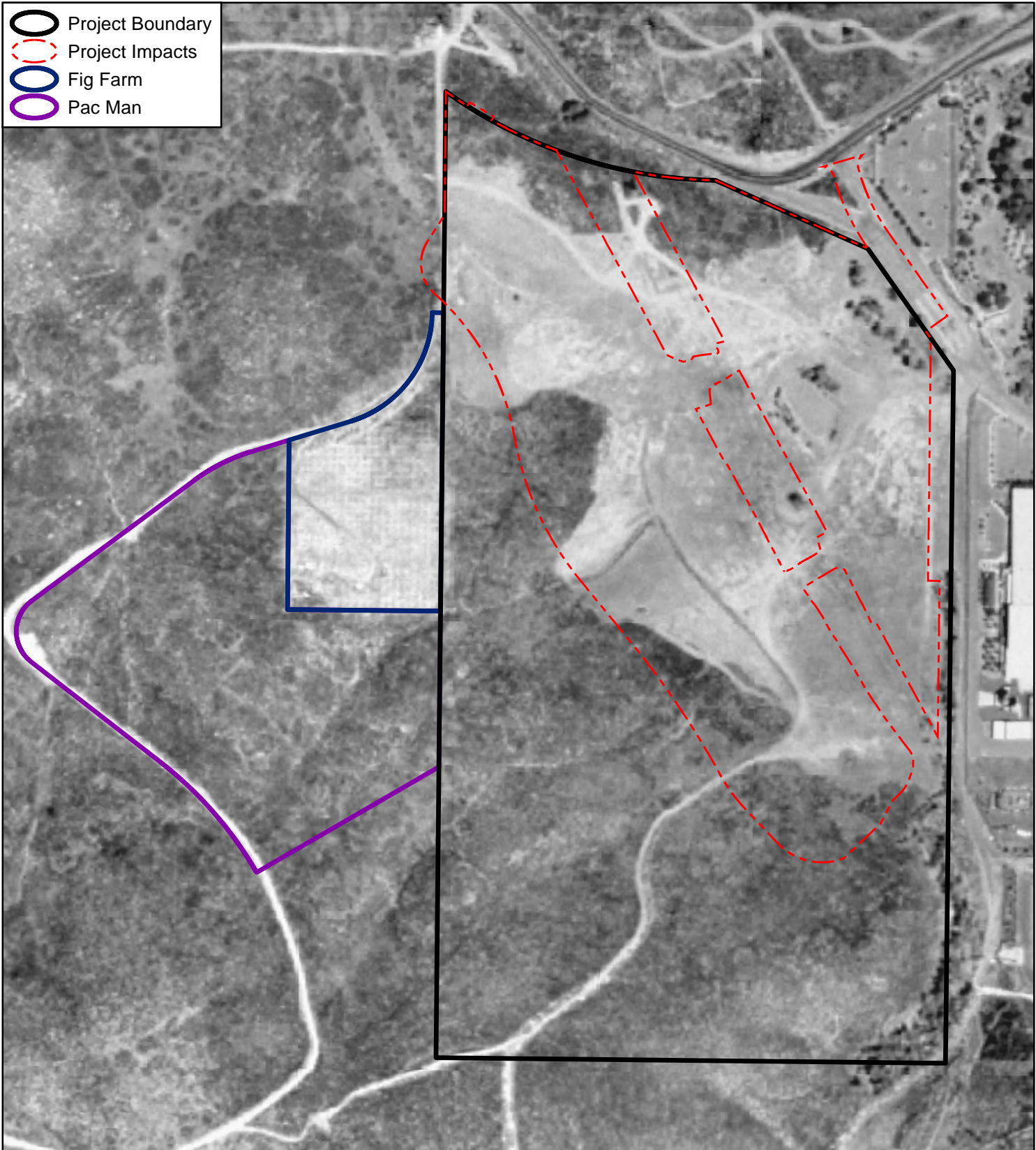


0 175 350 Feet



2000 Aerial Photo

QUESTHAVEN



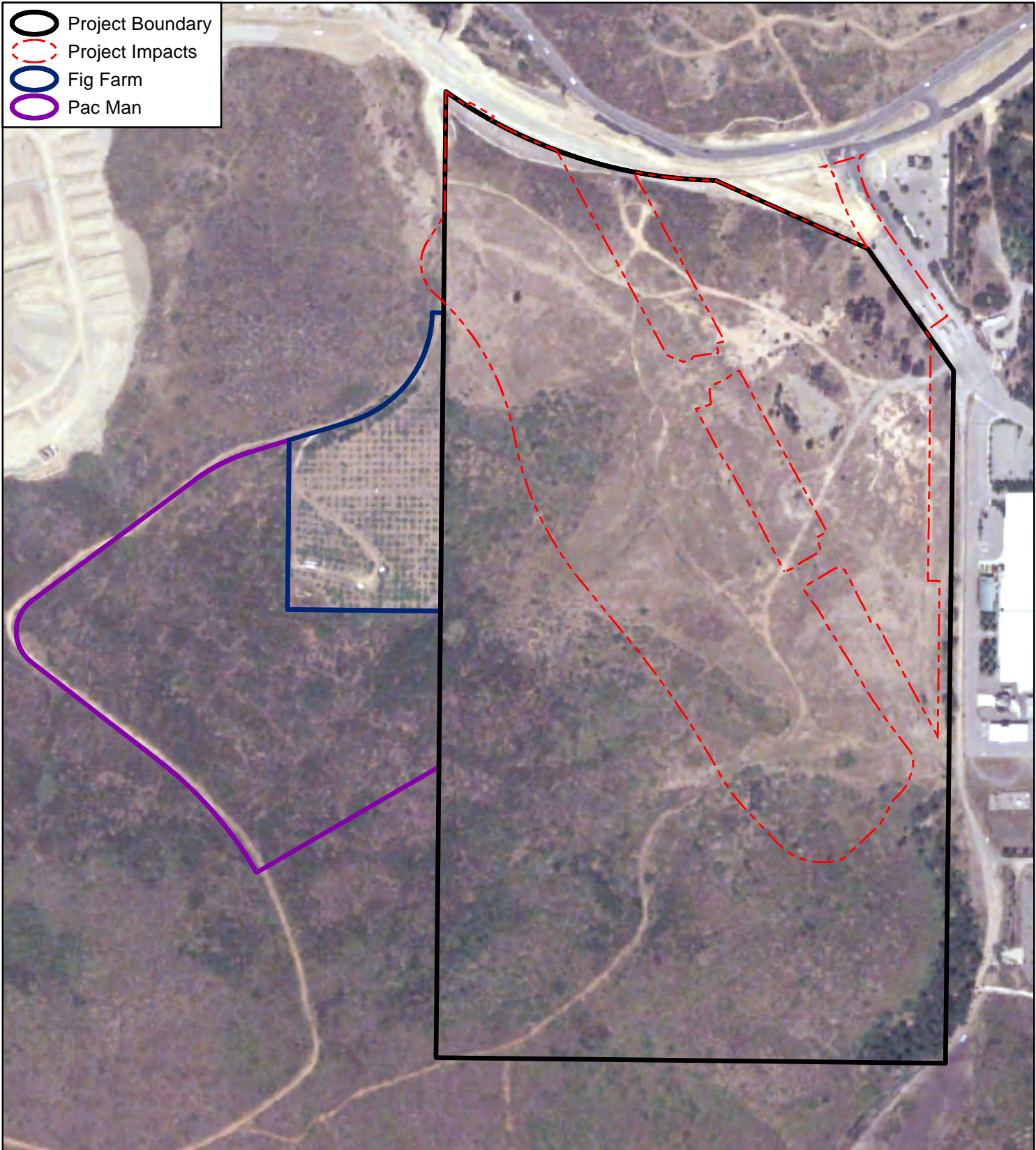
0 175 350 Feet

A north arrow is located to the left of the scale bar, with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. The scale bar is a horizontal line with tick marks at 0, 175, and 350 feet.

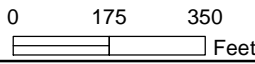
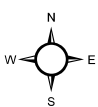
The logo for ALDEN ENVIRONMENTAL, INC. features a stylized blue leaf icon to the left of the company name. 'ALDEN' is in a large, bold, blue sans-serif font, and 'ENVIRONMENTAL, INC' is in a smaller, blue sans-serif font below it.

2002 Aerial Photo

QUESTHAVEN



- Project Boundary
- Project Impacts
- Fig Farm
- Pac Man



2005 Aerial Photo

QUESTHAVEN

Appendix H

Plant Species Observed

Appendix H
PLANT SPECIES OBSERVED - QUESTHAVEN

FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT ¹
ANGIOSPERMS – MONOCOTS			
Cyperaceae	<i>Carex spissa</i>	San Diego sedge	EW
	<i>Cyperus involucratus</i> ²	umbrella plant	EW
Juncaceae	<i>Juncus acutus</i> ssp. <i>leopoldii</i> ³	southwestern spiny rush	EW
	<i>Juncus xiphioides</i>	iris-leaved rush	DCSS, NNG
Iridaceae	<i>Sisyrinchium bellum</i>	blue-eyed grass	NNG
Liliaceae	<i>Calochortus splendens</i>	Mariposa lily	SMC
Poaceae	<i>Avena barbata</i> ²	slender oat	NNG
	<i>Avena fatua</i> ²	wild oat	DCSS, DH, NNG
	<i>Brachypodium distachyon</i> ²	purple false brome	DH, NNG, SMC
	<i>Bromus diandrus</i> ²	common ripgut grass	DCSS, EW, NNG
	<i>Bromus hordeaceus</i> ²	soft brome	NNG
	<i>Bromus madritensis</i> ²	foxtail chess	DCSS, NNG, SMC
	<i>Cynodon dactylon</i> ²	Bermuda grass	NNG
	<i>Distichlis spicata</i>	saltgrass	NNG
	<i>Ehrharta erecta</i> ²	panic veldtgrass	EW
	<i>Festuca perennis</i> ²	Italian ryegrass	NNG
	<i>Gastridium phleoides</i> ²	nit grass	NNG
	<i>Lamarckia aurea</i> ²	goldentop	DH, NNG
	<i>Polypogon monspeliensis</i> ²	annual beardgrass	NNG
	<i>Stipa lepida</i>	foothill needlegrass	NNG
<i>Stipa miliacea</i> ²	smilo grass	DCSS, EW, NNG	
Themidaceae	<i>Brodiaea orcuttii</i> ³	Orcutt's brodiaea	NNG
	<i>Dichelostemma capitatum</i>	blue-dicks	NNG
ANGIOSPERMS – DICOTS			
Adoxaceae	<i>Sambucus nigra</i>	black elderberry	DCSS, SMC
Agavaceae	<i>Chlorogalum pomeridianum</i>	soap plant	SMC
Aizoaceae	<i>Carpobrotus edulis</i> ²	hottentot-fig	DH, NNG

FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT ¹
Anacardiaceae	<i>Malosma laurina</i>	laurel sumac	DCSS, SMC, NNG
	<i>Rhus integrifolia</i>	lemonadeberry	DCSS
	<i>Schinus molle</i> ²	Peruvian pepper tree	NNG
	<i>Toxicodendron diversilobum</i>	poison oak	EW
Apiaceae	<i>Daucus pusillus</i>	rattlesnake weed	SMC
	<i>Foeniculum vulgare</i> ²	fennel	EW, NNG
Asteraceae	<i>Artemisia californica</i>	California sagebrush	DCSS
	<i>Artemisia dracunculus</i>	tarragon	EW
	<i>Baccharis pilularis</i>	coyote brush	DCSS, NNG
	<i>Baccharis salicifolia</i>	mule fat	EW
	<i>Carduus pycnocephalus</i> ²	Italian thistle	EW, NNG, SMC
	<i>Centaurea melitensis</i> ²	totalote	DCSS, NNG
	<i>Corethrogyne filaginifolia</i>	sand aster	DCSS, DH, NNG
	<i>Cynara cardunculus</i> ²	Artichoke thistle	NNG
	<i>Deinandra fasciculata</i>	fascicled tarplant	DCSS, DH, NNG, SMC
	<i>Encelia californica</i>	San Diego Sunflower	EW
	<i>Erigeron foliosus</i>	fleabane	DCSS
	<i>Eriophyllum confertiflorum</i>	golden-yarrow	DCSS, NNG
	<i>Glebionis coronaria</i> ²	garland daisy	DH, NNG
	<i>Grindelia camporum</i>	gum plant	NNG
	<i>Hazardia squarrosa</i>	saw-toothed goldenbush	SMC
	<i>Hedypnois cretica</i> ²	Crete weed	NNG
	<i>Helminthotheca echioides</i> ²	bristly ox-tongue	NNG
	<i>Isocoma menziesii</i>	goldenbush	DCSS, NNG
	<i>Lactuca serriola</i> ²	wild lettuce	DCSS, EW, NNG, SMC
	<i>Logfia gallica</i> ²	narrow-leaf filago	DCSS, DH
	<i>Osmadenia tenela</i>	osmadenia	DCSS
	<i>Pseudognaphalium californicum</i>	California everlasting	DCSS, NNG
<i>Pseudognaphalium luteoalbum</i> ²	everlasting cudweed	NNG	
<i>Pseudognaphalium</i> sp.	everlasting	DCSS, NNG	
<i>Solidago velutina</i> ssp. <i>californica</i>	California goldenrod	NNG	
<i>Sonchus asper</i> ²	prickly sow thistle	NNG	
<i>Sonchus oleraceus</i> ²	common sow thistle	DH, NNG, EW	
<i>Stephanomeria virgata</i>	virgate wreath-plant	DCSS, NNG	
Boraginaceae	<i>Cryptantha intermedia</i>	popcorn flower	DCSS, NNG
	<i>Pholistoma auritum</i>	fiesta flower	DCSS, NNG

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FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT ¹
Brassicaceae	<i>Brassica nigra</i> ²	black mustard	DCSS, NNG, DH
	<i>Hirschfeldia incana</i> ²	shortpod mustard	NNG, DH
	<i>Raphanus sativus</i> ²	wild radish	NNG, DH
Cactaceae	<i>Opuntia</i> sp.	prickly pear	DCSS, NNG
Caprifoliaceae	<i>Lonicera subspicata</i>	honeysuckle	DCSS, SMC
Chenopodiaceae	<i>Atriplex semibaccata</i> ²	Australian saltbush	DH, NNG
	<i>Salsola tragus</i> ²	Russian-thistle, tumbleweed	NNG
Cistaceae	<i>Cistus</i> sp.	rock rose	NNG
	<i>Helianthemum scoparium</i>	peak rush-rose	DCSS, SMC
Convolvulaceae	<i>Calystegia macrostegia</i>	morning-glory	DCSS, NNG
	<i>Convolvulus arvensis</i> ²	bindweed	DCSS, NNG
Cucurbitaceae	<i>Marah macrocarpa</i>	wild cucumber	SMC
Euphorbiaceae	<i>Chamaesyce</i> sp. ²	spurge	NNG
	<i>Croton setigerus</i>	dove weed	DCSS, DH, NNG
	<i>Ricinus communis</i> ²	castor bean	EW
Fabaceae	<i>Acacia</i> sp. ²	acacia	EW, NNG
	<i>Acmispon americanus</i>	Spanish-clover	NNG
	<i>Acmispon glaber</i>	deerweed	DCSS, DH, NNG, SMC
	<i>Lathyrus vestitus</i>	sweet pea	SMC
Fagaceae	<i>Quercus dumosa</i> ³	Nuttall's scrub oak	SMC, SOC
Gentianaceae	<i>Zeltnera venusta</i>	canchalagua	DCSS, NNG, SMC
Geraniaceae	<i>Erodium botrys</i> ²	long-beak filaree	DH, NNG
	<i>Erodium cicutarium</i> ²	red-stem filaree	DH, NNG
Grossulariaceae	<i>Ribes indecorum</i>	white flowering currant	EW
	<i>Ribes speciosum</i>	fuschia-flowered gooseberry	SMC
Iridaceae	<i>Sisyrinchium bellum</i>	blue-eyed grass	DCSS, NNG
Lamiaceae	<i>Salvia mellifera</i>	black sage	DCSS, SMC
	<i>Stachys</i> sp.	hedge-nettle	EW
Lythraceae	<i>Lythrum hyssopifolia</i>	grass poly	NNG

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FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT ¹
Malvaceae	<i>Malacothamnus fasciculatus</i>	chaparral mallow	DCSS
	<i>Malvella leprosa</i>	alkali-mallow	EW
Myrsinaceae	<i>Anagallis arvensis</i> ²	scarlet pimpernel	DH, NNG
Myrtaceae	<i>Eucalyptus</i> spp. ²	eucalyptus	EW
Oleaceae	<i>Fraxinus uhdei</i> ²	shamel ash	EW
Onagraceae	<i>Clarkia purpurea</i>	wine-cups	DCSS, NNG
	<i>Clarkia purpurea</i> ssp. <i>quadrivulnera</i>	four-spot clarkia	NNG
Orobanchaceae	<i>Castilleja affinis</i> ssp. <i>affinis</i>	coast paint-brush	SMC
	<i>Castilleja exserta</i>	purple paint brush	DCSS, SMC, NNG
Phrymaceae	<i>Diplacus aurantiacus</i>	orange-bush monkeyflower	CC, DCSS, SMC
	<i>Mimulus guttatus</i>	monkey-flower	
Polemoniaceae	<i>Navarretia hamata</i>	skunkweed	DCSS, SMC
Polygonaceae	<i>Eriogonum fasciculatum</i>	California buckwheat	DCSS, EW
	<i>Rumex conglomeratus</i> ²	dock	EW
	<i>Rumex crispus</i> ²	curly dock	EW, NNG
Primulaceae	<i>Samolus parviflorus</i>	water pimpernel	EW
Ranunculaceae	<i>Thalictrum fendleri</i>	meadow rue	EW, SMC
Rhamnaceae	<i>Rhamnus crocea</i>	spiny redberry	SMC
	<i>Rhamnus ilicifolia</i>	holly-leaf redberry	SMC
	<i>Ceanothus tomentosus</i>	Ramona ceanothus	SMC
Rosaceae	<i>Adenostoma fasciculatum</i>	chamise	CC, SMC
	<i>Heteromeles arbutifolia</i>	toyon	SMC
	<i>Rosa californica</i>	California rose	DCSS, SMC
Rubiaceae	<i>Galium porrigens</i> var. <i>porrigens</i>	San Diego bedstraw	SMC
Salicaceae	<i>Salix lasiolepis</i>	arroyo willow	EW

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FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT ¹
Selaginellaceae	<i>Selaginella cinerascens</i> ³	ashy spike-moss	SMC
Solanaceae	<i>Nicotiana glauca</i> ²	tree tobacco	EW
	<i>Solanum parishii</i>	Parish's nightshade	DCSS, NNG, EW
	<i>Solanum</i> sp.	nightshade	DCSS, SMC
Verbenaceae	<i>Verbena lasiostachys</i>	verbena	NNG

¹Habitat acronyms:

CC = chamise chaparral

DCSS= Diegan coastal sage scrub (including disturbed)

DH=disturbed habitat

EW = eucalyptus woodland

NNG = non-native grassland

SMC = southern mixed chaparral

SOC = scrub oak chaparral

²Non-native species

³Sensitive species

Appendix I
Animal Species Observed
or Detected

Appendix I
ANIMAL SPECIES OBSERVED – QUESTHAVEN

SCIENTIFIC NAME**COMMON NAME****INVERTEBRATES**

<i>Apis mellifera</i>	honey bee
<i>Apodemia virgulti</i>	Behr's metalmark
<i>Bombilius</i> sp.	bee fly
<i>Bombus californicus</i>	California bumble bee
<i>Bombus melanopygus</i>	black-tailed bumble bee
<i>Bombus vosnesenskii</i>	yellow-faced bumble bee
<i>Chalybion californicum</i>	common blue mud dauber
<i>Copestylum mexicanum</i>	Mexican cactus fly
<i>Diadasia</i> sp.	digger/sunflower bee species
<i>Erynnis funeralis</i>	funereal duskywing
Genus <i>Aphonopelma</i>	tarantula
Genus <i>Melissodes</i>	unidentified bee
<i>Junonia coenia</i>	common buckeye
<i>Laphria flava</i>	bumblebee robberfly
<i>Leptotes marina</i>	marine blue
<i>Okanagana</i> sp.	common cicada
<i>Pepsis chrysothemis</i>	tarantula hawk
<i>Peucetia viridans</i>	green lynx spider
<i>Plebejus acmon</i>	Acmon blue
<i>Scoliidae</i>	scoliid wasp
<i>Strymon melinus</i>	grey hairstreak
<i>Syrphidae</i> (family)	syrphid fly
<i>Toxomerus marginatus</i>	marginated calligrapher
unidentified	sulphur butterfly
unidentified	white butterfly
<i>Vespula pensylvanica</i>	western yellowjacket

VERTEBRATES**Amphibians**

<i>Anaxyrus boreas halophilus</i>	California toad (dead)
<i>Spea hammondi</i> ¹	western spadefoot toad

Reptiles

<i>Crotalus oreganus helleri</i>	southern Pacific rattlesnake
<i>Sceloporus</i> sp.	lizard

Birds

<i>Accipiter cooperii</i> ¹	Cooper's hawk
<i>Aeronautes saxatalis</i>	white-throated swift
<i>Aimophila ruficeps canescens</i> ¹	southern California rufous-crowned sparrow
<i>Anas platyrhynchos</i>	mallard
<i>Aphelocoma californica</i>	California scrub jay
<i>Archilochus alexandri</i>	black-chinned hummingbird
<i>Buteo jamaicensis</i>	red-tailed hawk
<i>Callipepla californica</i>	California quail
<i>Calypte anna</i>	Anna's hummingbird
<i>Cardellina pusilla</i>	Wilson's warbler
<i>Chaetura vauxi</i>	Vaux's swift
<i>Chamaea fasciata</i>	wrentit
<i>Chondestes grammacus</i>	lark sparrow
<i>Colaptes auratus</i>	northern flicker
<i>Corvus corax</i>	common raven
<i>Dryobates nuttallii</i>	Nuttall's woodpecker
<i>Empidonax difficilis</i>	Pacific slope flycatcher
<i>Geococcyx californianus</i>	greater roadrunner
<i>Geothlypis trichas</i>	common yellowthroat
<i>Haemorhous mexicanus</i>	house finch
<i>Icterus bullockii</i>	Bullock's oriole
<i>Icterus cucullatus</i>	hooded oriole
<i>Lonchura punctulata</i>	scaly-breasted munia
<i>Melanerpes formicivorus</i>	acorn woodpecker
<i>Melospiza crissalis</i>	California towhee
<i>Melospiza melodia</i>	song sparrow
<i>Mimus polyglottos</i>	northern mockingbird
<i>Molothrus ater</i>	brown-headed cowbird
<i>Myiarchus cinerascens</i>	ash-throated flycatcher
<i>Passerina caerulea</i>	blue grosbeak
<i>Petrochelidon pyrrhonota</i>	cliff swallow
<i>Pheucticus melanocephalus</i>	black-headed grosbeak
<i>Picoides pubescens</i>	downy woodpecker
<i>Pipilo maculatus</i>	spotted towhee
<i>Polioptila caerulea</i>	blue-gray gnatcatcher
<i>Polioptila californica californica</i> ¹	coastal California gnatcatcher
<i>Psaltriparus minimus</i>	bushtit
<i>Sayornis nigricans</i>	black phoebe
<i>Sayornis saya</i>	Say's phoebe
<i>Selasphorus rufus</i>	rufous hummingbird
<i>Selasphorus sasin</i>	Allen's hummingbird
<i>Setophaga coronata</i>	yellow-rumped warbler
<i>Spinus psaltria</i>	lesser goldfinch
<i>Stelgidopteryx serripennis</i>	northern rough-winged swallow
<i>Sturnus vulgaris</i>	European starling

Birds (continued)

Thryomanes bewickii

Toxostoma redivivum

Troglodytes aedon

Tyrannus verticalis

Tyrannus vociferans

Vermivora celata

*Vireo bellii pusillus*¹

Vireo gilvus

Vireo huttoni

Zenaida macroura

Zonotrichia leucophrys

Bewick's wren

California thrasher

house wren

western kingbird

Cassin's kingbird

orange-crowned warbler

least Bell's vireo

warbling vireo

Hutton's vireo

mourning dove

white-crowned sparrow

Mammals

Canis latrans

Otospermophilus beecheyi

Sylvilagus audubonii

coyote

California ground squirrel

desert cottontail

¹Special status species

Appendix J

Special Status Species Evaluated

for Potential to Occur on Site

Appendix J
SPECIAL STATUS SPECIES¹ EVALUATED FOR POTENTIAL TO OCCUR ON SITE

PLANTS				
SPECIES	SENSITIVITY² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Acanthomintha ilicifolia</i> San Diego thornmint	FT SE Rare Plant Rank 1B.1 List A	Clay lenses in grassy openings in chaparral or sage scrub. Prefers friable or broken, clay soils.	April to June	Low. This annual herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Adolphia californica</i> San Diego adolphia	-- -- Rare Plant Rank 2B.1 List B	Sage scrub but occasionally occurs in peripheral chaparral habitats, particularly hillsides near creeks. Usually associated with xeric locales where shrub canopy reaches 4 or 5 feet.	December to May	Low. A perennial shrub that was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Ambrosia pumila</i> San Diego ambrosia	FE -- Rare Plant Rank 1B.1 List A	Grasslands, valley bottoms and dry drainages, also can occur on slopes, disturbed places, and in coastal sage scrub.	April to October	Low. This perennial, annual herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> Del Mar manzanita	FE -- Rare Plant Rank 1B.1 List A	Maritime chaparral with sandy soil.	December to June	Not expected. Maritime chaparral is not present on site; the species was not found on site; and this perennial, evergreen shrub has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Artemisia palmeri</i> San Diego sagewort	-- -- Rare Plant Rank 4.2 List D	Sandy soils in mesic chaparral; coastal scrub; and riparian forest, scrub, and woodland.	(February) May to September	Low. This perennial, deciduous shrub was not found on site, and it has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Atriplex pacifica</i> South coast saltscale	-- -- Rare Plant Rank 1B.2 List A	Coastal bluff scrub, coastal dunes, coastal scrub, and playas.	March to October	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Baccharis vanessae</i> Encinitas baccharis	FT SE Rare Plant Rank 1B.1 List A	Sandstone soils in chaparral. Known mainly from the Encinitas area from which it has been nearly extirpated.	August to November	Low. This perennial, deciduous shrub was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Bloomeria clevelandii</i> San Diego goldenstar	-- -- Rare Plant Rank 1B.1 List A	Clay soils on dry mesas and hillsides in coastal sage scrub, chaparral, grassland, and around vernal pools.	April to May	Low. While this species has been reported to the SanBios database or the CNDDDB within 1,000 feet of the site, this perennial, bulbiferous herb was not found on site.
<i>Brodiaea filifolia</i> Thread-leaved brodiaea	FT SE Rare Plant Rank 1B.1 List A	Clay soils in vernal moist grasslands and vernal pool periphery.	March to June	Low. This perennial, bulbiferous herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Brodiaea orcuttii</i> Orcutt's brodiaea	-- -- Rare Plant Rank 1B.1 List A	Mesic closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools—often associated with clay soil.	May to July	Present
<i>Calandrinia breweri</i> Brewer's calandrinia	-- -- Rare Plant Rank 4.2 List D	Chaparral and coastal scrub with sandy or loamy soils; on disturbed sites and burns.	(Jan) March to June	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

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PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Ceanothus verrucosus</i> Wart-stemmed ceanothus	-- -- Rare Plant Rank 2B.2 List B	Chaparral	December to May	Low. While this species has been reported to the SanBios database and/or the CNDDDB within 1,000 feet of the site, this perennial, evergreen shrub was not found on site.
<i>Centromadia parryi</i> ssp. <i>australis</i> Southern tarplant	-- -- Rare Plant Rank 1B.1 List A	Margins of marsh and swamps, vernal mesic grasslands, and vernal pools.	May to November	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Chorizanthe orcuttiana</i> Orcutt's spineflower	FE SE Rare Plant Rank 1B.1 List A	Sandy openings in closed-cone coniferous forest, maritime chaparral, and coastal scrub.	March to May	Low. This annual herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i> Long-spined spineflower	-- -- Rare Plant Rank 1B.2 List A	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools, often with clay soil.	April to July	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> Summer holly	-- -- Rare Plant Rank 1B.2 List A --	Chaparral and cismontane woodland.	April to June	Low. While this species has been reported to the SanBios database and/or the CNDDDB within 1,000 feet of the site, this perennial, evergreen shrub was not found on site.
<i>Corethrogyne filaginifolia</i> var. <i>linifolia</i> Del Mar Mesa sand aster	-- -- Rare Plant Rank 1B.1 List A	Sandy soils in maritime chaparral, coastal scrub, or coastal bluff scrub.	May, July to September	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Cryptantha wigginsii</i> Wiggins' cryptantha	-- -- Rare Plant Rank 1B.2 --	Coastal scrub habitat, often with clay soil.	February to June	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i> Blochman's dudleya	-- -- Rare Plant Rank 1B.1 List A	Coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland habitats with rocky, often clay or serpentinite soils.	April to June	Low. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Dudleya variegata</i> Variegated dudleya	-- -- Rare Plant Rank 1B.2 List A	Clay soils near vernal pools, and on metavolcanic rocky soils in open coastal sage scrub, chaparral, and grasslands.	April to June	Not expected. Potential habitat not present. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Dudleya viscida</i> Sticky dudleya	-- -- Rare Plant Rank 1B.2 List A	Grows predominantly on very steep, north-facing slopes in rocky areas of coastal bluff scrub, chaparral, cismontane woodland, and coastal scrub.	May to June	Not expected. Steep slopes not present. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Eryngium aristulatum</i> <i>parishii</i> San Diego button-celery	FE SE Rare Plant Rank 1B.1 List A	Vernal pools or mima mound areas with vernal moist conditions.	April to June	Not expected. Potential habitat not present; the species was not found on site; and this annual/perennial herb has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Ferocactus viridescens</i> San Diego barrel cactus	-- -- Rare Plant Rank 2B.1 List B	Coastal scrub hillsides, often at the crest of slopes and growing among cobbles.	May to June	Low. This perennial stem succulent was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Harpagonella palmeri</i> Palmer's grapplinghook	-- -- Rare Plant Rank 4.2 List D	Open grassy areas with shrubland (chaparral, coastal scrub) and clay soil.	March to May	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Hazardia orcuttii</i> Orcutt's hazardia	-- ST Rare Plant Rank 1B.1 List A	Maritime chaparral and coastal scrub, often with clay soil.	August to October	Not expected. This perennial, evergreen shrub was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Horkelia truncata</i> Ramona horkelia	-- -- Rare Plant Rank 1B.3 List A	Clay or gabbroic soils in chaparral and cismontane woodland.	May to June	Low. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Iva hayesiana</i> San Diego marsh-elder	-- -- Rare Plant Rank 2B.2 List B	Marshes, swamps, and playas.	April to October	Low. Potential habitat absent or very limited. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Juncus acutus</i> ssp. <i>leopoldii</i> Southwestern spiny rush	-- -- Rare Plant Rank 4.2 List D	Mesic coastal dunes; alkaline meadows and seeps; coastal salt marshes and swamps.	(March) May to June	Present
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields	-- -- Rare Plant Rank 1B.1 List A	Coastal salt marshes and swamps; playas; vernal pools.	February to June	Low. Potential habitat absent or very limited. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson pepper grass	-- -- Rare Plant Rank 4.3 List A	Openings in chaparral and sage scrub.	January to July	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Leptosyne maritima</i> Sea dahlia	-- -- Rare Plant Rank 2B.2 List B	Coastal bluff scrub and coastal scrub.	March to May	Low. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Monardella hypoleuca</i> ssp. <i>lanata</i> Felt-leaved monardella	-- -- Rare Plant Rank 1B.2 List A	Chaparral and cismontane woodland.	June to August	Low. This perennial, rhizomatous herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Navarretia fossalis</i> Spreading navarretia	FT -- Rare Plant Rank 1B.1 List A	Chenopod scrub, marshes and swamps (assorted freshwater habitats), playas, and vernal pools.	April to June	Low. This annual herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Orobanche parishii</i> ssp. <i>brachyloba</i> Short-lobed broomrape	-- -- Rare Plant Rank 4.2 List D	Sandy soils in coastal bluff scrub, coastal dunes, and coastal scrub.	April to October	Low. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Pogogyne abramsii</i> San Diego mesa mint	FE SE Rare Plant Rank 1B.1 List A	Vernal pools	March to July	Not expected. No potential habitat on site. This annual herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Selaginella cinerascens</i> Ashy spike-moss	-- -- Rare Plant Rank 4.1 List D	Chaparral and coastal scrub	--	Present
<i>Stemodia durantifolia</i> Purple stemodia	-- -- Rare Plant Rank 2B.1 List B	Sonoran desert scrub	(January) April, June, August to October, December	Not expected. Potential habitat not present. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Suaeda esteroa</i> Estuary seablite	-- -- Rare Plant Rank 1B.2 List A	Marshes and swamps	(May) July to October (January)	Not expected. Potential habitat not present. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Tetracoccus dioicus</i> Parry's tetracoccus	-- -- Rare Plant Rank 1B.2 List A	Chaparral and coastal scrub	April to May	Low. This perennial, deciduous shrub was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Viguiera laciniata</i> San Diego County viguiera	-- -- Rare Plant Rank 4.3 List D	Chaparral and coastal scrub	February to June (Aug)	Low. This perennial shrub was not found on site, and it has not been reported to the database or the CNDDDB within 1,000 feet of the site.

¹ List of species is from a search of the SanBios and USFWS databases and the CNDDDB for the project site plus a 5-mile radius.

² Explanation of Sensitivity Codes

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Accipiter cooperii</i> Cooper's hawk	-- WL Group 1	In San Diego County, tends to inhabit lowland riparian areas and oak woodlands in proximity to suitable foraging areas such as scrubland or fields.	Present. Seen flying overhead potentially foraging on site and has potential to nest in the trees on site.
<i>Accipiter striatus</i> Sharp-shinned hawk	-- WL Group 1	Usually observed in areas with tall trees or other vegetative cover but can be observed in a variety of habitats. In San Diego County occurs in small numbers and only in winter.	Low. It only occurs in small numbers and only in winter. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Agelaius tricolor</i> Tricolored blackbird	BCC ST, SSC Group 1	Highly colonial species occurring mostly in coastal lowland grasslands near open water sources for foraging.	Low. Potentially suitable habitat is not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Aimophila ruficeps canescens</i> Southern California rufous-crowned sparrow	-- WL Group 1	Coastal sage scrub and open chaparral as well as shrubby grasslands.	Present
<i>Ammodramus savannarum</i> Grasshopper sparrow	-- SSC Group 1	Typical habitat is dense grasslands that have little or no shrub cover.	Low. This species was not observed/detected on site during the site surveys conducted over the period January through June 2020, including the BUOW survey, which occurred in the grasslands on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Anniella stebbinsi (pulchra pulchra)</i> Southern California (silvery) legless lizard	-- SSC Group 2	Areas with loose soil, particularly in sand dunes and or otherwise sandy soil. Generally found in leaf litter, under rocks, logs, or driftwood in oak woodland, chaparral, and desert scrub.	Low. The soils on site consist primarily of rocky silt loams. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

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ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Antrozous pallidus</i> Pallid bat	-- SSC Group 2	Most commonly associated with arid open scrub or grassland and gentle terrain with scattered rocky outcrops.	Low, as rocky outcrops are not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Aquila chrysaetos</i> Golden eagle	BCC, BGEPA WL, FP Group 1	Typical foraging habitat includes grassy and open, shrubby habitats. Generally nests on remote cliffs; requires areas of solitude at a distance from human habitation.	Low. Site and immediate environs are not at distance to human habitation. No reports to the CNDDDB within 5 miles of the site. A record in the SanBios database is from 1998 for the San Diego Natural History Museum in an 8-kilometer area that overlaps with the 5-mile radius of the site.
<i>Ardea herodias</i> Great blue heron	-- -- Group 2	Wetland habitats, but can be observed foraging away from water.	Low. Commonly associated with marshes, mudflats, and agricultural areas not present on site. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Arizona elegans occidentalis</i> California glossy snake	-- SSC --	Arid scrub, rocky washes, grasslands, chaparral. Appears to prefer open areas and areas with soil loose enough for burrowing.	Low. Rocky habitat is not present, and soils may not be suitable for burrowing. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Artemisiospiza belli belli</i> Bell's sage sparrow	BCC WL Group 1	Chaparral and sage scrub. The habitat must not be too dense or have too much leaf litter as this species spends most of its time running on the ground.	Moderate. Potential habitat is present on site and has been reported to the SanBios database within 1,000 feet of the site.
<i>Asio otus</i> Long-eared owl	-- SSC Group 1	Shady oak woodlands and broad riparian forests.	Not expected. No potential habitat is present on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Aspidoscelis hyperythra</i> Orange-throated whiptail	-- WL Group 2	Coastal sage scrub, chaparral, edges of riparian woodlands and washes. Also found in weedy, disturbed areas adjacent to these habitats. Important habitat requirements include open, sunny areas; shaded areas; and abundant invertebrate prey base, particularly termites (<i>Reticulitermes</i> sp.).	Moderate. Potential habitat is present on site, although it has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Aspidoscelis tigris stejnegeri</i> Coastal whiptail	-- SSC Group 2	Open coastal sage scrub, chaparral, and woodlands. Frequently found along the edges of dirt roads traversing its habitats. Important habitat components include open, sunny areas, shrub cover with accumulated leaf litter, and an abundance of insects, spiders, or scorpions.	Moderate. Potential habitat is present on site, although it has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Athene cunicularia hypugea</i> Burrowing owl	BCC SSC Group 1	Open areas such as grasslands, pastures, coastal dunes, desert scrub, and edges of agriculture fields, with underground burrows often excavated by California ground squirrels (<i>Otospermophilus beecheyi</i>), for breeding and foraging.	Low. A focused survey for the BUOW was conducted on site in 2020, and no BUOW was observed nor was any sign of BUOW observed. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Bombus crotchii</i> Crotch's bumble bee	-- SCE --	Found between San Diego and Redding, California in a variety of habitats including open grasslands, shrublands, chaparral, desert margins including Joshua tree and creosote scrub, and semi-urban settings (CDFW 2022). Food plants include <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> (Williams et al. 2014). The species is near endemic to California, with only a few records from Nevada and Mexico (CDFW 2022).	Low. Much of the project footprint is densely vegetated with non-native grasses. Portions of the site do support nectar and pollen resources. A focused survey for the species was conducted in spring 2023, and the species was not found (Appendix E).
<i>Branchinecta sandiegonensis</i> San Diego fairy shrimp	FE -- Group 1	Seasonally astatic pools which occur in tectonic swales or earth slump basins and other areas of shallow, standing water. Often in patches of grassland and agriculture interspersed in coastal sage scrub and chaparral.	Not expected to occur. There is no potential habitat on site. It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Buteo lineatus</i> Red-shouldered hawk	-- -- Group 1	Riparian woodland, oak woodland, orchards, eucalyptus groves, or other areas with tall trees.	Moderate, as potential habitat is present on site. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Buteo regalis</i> Ferruginous hawk	BCC WL Group 1	In San Diego County, occurs only in winter. Found in open country, primarily prairies, plains, and badlands.	Low, as the site is not in open country, and the species only occurs in winter. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Campylorhynchus brunneicapillus couesi</i> (sandiegensis) San Diego cactus wren	BCC SSC Group 1	Habitat consists of cactus thickets in coastal lowlands of San Diego County.	Low, as cactus thickets are not present on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Cathartes aura</i> Turkey vulture	-- -- Group 1	Foraging habitat includes most open habitats with breeding occurring in crevices among boulders.	Moderate potential to forage on site. No breeding habitat is present. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Chaetodipus californicus femoralis</i> Dulzura pocket mouse	-- SSC Group 2	Primarily associated with mature chaparral. It is known to occur in coastal sage scrub.	Moderate, as potential habitat is present on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Chaetodipus fallax fallax</i> Northwestern San Diego pocket mouse	-- SSC Group 2	Occurs in open areas of coastal sage scrub and weedy growth, often on sandy substrates.	Low, as the site's substrates are primarily rocky silt loams. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Charadrius alexandrinus nivosus</i> Western snowy plover	FT, BCC SSC Group 1	Beaches, dunes, and salt flats.	Not expected due to a lack of potential habitat on site. It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Charina trivirgata roseofusca</i> Rosy boa	-- -- Group 2	Occurs among rocky outcrops in coastal sage scrub, chaparral, and desert scrub.	Low, as rocky outcrops are not present. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Choeronycteris mexicana</i> Mexican long-tongued bat	-- SSC --	Arid habitats along the coast and in inland valleys in urban and suburban situations. Roosts in natural and man-made crevices and structures.	Moderate, as potential habitat is present on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Circus (cyaneus) hudsonius</i> Northern harrier	-- SSC Group 1	Coastal, salt, and freshwater marshlands; grasslands; and prairies.	Low. Not observed during the site surveys conducted over the period January through June 2020. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Clemmys marmorata pallida</i> Southwestern pond turtle (<i>Emys marmorata</i> , western pond turtle)	-- SSC Group 1	Almost entirely aquatic; occurs in ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation. Requires basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Low. The drainage on site has an overstory of eucalyptus trees with no suitable basking sites. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Coleonyx variegatus abbottii</i> San Diego banded gecko	-- SSC Group 1 --	Chaparral and coastal sage scrub in areas with rock outcrops.	Low. The site does not contain rock outcrops. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	-- SSC Group 2	Most abundant in mesic habitats. Considered uncommon in California (California Department of Fish and Game 1990). Drinks water and requires caves, mines, tunnels, buildings, or other man-made structures for roosting.	Low, due to its uncommon occurrence in California. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Crotalus ruber</i> Red-diamond rattlesnake	-- SSC Group 2	Chaparral, coastal sage scrub, along creek banks, particularly among rock outcrops or piles of debris with a supply of burrowing rodents for prey.	Low, as rock outcrops and piles of debris are not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Diadophis punctatus similis</i> San Diego ringneck snake	-- -- Group 2	Generally occurs in moist habitats such as oak woodlands and canyon bottoms but is also sometimes encountered in grassland, chaparral, and coastal sage scrub; generally restricted to leaf litter and rarely crosses open areas.	Moderate due to the presence of potential habitat on site. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Elanus leucurus</i> White-tailed kite	-- FP Group 1	Riparian woodlands and oak or sycamore groves adjacent to grassland on coastal slopes in San Diego County. Nests in the crowns of trees, especially coast live oak (<i>Quercus agrifolia</i>).	Low, as potential habitat is not present. Not observed during the site surveys conducted over the period January through June 2020. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Eremophila alpestris actia</i> California horned lark	-- WL Group 1	Sandy beaches and in agricultural fields, grassland, and open areas.	Moderate due to the presence of potential habitat on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Eumops perotis californicus</i> Western mastiff bat	-- SSC Group 2	Suitable habitat consists of extensive open areas with abundant roost locations (crevices in cliff faces, high buildings, trees, tunnels).	Moderate due to the presence of potential habitat on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Euphydryas editha quino</i> Quino checkerspot butterfly	FE -- Group 1	Potential habitat includes areas of low-growing and sparse vegetation with primary larval host plants, dwarf plantain (<i>Plantago erecta</i>) and owl's clover (<i>Castilleja exserta</i>).	Not expected. The project site is outside the USFWS' recommended Quino survey area (USFWS 2014). It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Ictera virens</i> Yellow-breasted chat	-- SSC Group 1	Dense riparian habitats.	Not expected. Potential habitat is not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

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ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Ixobrychus exilis</i> Least bittern	BCC SSC Group 2	Freshwater or brackish marshes with tall grasses, cattails, and reeds.	Not expected. Potential habitat is not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Lasiurus blossevillii</i> Western red bat	-- SSC Group 2	Riparian areas dominated by cottonwoods, oaks, sycamores, and walnuts.	Not expected. Potential habitat is not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Lasiurus xanthinus</i> Western yellow bat	-- SSC --	Primarily roosts in the skirts of dead palm tree fronds. Strongly associated with native palm groves with open water.	Not expected. Potential habitat is not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Lepus californicus bennetii</i> San Diego black-tailed jackrabbit	-- SSC Group 2	Primarily in open habitats including coastal sage scrub, chaparral, grasslands, croplands, and open, disturbed areas if there is at least some shrub cover present.	Moderate. Potential habitat is present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Lycaena hermes</i> Hermes copper	FC -- Group 1	Southern mixed chaparral and coastal sage scrub with mature specimens of its larval host plant, spiny redberry (<i>Rhamnus crocea</i>) with California buckwheat (<i>Eriogonum fasciculatum</i>) generally within 10 feet of the spiny redberry (Attachment B [County of San Diego Guidelines for Hermes Copper] to County 2010).	Low. The entire site was assessed in the field for the species' potential to occur, and no spiny redberry was found in proximity to California buckwheat. It has not been reported to the SanBios or USFWS databases or CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Myotis ciliolabrum</i> Small-footed myotis	-- -- Group 2	Occurs in arid, upland habitats. Prefers open stands in forests and woodlands as well as brushy habitats. Feeds over and drinks from streams, ponds, springs, and stock tanks.	Low. Potentially suitable habitat on site is limited or absent. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Myotis yumanensis</i> Yuma myotis	-- -- Group 2	Open forests and woodland are optimal habitat. Closely tied to bodies of water for foraging and drinking. Roosts in buildings, mines, crevices, caves, and under bridges.	Low. Potentially suitable habitat on site is limited or absent. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Neotoma lepida</i> <i>intermedia</i> San Diego desert woodrat	-- SSC Group 2	Occurs in open chaparral and coastal sage scrub, often building large, stick nests in rock outcrops or around clumps of cactus or yucca.	Moderate. Potential habitat is present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Nyctinomops</i> <i>femorosaccus</i> Pocketed free-tailed bat	-- -- Group 2	Prefers desert habitats with high cliffs or rock outcrops.	Not expected. Potentially suitable habitat is not present. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Odocoileus hemionus</i> Mule deer	-- -- Group 2	Occurs within a wide range of open habitats associated with expansive open space.	Moderate. Potentially suitable habitat is present, and while not reported to the SanBios database within 1,000 feet of the site, this wide-ranging species has been reported to the SanBios database within 5 miles of the site.
<i>Passerculus</i> <i>sandwichensis beldingi</i> Belding's savannah sparrow	-- SE Group 1	Coastal marshes dominated by pickleweed (<i>Salicornia</i> spp.).	Not expected. Suitable habitat is not present. It has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Perognathus longimembris pacifica</i> Pacific pocket mouse	FE SSC Group 1	Open coastal sage scrub; fine, alluvial sands near ocean.	Not expected. Currently known from Dana Point Headlands in Orange County, CA and three locations on Marine Corps Base Camp Pendleton in San Diego County (Spencer 2005). It has not been reported to the SanBios or USFWS databases or CNDDDB within 1,000 feet of the site.
<i>Phalacrocorax auratus</i> Double-crested cormorant	-- WL Group 2	Fresh and salt water habitats.	Not expected. Suitable habitat is not present. It has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Phrynosoma blainvillii</i> Coast horned lizard	-- SSC Group 2	Coastal sage scrub and open areas in chaparral, oak woodlands, and coniferous forests with sufficient basking sites, adequate scrub cover, and areas of loose soil; require native ants, especially harvester ants (<i>Pogonomyrmex</i> sp.), and are generally excluded from areas invaded by Argentine ants (<i>Linepithema humile</i>).	Moderate. Potentially suitable habitat present, although it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Plestiodon skiltonianus interparietalis</i> Coronado skink	-- WL Group 2	Grasslands, coastal sage scrub, and open chaparral where there is abundant leaf litter or low herbaceous growth.	Moderate. Potentially suitable habitat present, although it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Polioptila californica californica</i> Coastal California gnatcatcher	FT SSC Group 1	Coastal sage scrub	Present
<i>Pyrocephalus rubinus</i> Vermilion flycatcher	-- SSC Group 1	Riparian habitat	Not expected to occur. There is no potential habitat on site. It has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Rallus obsoletus levipes</i> Light-footed Ridgway's rail	FE SE, FP Group 1	Coastal salt marshes, especially those dominated by cordgrass (<i>Spartina</i> sp.), but has been known to use brackish and freshwater sites.	Not expected to occur. There is no potential habitat on site. It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Salvadora hexalepis virgulata</i> Coast patch-nosed snake	-- SSC Group 2	Semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.	Moderate. Potentially suitable habitat present, although it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Spea hammondi</i> Western spadefoot	-- SSC Group 2	Open coastal sage scrub, chaparral, and grassland, along sandy or gravelly washes, floodplains, alluvial fans, or playas; requires temporary pools for breeding and friable soils for burrowing; generally excluded from areas with bullfrogs (<i>Rana catesbiana</i>) or crayfish (<i>Procambarus</i> sp.).	Not expected to occur. Although it has been reported to the CNDDDB within 1,000 feet of the site, there is no potential habitat on site.
<i>Sternula antillarum browni</i> California least tern	FE SE, FP Group 1	Coastal areas adjacent to the ocean. Nests in colonies at sites typically located on barrier dunes at river mouths, at lagoon entrances, and along sandy strips of sparse coastal strand vegetation.	Not expected to occur. There is no potential habitat on site. It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Taxidea taxus</i> American badger	-- SSC Group 2	Grasslands, alluvial fans, meadows, and desert. In San Diego County, persists mainly in large blocks of undeveloped land and avoids urbanization.	Low. Potentially suitable habitat limited or absent. It has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

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ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Thamnophis hammondi</i> Two-striped garter snake	-- SSC Group 1	Primarily along permanent creeks and streams but also around vernal pools and along intermittent streams. Occasionally found in chaparral or other habitats relatively far from permanent water.	Moderate. Potentially suitable habitat present, although it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Vireo bellii pusillus</i> Least Bell's vireo	FE SE Group 1	Riparian woodland and is most frequent in areas that combine an understory of dense, young willows or mule fat (<i>Baccharis salicifolia</i>) with a canopy of tall willows (<i>Salix</i> spp.).	Not expected to occur. There is no potential habitat on site. It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.

¹ List of species is from a search of the SanBios and USFWS databases and the CNDDDB for the project site plus a 5-mile radius.

² Explanation of Sensitivity Codes

Federal - U.S. Fish and Wildlife Service

FE	Federal listed endangered
FT	Federal listed threatened
FC	Candidate for federal listing
BCC	Non-listed subspecies or populations of federal threatened or endangered species
BGEPA	Prohibits the take, possession, sale, purchase, barter, or offer to sell, purchase, or barter, export or import of the bald (and golden) eagle “at any time or in any manner

State – California Department of Fish and Wildlife

SE	State listed endangered
ST	State listed threatened
FP	State fully protected (may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFW)
SSC	State species of special concern (declining population levels, limited ranges, and/or continuing threats)
WL	Previously SSC but no longer merits SSC status, or which does not meet SSC criteria but for which there is concern and a need for additional information to clarify status.

County of San Diego

Plant Sensitivity

- List A Plants rare, threatened or endangered in California or elsewhere.
- List B Plants rare, threatened or endangered in California but more common elsewhere.
- List C Plants that may be quite rare, but more information is needed to determine rarity status.
- List D Plants of limited distribution and are uncommon, but not presently rare or endangered.

Animal Sensitivity

- Group 1 Animals that have a very high level of sensitivity, either because they are listed as threatened or endangered or because they have very specific natural history requirements.
- Group 2 Animal species that are becoming less common, but are not yet so rare that extirpation or extinction is imminent without immediate action. These species tend to be prolific within their suitable habitat types.

CNPS - California Native Plant Society

California Rare Plant Rank

Threat Rank

1 - 402

- | | |
|--|---|
| 1A = Presumed extirpated in California and either rare or extinct elsewhere. | .1 = Seriously endangered in California (over 80 percent of occurrences threatened/high degree and immediacy of threat) |
| 1B = Rare, threatened, or endangered in California and elsewhere. | |
| 2A= Presumed extirpated in California but more common elsewhere. | .2 = Moderately endangered in California (20 to 80 percent occurrences threatened/moderate degree and immediacy of threat) |
| 2B= Rare, threatened, or endangered in California but more common elsewhere. | |
| 3 = More information is needed. | .3 = Not very threatened in California (less than 20 percent of occurrences threatened/ low degree and immediacy of threat or no current threats known) |
| 4 = A watch list for species of limited distribution. | |

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- U.S. Fish and Wildlife Service. 2014. Quino Checkerspot Butterfly Survey Guidelines. December 15. https://www.fws.gov/cno/es/Recovery_Permitting/insects/quino_checkerspot_butterfly/QuinoCheckerspotButterfly_SurveyGuidelines_20141215.pdf

Appendix K

Habitat Restoration Plan

**Questhaven Tentative Map Project
Habitat Restoration Plan
PDS2020-TM-5643**

October 7, 2024

Prepared by:

A handwritten signature in black ink, appearing to read 'Greg Mason', is centered within a white rectangular box.

Greg Mason
County Approved CEQA Consultant-Revegetation

Alden Environmental, Inc.
3245 University Avenue, #1188
San Diego, CA 92104

Project Applicant:

ColRich Communities
444 West Beech Street, Suite 300
San Diego, CA 92101

Prepared for the County of San Diego

**Questhaven Tentative Map Project
Habitat Restoration Plan**

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1.0 INTRODUCTION

This plan addresses the habitat restoration to be conducted as required mitigation for the Questhaven Tentative Map Project. Project impacts and required mitigation are presented in the Biological Technical Report for the project (Alden 2024). Specifically, this plan includes restoration of southern mafic chaparral/coastal sage scrub ecotone and coastal sage scrub communities, as well as the creation of water holding basins for spadefoot toad breeding. This plan does not address any other project components.

2.0 DESCRIPTION OF THE DEVELOPMENT PROJECT/IMPACT SITE

2.1 RESPONSIBLE PARTIES

The project site is currently owned by Colrich Communities. Contact information is provided below.

Colrich Communities
c/o Ms. Rita Mahoney
444 West Beech Street, Suite 300
San Diego, CA 92101

2.2 LOCATION OF THE DEVELOPMENT PROJECT

The approximately 69.1-acre Questhaven development project site is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. The project site is located immediately south and west of the City of San Marcos and east of the City of Carlsbad. Interstate 5 is located approximately 5.3 miles west of the project site. Specifically, the project site is located south of San Elijo Road and east of Denning Drive (Figures 1 and 2). The project site encompasses Assessor's Parcel Number 223-080-46-00 and is located in the west half of the northwest quarter of Section 33, Township 12 South, Range 3 West, San Bernardino Meridian on the U.S. Geological Survey (USGS) 7.5-minute Rancho Santa Fe quadrangle map (Figure 2).

2.3 SUMMARY OF THE OVERALL DEVELOPMENT PROJECT WITH PROPOSED RESTORATION

2.3.1 Current Environmental Setting and Site Conditions

The development project site is undeveloped and includes several unimproved dirt roads and trails. Historically, the northern portion of the site has been subject to disturbance and was used as a laydown yard for construction equipment associated with the adjacent former recycling facilities. Additionally, a portion of the western area of the site was used for agricultural uses. The southern portion of the project site contains a large area of steep hills that transition into a relatively flat area in the northern and central portion of the site. Elevations range between approximately 830 feet above mean sea level (amsl) in the southwest corner to 500 feet amsl along the eastern boundary. Soil on the development site is mapped as Cieneba very rocky coarse sandy loam (30 – 75 percent slopes), San Miguel rocky silt loam (9 – 30 percent slopes),

Huerhuero loam (2 – 9 percent slopes), San Miguel-Exchequer rocky silt loams (9 – 70 percent slopes), and Exchequer rocky silt loam (30 – 70 percent slopes).

To the west of the development project site is open space associated with the Rancho La Costa Habitat Conservation Area, beyond which is existing residential development. North of the project site is land designated for open space, beyond which are existing residential uses. East of the project site is a former recycling facility that is currently used as an indoor sports complex known as “Edenpark” and that is proposed for additional sports complex and commercial uses. To the south of the project site is open space associated with the Rancho La Costa Habitat Conservation Area. The project site is adjacent to the San Elijo Hills development in the City of San Marcos and is within their Sphere of Influence.

Nine vegetation communities/habitat types occur on the development project site and are described below (Table 1). The numbers in parentheses are the Holland Codes (Oberbauer et al. 2008).

Table 1 Development Project Site Vegetation Communities/Habitat Types	
Vegetation Community/Habitat¹	On Site
Diegan coastal sage scrub (32500)	9.8
Diegan coastal sage scrub-disturbed (32500)	2.1
Scrub oak chaparral (37900)	0.6
Mafic chamise chaparral (37220)	2.4
Mafic southern mixed chaparral (37122)	25.7
Non-native grassland (42200)	20.9
Eucalyptus woodland (79100)	2.9
Disturbed habitat (11300)	3.7
Developed and ornamental (12000)	1.0
TOTAL	69.1

¹Categories and numeric codes are from Oberbauer et al. 2008.

A total of 121 species of plants (including 43 non-native species) and 89 animal species were observed during surveys for the development project.

Four sensitive animal species, spadefoot toad (*Spea hammondi*), Cooper’s hawk (*Accipiter cooperii*), Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), and Coastal California gnatcatcher (*Polioptila californica californica*) were observed on the development project site (Alden 2024). The least Bell’s vireo (*Vireo bellii pusillus*) also was observed within the project mitigation area.

Four special status plant species Orcutt’s brodiaea (*Brodiaea orcuttii*), Southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*), Nuttall’s scrub oak (*Quercus dumosa*), and Ashy spike-moss (*Selaginella cinerascens*) were observed on the development project site (Alden 2024).

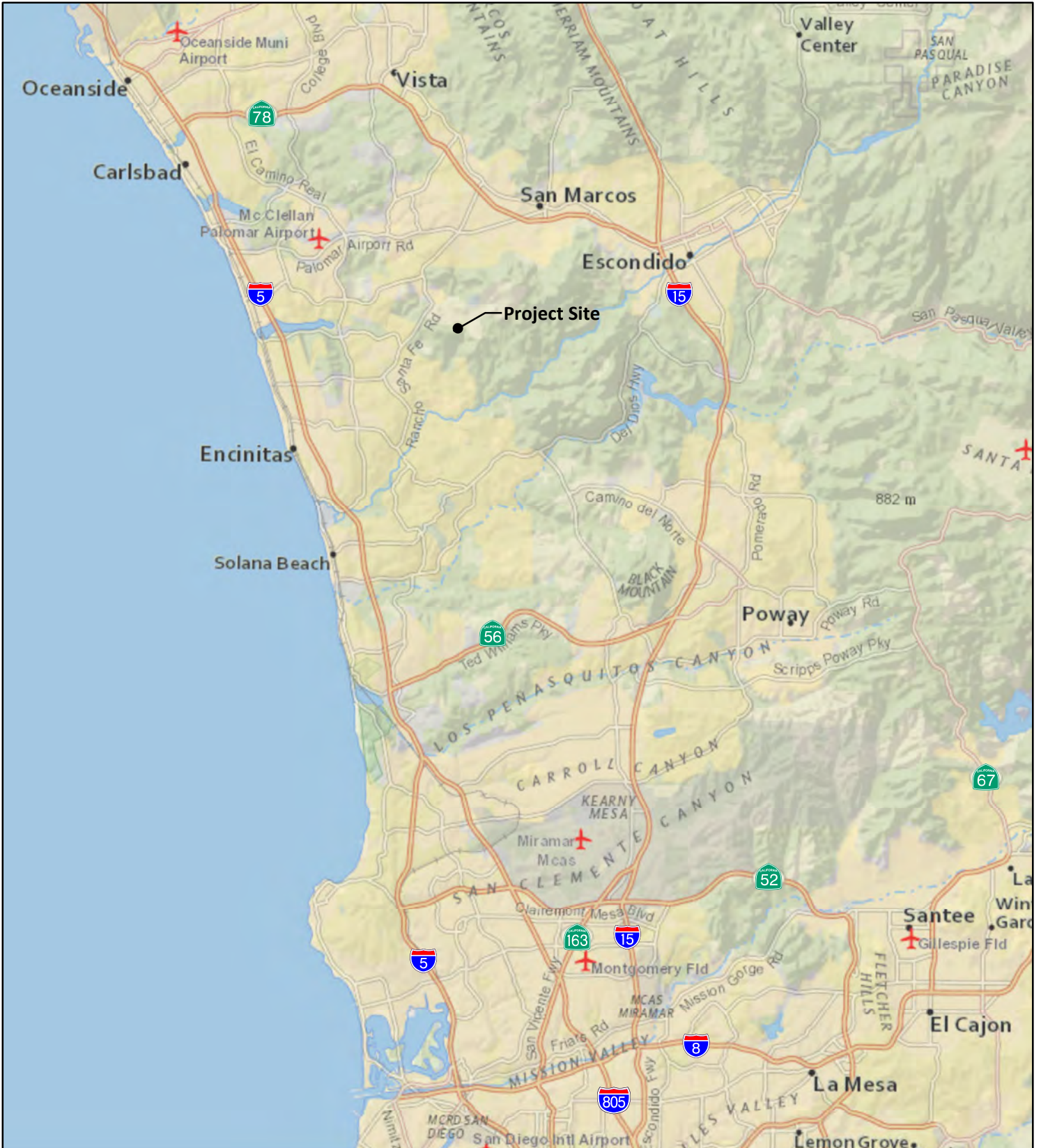
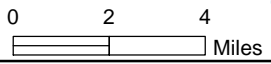
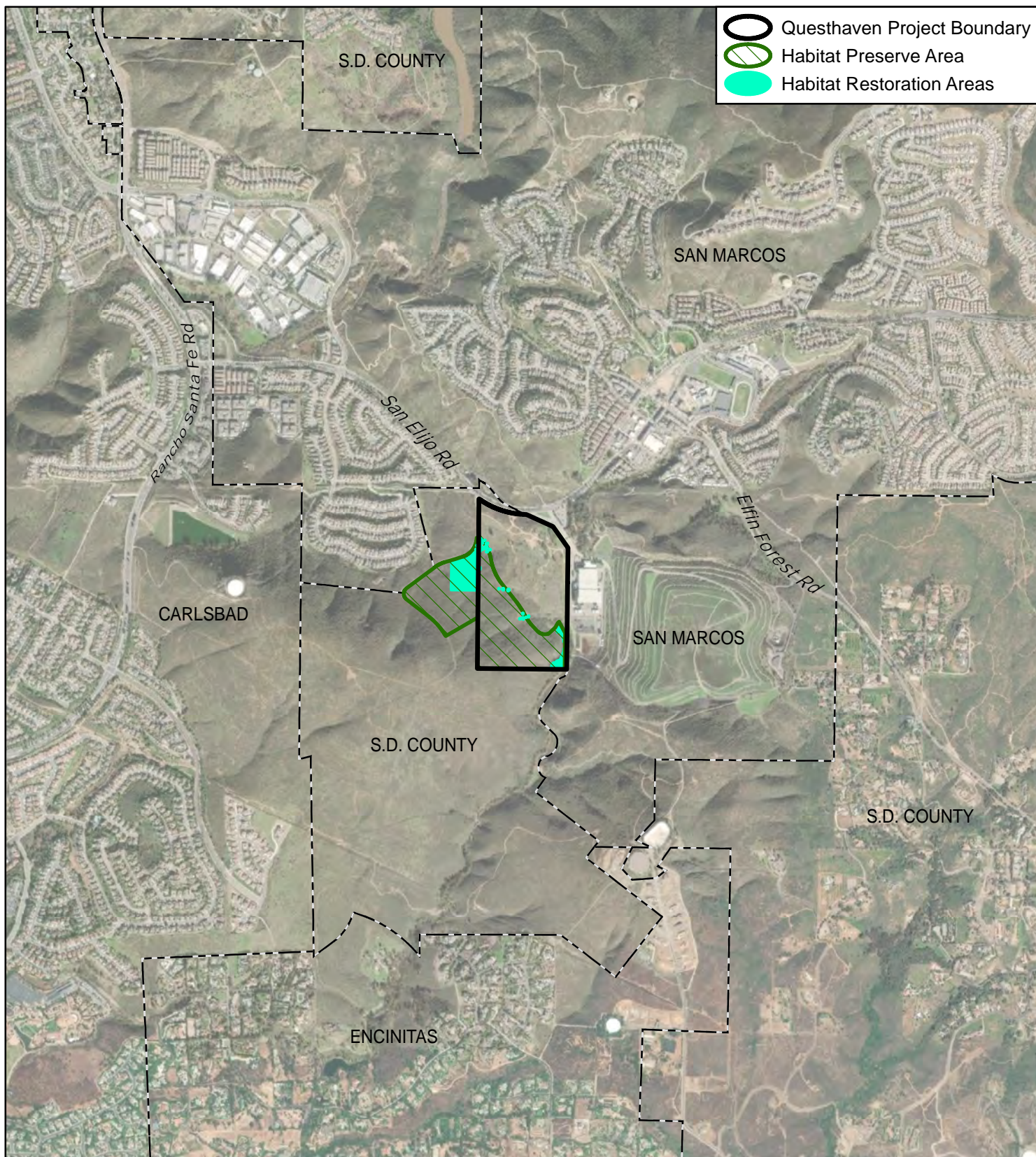


Figure 1

Regional Location

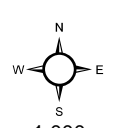
QUESTHAVEN
HABITAT RESTORATION PLAN





- Questhaven Project Boundary
- Habitat Preserve Area
- Habitat Restoration Areas

Source: SanGIS



0 1,000 2,000 Feet



Figure 2

Project Location

QUESTHAVEN
HABITAT RESTORATION PLAN

2.3.2 Sensitive Resources Affected and Addressed in this Plan

The project would impact a total of 32.9 acres, including Diegan coastal sage scrub, scrub oak chaparral, mafic chamise chaparral, mafic southern mixed chaparral, and non-native grassland communities. The mitigation effort includes habitat preservation (44.4 acres) and habitat restoration (5.9 acres) within an adjacent 50.3 acre area (Figure 3). This document addresses the habitat restoration effort.

2.3.3 Type, Functions, and Value of the Habitat to be Restored

This plan includes restoration of mafic southern mixed/coastal sage scrub ecotone and coastal sage scrub communities. In addition, this plan incorporates creation of shallow ephemeral water holding basins (puddles) to be used by the spadefoot toad for breeding purposes.

Coastal sage scrub is one of the two major shrub types that occur in southern California, occupying xeric sites characterized by shallow soils (the other is chaparral). Typical species found within Diegan coastal sage scrub, including on the project site, are California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), and black sage (*Salvia mellifera*). The coastal sage scrub restoration in the southeastern area will replace the existing, non-native, eucalyptus woodlands with high quality native coastal sage scrub habitat.

Mafic southern mixed chaparral on site occurs on San Miguel series soils that are formed from metavolcanic rock that overlays metavolcanic bedrock. This chaparral on site is composed of broad-leaved sclerophyllous shrubs that can reach six to 10 feet in height and form dense often nearly impenetrable stands with poorly developed understories. Characteristic plants in this community include black sage, fuchsia-flowered gooseberry (*Ribes speciosum*), spiny redberry (*Rhamnus ilicifolia*), holly-leaf redberry (*Rhamnus ilicifolia*), chamise, toyon (*Heteromeles arbutifolia*), and blue elderberry (*Sambucus nigra* ssp. *caerulea*). The mafic southern mixed chaparral/coastal sage scrub ecotone restoration is intended to, over time, provide for a mature native community of shrub species. The coastal sage scrub component is included to help provide for interim native species cover and allow for the slower growing chaparral species to become established.

These communities are important components of the San Diego County ecosystem; they provide habitat for sensitive plant and animal species. Additionally, the constructed basins will specifically support extant populations of spadefoot toad, as well as other species that may utilize the basins when they are holding water.

3.0 GOALS OF THE RESTORATION

3.1 RESPONSIBILITIES

3.1.1 Project Proponent

Colrich Communities (or the owner at the time of implementation) will be responsible for financing the installation, maintenance, and monitoring of the restoration.

3.1.2 County of San Diego

As part of the monitoring program, annual reports prepared by the restoration specialist will be submitted to the Wildlife Agencies and County. The County will review these reports for completeness and will determine the success of the restoration effort together with the Wildlife Agencies.







3.1.3 Restoration Specialist

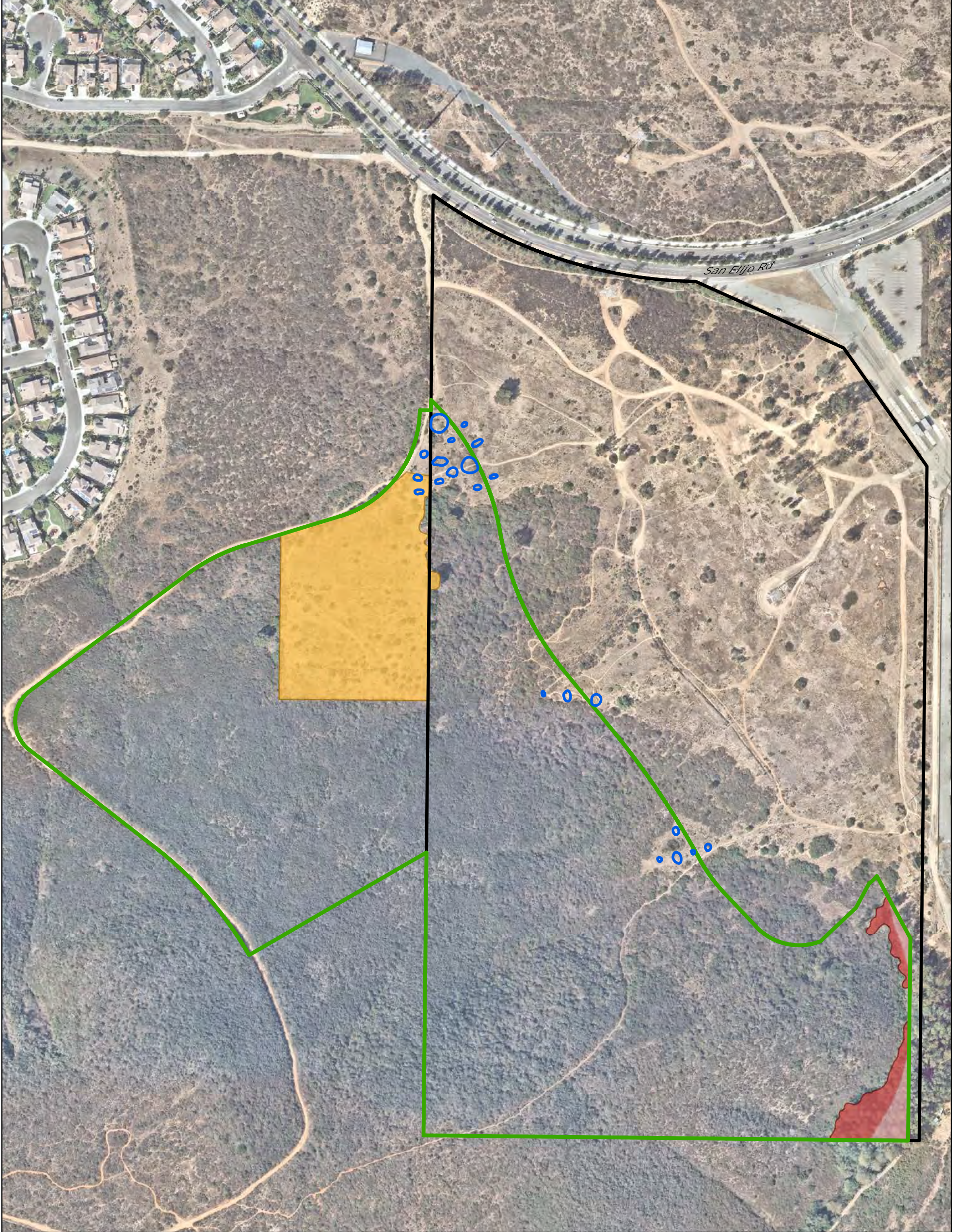
Overall supervision of the installation, maintenance, and monitoring of this restoration program will be the responsibility of a restoration specialist with a minimum of 5 years of habitat restoration experience. The restoration specialist will educate all participants with regard to program goals and directly oversee all aspects of the restoration. In addition, the specialist will conduct all monitoring data collection, annual assessments, and prepare all required reports. If necessary, the restoration specialist will provide the project proponent and contractor with a brief report, including a written list of items in need of attention following each monitoring visit. The contractor will be responsible for carrying out all required measures in a timely manner. The restoration specialist will notify the contractor and responsible party if any requested remediation is not addressed. The restoration specialist will make all contractors, subcontractors, and supervisors aware of the agency permits and authorizations associated with the restoration. Copies of the permits will be kept on site at all times during periods of active work and must be presented to any agency personnel upon demand.

3.1.4 Installation/Maintenance Contractor

The installation and maintenance contractor(s) will have habitat restoration experience and will, under the direction of the restoration specialist, be responsible for tasks such as site preparation, planting, seeding, and maintenance. The restoration specialist will educate the contractor(s) on the installation and maintenance of native plant species.

After the installation is complete, maintenance personnel will initiate the 5-year maintenance program under the direction of the restoration specialist. Maintenance crews will service the entire restoration area regularly following installation. Service will include, but not be limited to, weed control, trash removal, watering, fence repair, dead plant replacement, and re-seeding. All activities conducted will be seasonally appropriate and approved by the restoration specialist. The maintenance crew will meet the restoration specialist at the site when requested and will perform all checklist items in a timely manner as directed by the restoration specialist. The restoration specialist will ensure that maintenance personnel are capable of discerning between native plant species and non-native species.

-  Habitat Preserve Area
-  Questhaven Project Boundary
-  Coastal Sage Scrub Seeding and Planting Area
-  Transitional Coastal Sage Scrub/Riparian Seeding Area
-  Southern Mixed Chaparral/Coastal Sage Scrub Restoration Area
-  Seasonal Basin Restoration Area



Aerial Photo: Nearmap 2020

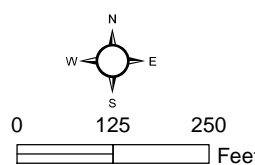


Figure 3

Habitat Restoration Areas

QUESTHAVEN
HABITAT RESTORATION PLAN

Prior to the commencement of restoration activities, the contractor(s) will review all aspects of this plan including permit requirements, site protection, maintenance inspections, landscape procedures, and monitoring.

3.2 TYPE AND AREAS OF HABITAT TO BE RESTORED

As noted above, this plan includes restoration of mafic southern mixed chaparral/coastal sage scrub ecotone and coastal sage scrub habitats (Table 2, Figure 3), along with the creation of shallow, ephemeral water holding basins.

Table 2 Restored Habitat Areas	
Type	Acreage
Mafic Southern Mixed Chaparral/ Coastal Sage Scrub Ecotone	4.8
Coastal Sage Scrub	1.1
Total	5.9

In addition to these restored habitats, the project includes creation of 21 shallow, ephemeral water holding basins with a combined area of 0.2 acre. The basin creation will occur within and adjacent to the habitat restoration and therefore is not included in the acreage totals above. These basins are intended to be a topographic feature in a larger habitat restoration/preserve area and not a standalone vegetation community/habitat type.

3.3 FUNCTIONS AND VALUES GOALS

The goals of this restoration effort are to restore native habitats that would, at a minimum, replace the functions and values lost through impacts from the development project. The restored areas will provide continuous habitat with the adjacent preserved native habitats, both on- and off-site. The restoration will help maintain a continuous wildlife movement corridor for the site and the larger vicinity.

3.4 TIME LAPSE

Implementation of the habitat restoration effort would commence prior to, or concurrent with the Questhaven project construction/grading.

3.5 COST

The project applicant shall be responsible for all costs associated with the project. The final restoration plan will provide a detailed cost estimate that includes site preparation, fencing, signage, container stock, hydroseeding, irrigation, report preparation, monitoring, maintenance, and weeding along with a 20% contingency factor and a 3% inflation factor.

4.0 DESCRIPTION OF THE PROPOSED RESTORATION SITE

4.1 LOCATION AND SIZE OF THE RESTORATION AREAS

The combined restoration areas are 5.9 acres in size (Table 2) and located in two distinct locations on site (Figure 3).

4.2 PRESENT AND PROPOSED USES

The mafic southern mixed chaparral/coastal sage scrub ecotone area (Figure 4) is located on the site of a former fig farm dating back to the 1980s. Agricultural activities have long since been discontinued on the site and it is now in a disturbed state, supporting primarily non-native weed species. There are some scattered remnant trees and debris on the site. The non-native vegetation, debris, and vestiges of the previously agricultural activity will be removed and the entire area restored to native habitat.

The coastal sage scrub area (Figure 5) currently supports a mature grove of eucalyptus trees. In addition, there is an existing drainage within this area that conveys water from stormwater outfalls located off site. The eucalyptus trees are a non-native, invasive species and will be removed from the entire area. Once the trees are removed the area will be restored to coastal sage scrub habitat. A portion of this area where the existing drainage occurs also will be restored, but may not fully become sage scrub as it is wetter than the surrounding area. A transitional coastal sage scrub/riparian area seed mix will be applied near the drainage so that native wetland/riparian species may become established where it is too wet for coastal sage scrub.

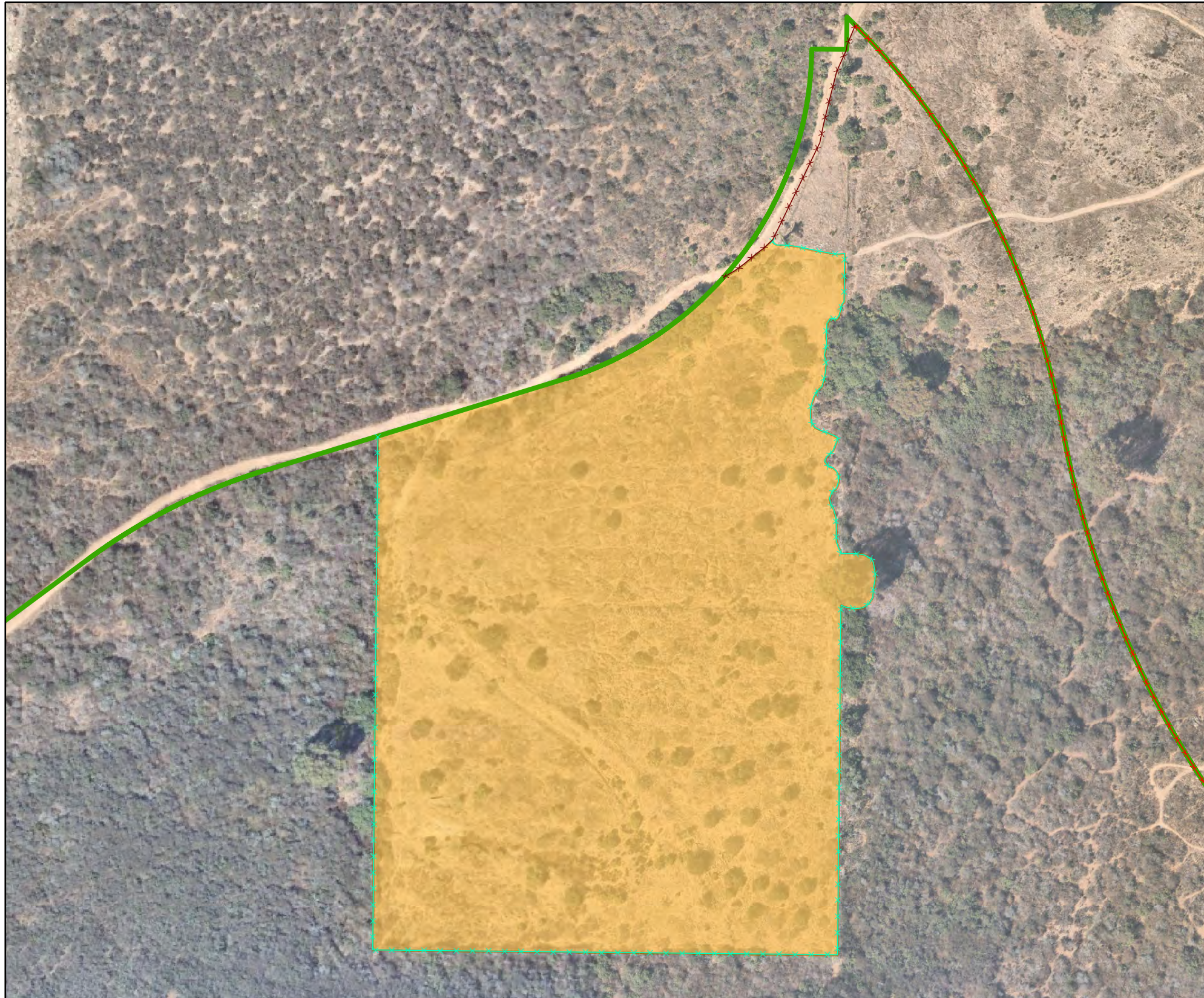
The proposed basin creation would occur in 3 distinct locations, within and adjacent to the onsite preserve/restoration areas (Figures 6a-6c). These basins are intended to be shallow features that will hold water during, and shortly after rainfall events. They are not intended to serve as vernal pool or wetland habitat; rather, their purpose is to provide breeding locations for extant spadefoot toads.






A draft easement for the combined preserve and restoration areas will be prepared and submitted to the County for approval. This easement will state that no other easements or activities that would result in soil disturbance and/or vegetation removal will be allowed within the easement area. Upon approval, the easement shall be executed and a final copy furnished to the County.

5.0 IMPLEMENTATION PLAN

5.1 RATIONALE FOR EXPECTING IMPLEMENTATION SUCCESS

The sites selected for the restoration currently support non-native and disturbed habitats (Figure 3) adjacent to native vegetation communities. These areas previously supported native habitat and the soils are appropriate for the proposed restoration. Implementation of this plan would result in restoration of habitats that are present and previously occurred on the site. Therefore, it is expected that the restoration will be successful.



-  Habitat Preserve Area
-  Southern Mixed Chaparral/Coastal Sage Scrub Restoration Area
-  Preserve Area Fencing
-  Permanent Fencing
-  Temporary Fencing

SOUTHERN MIXED CHAPARRAL/COASTAL SAGE SCRUB SEED MIX	
Species	Pounds Per Acre
Black sage (<i>Salvia mellifera</i>)	3
Blue Dicks (<i>Dichelostemma capitatum</i>)	3
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	3
California melic (<i>Melica imperfecta</i>)	3
California sage brush (<i>Artemisia californica</i>)	3
Chamise (<i>Adenostoma fasciculatum</i>)	4
Chia (<i>Salvia columbariae</i>)	1
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	3
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	4
Golden yarrow (<i>Eriophyllum confertiflorum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Laurel sumac (<i>Malosma laurina</i>)	3
Lemonadeberry (<i>Rhus integrifolia</i>)	3
San Diego needlegrass (<i>Stipa lepida</i>)	5
TOTAL	54

SOUTHERN MIXED CHAPARRAL/COASTAL SAGE SCRUB CONTAINER STOCK SPECIES	
Species	Number Per Acre
Broom baccharis (<i>Baccharis sarothroides</i>)	15
California buckwheat (<i>Eriogonum fasciculatum</i>)	100
California sage brush (<i>Artemisia californica</i>)	100
Chamise (<i>Adenostoma fasciculatum</i>)	100
Coastal prickly pear (<i>Opuntia littoralis</i>)	10
Laurel sumac (<i>Malosma laurina</i>)	10
Lemonadeberry (<i>Rhus integrifolia</i>)	20
Nuttall's scrub oak (<i>Quercus dumosa</i>)	25
Toyon (<i>Heteromeles arbutifolia</i>)	30
Wart-stemmed ceanothus (<i>Ceanothus verrucosus</i>)	30
TOTAL	440

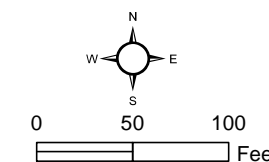


Figure 4

Southern Mixed Chaparral/
Coastal Sage Scrub Restoration

QUESTHAVEN
HABITAT RESTORATION PLAN



- Habitat Preserve Area
- Coastal Sage Scrub Seeding and Planting Area
- Transitional Coastal Sage Scrub/Riparian Seeding Area
- - - Preserve Area Fencing
- - - Temporary Fencing

Coastal Sage Scrub Area

COASTAL SAGE SCRUB SEED MIX	
Species	Pounds Per Acre
Blue Dicks (<i>Dichelostemma capitatum</i>)	3
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	3
California melic (<i>Melica imperfecta</i>)	5
California sage brush (<i>Artemisia californica</i>)	3
Chia (<i>Salvia columbariae</i>)	1
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	3
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	6
Golden yarrow (<i>Eriophyllum confertiflorum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Lemonadeberry (<i>Rhus integrifolia</i>)	1
San Diego needlegrass (<i>Stipa lepida</i>)	10
TOTAL	51

COASTAL SAGE SCRUB CONTAINER STOCK SPECIES¹

Species	Number Per Acre
Laurel sumac (<i>Malosma laurina</i>)	10
Coastal prickly pear (<i>Opuntia littoralis</i>)	10
Broom baccharis (<i>Baccharis sarothroides</i>)	15
Lemonadeberry (<i>Rhus integrifolia</i>)	5
San Diego needlegrass (<i>Stipa lepida</i>)	300
California sage brush (<i>Artemisia californica</i>)	100
California buckwheat (<i>Eriogonum fasciculatum</i>)	100
TOTAL	440

¹All container stock is 1 gallon except for *Stipa lepida* which are plugs

Transitional Coastal Sage Scrub/Riparian Area

COASTAL SAGE SCRUB/RIPARIAN SEED MIX	
Species	Pounds Per Acre
Arroyo willow (<i>Salix lasiolepis</i>)	3
Blue Dicks (<i>Dichelostemma capitatum</i>)	2
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	2
California deergrass (<i>Muhlenbergia rigens</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	2
California melic (<i>Melica imperfecta</i>)	3
California sage brush (<i>Artemisia californica</i>)	3
Creeping wild rye (<i>Leymus triticoides</i>)	2
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	2
Elderberry (<i>Sambucus nigra</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	2
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Mulefat (<i>Baccharis salicifolia</i>)	3
San Diego needlegrass (<i>Stipa lepida</i>)	3
San Diego sagewort (<i>Artemisia palmeri</i>)	3
Tarragon (<i>Artemisia dracunculus</i>)	3
Western ragweed (<i>Ambrosia psilostachya</i>)	3
Yerba mansa (<i>Anemopsis californica</i>)	3
TOTAL	58

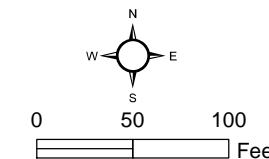
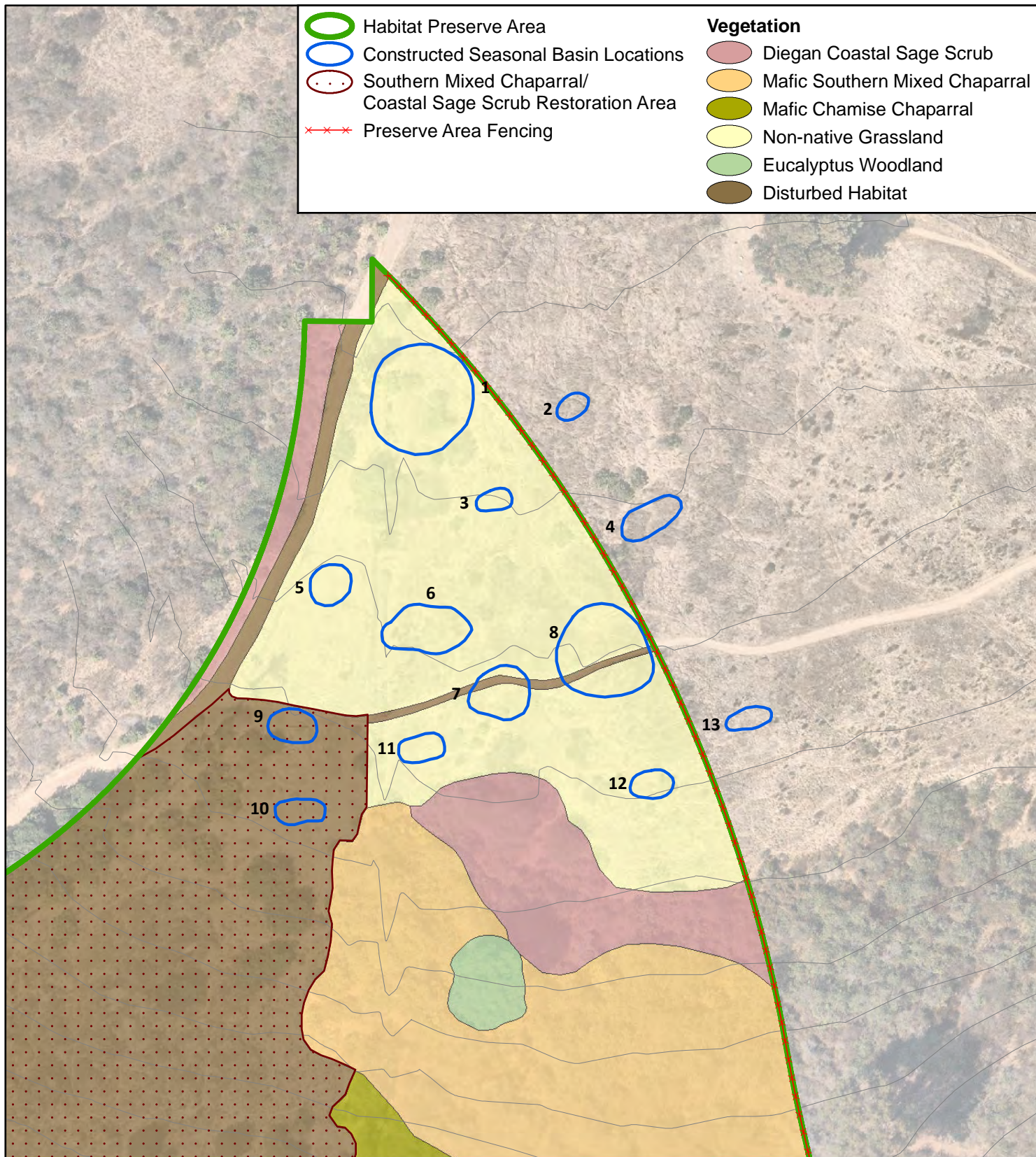


Figure 5

Diegan Coastal Sage Scrub Restoration

QUESTHAVEN
HABITAT RESTORATION PLAN

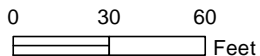
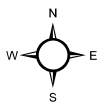


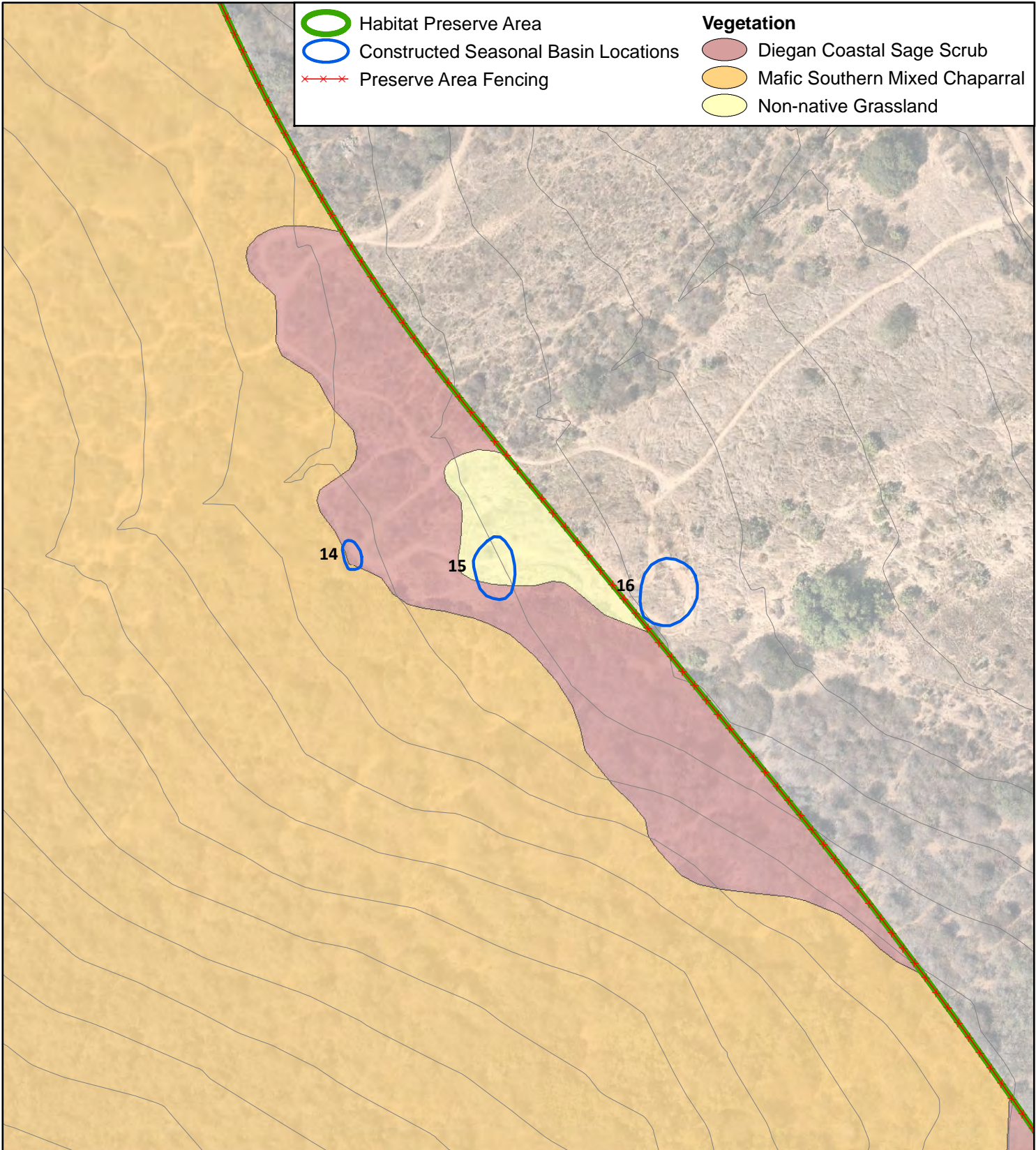
Aerial Photo: Nearmap 2020

Figure 6a

Seasonal Basin Creation

QUESTHAVEN
HABITAT RESTORATION PLAN





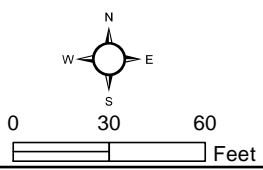
- Habitat Preserve Area
 - Constructed Seasonal Basin Locations
 - Preserve Area Fencing
- Vegetation**
- Diegan Coastal Sage Scrub
 - Mafic Southern Mixed Chaparral
 - Non-native Grassland

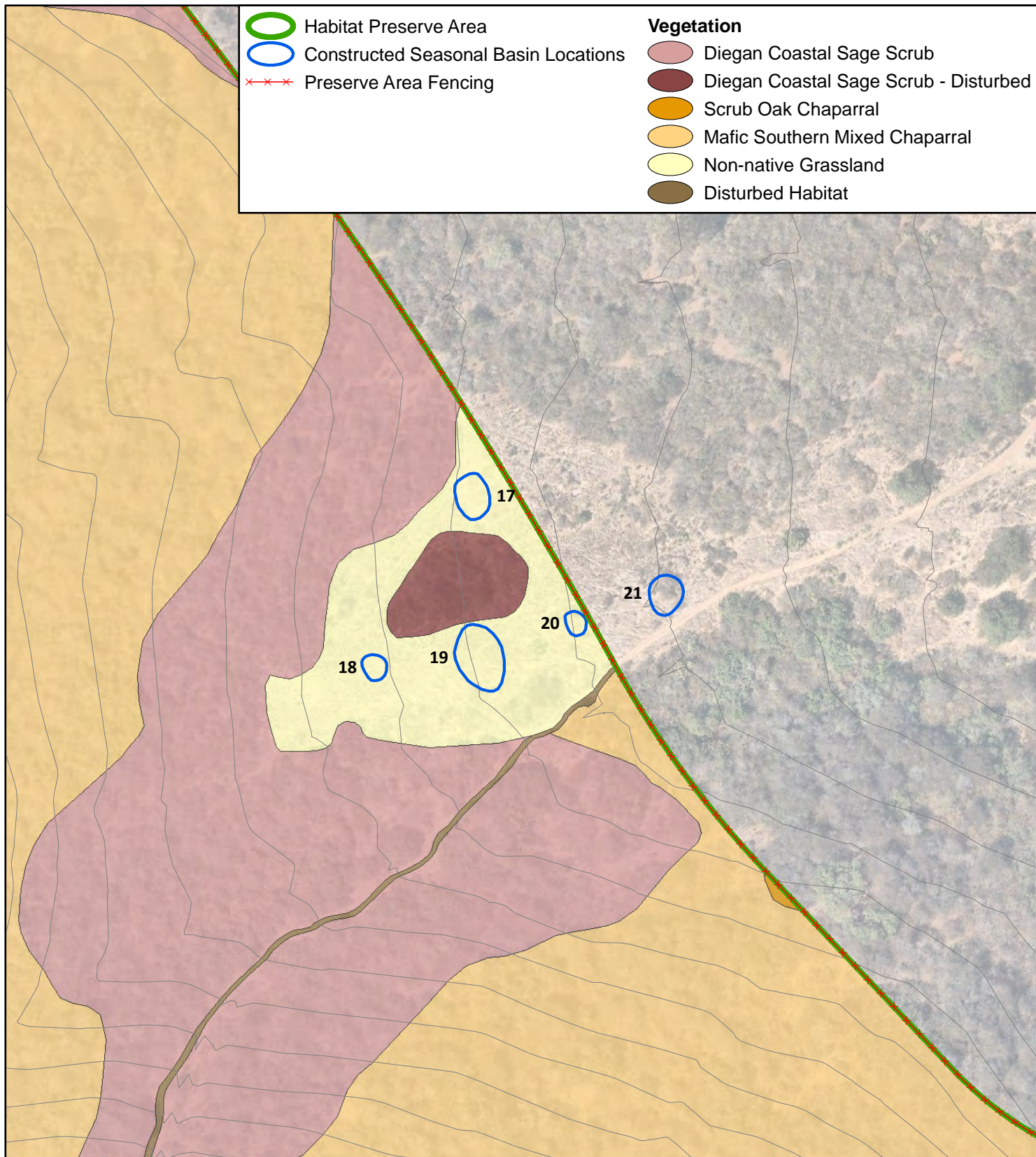
Aerial Photo: Nearmap 2020

Figure 6b

Seasonal Basin Creation

QUESTHAVEN
HABITAT RESTORATION PLAN



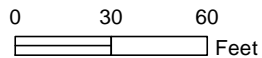
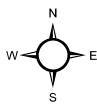


Aerial Photo: Nearmap 2020

Figure 6c

Seasonal Basin Creation

QUESTHAVEN
HABITAT RESTORATION PLAN



5.2 FINANCIAL ASSURANCES

Colrich Communities (or the owner at the time of implementation) will be responsible for financing the installation, maintenance, and monitoring of the restoration.

A restoration agreement shall be signed and notarized by the property owner following approval of this restoration plan and accompanied by the required security as agreed upon by the County of San Diego.

5.3 SCHEDULE

Implementation of the restoration program would commence prior to, or in conjunction with ground disturbance for the Questhaven development project. These activities are anticipated to take between 6 and 8 weeks to complete. A restoration plan checklist, by project phase, is provided as Table 3.

5.4 SITE PREPARATION

5.4.1 Pre-Construction Meeting

All activities will be carried out under the supervision of the restoration specialist. The restoration specialist will mark all work areas. Existing sensitive habitats and native plants to be avoided will be marked by the restoration specialist. Access routes also will be identified and marked. An on-site meeting will be held with the restoration specialist and all installation personnel to identify sensitive areas and devise a strategy for avoidance prior to initiation of restoration activities. Staging areas will be established and all vehicles and construction equipment will be restricted to the staging areas when not required for restoration activities.

5.4.2 Fencing

Prior to the restoration effort, temporary orange construction fences will be installed along the perimeter of all work areas to restrict access. The larger open space easement area (preserved and restored lands) will include permanent fencing following restoration activities except along the existing easement to the west to provide for ingress and egress for road and utility purposes. Steel signs will be attached to the fencing (or on posts along the easement) that will provide notice, in both English and Spanish, that the area is an ecological preserve and that trespassing is prohibited.

The final restoration plan will include construction details and locations of permanent fencing and signage on the landscape plans.

Table 3 Restoration Plan Checklist					
Construction Phase	Task	Applicable Parties			
		Project Proponent	Installation Contractor	Maintenance Contractor	Restoration Specialist
Pre-construction	Order seed and container stock		X		
	Attend pre-construction meeting	X	X		X
	Document pre-impact conditions, Identify site limits and staging area				X
					X
Installation	Delineate mitigation boundaries		X		X
	Remove eucalyptus trees				X
	Debris removal		X		X
	Basin creation		X		X
	Pre-planting weed control		X		
	Install container stock and seed		X		X
	Install irrigation system		X		X
	Prepare/submit as-built report				X
Five-year Maintenance and Monitoring Period	Conduct maintenance monitoring and annual monitoring				X
	Prepare as needed maintenance monitoring memos				X
	Maintain and monitor site for 5 years - until signed off by County			X	X

5.4.3 Eucalyptus Removal

The initial site preparation will involve removal of the eucalyptus trees in the coastal sage scrub restoration area. All eucalyptus trees will be removed from the site and disposed of properly. Remaining stumps will be treated with herbicide (drill & inject method) to ensure that they do not resprout.

5.4.4 Site Cleanup/Dethatching

Refuse, debris, and deleterious soil that may be within the restoration areas will be removed and disposed of in a licensed landfill. Non-native habitat within the restoration areas will be mowed and dethatched prior to initiation of other activities. The dethatching will remove dead weed material that may have accumulated on the ground over time and that can inhibit the establishment and growth of native species. Dethatching consists of mowing or weed-whipping standing grass stalks, and raking, collecting, and removing the grass straw and other cut weeds from the site. All material will be removed from the site and be disposed of in a legal manner. Prior to dethatching, areas supporting native plants (if any) would be flagged for avoidance.

5.4.5 Basin Creation

The created basins are designed to have maximum depths of 8 to 10 inches, with the goal of having appropriate ponding for spadefoot toad breeding (i.e., retain water for approximately 30 days) and that the basins will have slopes of 12:1 to 15:1 to provide smooth, micro-topographic variance for spadefoot toad access. These basins would be unvegetated and intended to serve as vernal pool or wetland habitat. As such, there is no planting or introduction of inoculum.

5.5 PLANTING PLAN

5.5.1 Seed Mixes

Seeding will take place within the mafic southern mixed chaparral/coastal sage scrub ecotone area (Table 4; Figure 4) and the coastal sage scrub (including riparian transition) area (Tables 5 and 6; Figure 5). Seed will be sourced from as close to the site as possible. The source and proof (tags) for all seed will be provided.

Species	Pounds Per Acre
Black sage (<i>Salvia mellifera</i>)	3
Blue Dicks (<i>Dichelostemma capitatum</i>)	3
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	3
California melic (<i>Melica imperfecta</i>)	3
California sage brush (<i>Artemisia californica</i>)	3
Chamise (<i>Adenostoma fasciculatum</i>)	4
Chia (<i>Salvia columbariae</i>)	1
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	3
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	4
Golden yarrow (<i>Eriophyllum confertiflorum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Laurel sumac (<i>Malosma laurina</i>)	3
Lemonadeberry (<i>Rhus integrifolia</i>)	3
San Diego needlegrass (<i>Stipa lepida</i>)	5
TOTAL	54

Species	Pounds Per Acre
Blue Dicks (<i>Dichelostemma capitatum</i>)	3
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	3
California melic (<i>Melica imperfecta</i>)	5
California sage brush (<i>Artemisia californica</i>)	3
Chia (<i>Salvia columbariae</i>)	1
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	3
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	6
Golden yarrow (<i>Eriophyllum confertiflorum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Lemonadeberry (<i>Rhus integrifolia</i>)	1
San Diego needlegrass (<i>Stipa lepida</i>)	10
TOTAL	51

Table 6	
Coastal Sage Scrub/Riparian Seed Mix	
Species	Pounds Per Acre
Arroyo willow (<i>Salix lasiolepis</i>)	3
Blue Dicks (<i>Dichelostemma capitatum</i>)	2
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	2
California deergrass (<i>Muhlenbergia rigens</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	2
California melic (<i>Melica imperfecta</i>)	3
California sage brush (<i>Artemisia californica</i>)	3
Creeping wild rye (<i>Leymus triticoides</i>)	2
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	2
Elderberry (<i>Sambucus nigra</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	2
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Mulefat (<i>Baccharis salicifolia</i>)	3
San Diego needlegrass (<i>Stipa lepida</i>)	3
San Diego sagewort (<i>Artemisia palmeri</i>)	3
Tarragon (<i>Artemisia dracunculus</i>)	3
Western ragweed (<i>Ambrosia psilostachya</i>)	3
Yerba mansa (<i>Anemopsis californica</i>)	3
TOTAL	55

A hydroseed slurry will be evenly applied in two stages such that an even, homogeneous distribution is made. The first stage will include the seed, a small amount of fiber mulch, and dye. This application will help ensure that maximum seed/soil contact is made. A second layer will be applied immediately following the first. The second layer will include additional fiber mulch, dye, and a tackifier. The tackifier will serve to help bind seed and soil until germination. Hydroseed specifications are presented in Table 7.

Table 7		
Hydroseed Application Specifications		
Material	First Application	Second Application
Seed	As called for per site	N/A
Long fiber wood mulch	500 lbs/acre	1,000 lbs/acre
Dye	As necessary	As necessary
Tackifier	N/A	90 lbs/acre
Water	Sufficient to maintain slurry	Sufficient to maintain slurry

Hand seeding may be conducted in focused areas to help ensure targeted application of seed. Areas not treated with the hydroseed slurry will be hand seeded following hydroseeding to make sure all areas are seeded. These areas will be determined at the time of seeding and will include areas where hydroseeding may not be possible, where existing native plants may be negatively affected by the hydroseed slurry, or where it is thought that certain species may be appropriate in small areas. Seed of different species will only be mixed when they are to be applied to the same location. Individual species may be seeded separately as directed by the restoration specialist. Hand broadcasters will be used to help ensure a consistent application of seed. An inert carrier (sand, saw dust) may also be mixed with the seed to help maintain consistency. Seeding will not be conducted during windy conditions. Seed will be raked into soil after application to help increase seed/soil contact.

5.5.2 Container Stock

In addition to seed, native container stock will be planted within the restoration areas (Tables 8 and 9). The container stock will be sourced from as close to the site as possible. If container stock is unavailable from the site vicinity, the restoration specialist may substitute species as necessary. The source and proof for all plant material will be provided. All container stock will be inspected and approved by the restoration specialist prior to being installed. Specifically, the restoration specialist will ensure that:

- The correct number, size, and species ordered are delivered;
- Plants are healthy and showing no sign of disease;
- Roots fill the containers but are not root bound;
- There is no breakage of plants;
- Plants show no evidence of pests;
- Plants are in a state suitable for out-planting.

The restoration specialist will reject any plants not meeting these requirements.

Table 8 Mafic Southern Mixed Chaparral/Coastal Sage Scrub Container Stock Species¹	
Species²	Number Per Acre
Broom baccharis (<i>Baccharis sarothroides</i>)	15
California buckwheat (<i>Eriogonum fasciculatum</i>)	100
California sage brush (<i>Artemisia californica</i>)	100
Chamise (<i>Adenostoma fasciculatum</i>)	100
Coastal prickly pear (<i>Opuntia littoralis</i>)	10
Laurel sumac (<i>Malosma laurina</i>)	10
Lemonadeberry (<i>Rhus integrifolia</i>)	20
Nuttall’s scrub oak (<i>Quercus dumosa</i>)	25
Toyon (<i>Heteromeles arbutifolia</i>)	30
Wart-stemmed ceanothus (<i>Ceanothus verrucosus</i>)	30
TOTAL	440

¹All container stock is 1 gallon size

²If unavailable, restoration specialist shall substitute with other suitable species

Table 9 Coastal Sage Scrub Container Stock Species¹	
Species²	Number Per Acre
Laurel sumac (<i>Malosma laurina</i>)	10
Coastal prickly pear (<i>Opuntia littoralis</i>)	10
Broom baccharis (<i>Baccharis sarothroides</i>)	15
Lemonadeberry (<i>Rhus integrifolia</i>)	5
San Diego needlegrass (<i>Stipa lepida</i>)	300
California sage brush (<i>Artemisia californica</i>)	100
California buckwheat (<i>Eriogonum fasciculatum</i>)	100
TOTAL	540

¹All container stock is 1 gallon size

²If unavailable, restoration specialist shall substitute with other suitable species

5.6 IRRIGATION PLAN

A temporary, above ground irrigation systems will be installed in the restoration areas. The systems will provide head to head coverage to ensure adequate irrigation of the installed seed. The final restoration plan will include a detailed irrigation plan, compliant with the County’s Water Conservation in Landscaping Ordinance.

5.7 AS-BUILT CONDITIONS

The restoration specialist shall prepare and submit a map showing the as-built conditions of the restoration area within 6 weeks of completion of site preparation, planting, and basin creation.

6.0 MAINTENANCE DURING MONITORING

6.1 MAINTENANCE ACTIVITIES

A 5-year maintenance program is proposed to help ensure the successful establishment and persistence of the preserved and revegetated habitat. The maintenance program will involve removal of trash, weed control, fence and signage repair/replacement, and any remedial measures deemed necessary for restoration success (e.g., re-seeding).

6.1.1 Trash Removal

The maintenance contractor will remove any trash encountered within the restoration area during every maintenance event and dispose of it in a legally acceptable fashion.

6.1.2 Weed Control

Particular maintenance emphasis will be placed on pro-active weed control within the restoration area. The project would revegetate non-native grassland habitat, which is dominated by grass species that would otherwise be considered to be weeds. For this project, non-native grasses are the target species, and they will not be controlled as weeds. Other, non-grass weed species observed will be considered invasive and targeted for removal. All workers conducting weed removal activities will be educated to distinguish between native and non-native species, with special attention paid to special status plant species that may occur.

Weeds will be removed by hand or with small machinery (e.g., line trimmers) whenever possible, but focused herbicide application may be used if needed and requested by the restoration specialist. Herbicides will only be applied by workers licensed to use those chemicals. Additionally, herbicide will not be used during wet or windy conditions.

Weeds will be removed from the restoration areas and disposed of in a legal manner. All weeds will be removed prior to reaching 12 inches in height or before setting seed. Leaf and branch drop of native species will be left in place and not removed from the site.

6.2 SCHEDULE

Regular maintenance, trash removal, and weed control of the restoration area will be conducted during the first 5 years following implementation of the restoration program or until the restoration program is deemed successful. Maintenance personnel will visit the site at least bi-monthly for the 5-year maintenance and monitoring period. Additional visits will be conducted as directed by the restoration specialist during the rainy season (generally December through May) each year to keep weeds under control.

7.0 MONITORING PLAN FOR THE RESTORATION SITE

7.1 PERFORMANCE STANDARDS FOR TARGET DATES AND SUCCESS CRITERIA

The following sections provide performance standards to determine the successful completion of the 5-year restoration and monitoring program. Attainment of these standards indicates that restored habitat is progressing and performing the functions and services specified in this plan and by the end of the 5-year restoration and monitoring program. Methods used to measure these performance standards are described in the following text. If the restoration fails to meet the Year 5 standards after the full monitoring term, a specific set of remedial measures will be developed and implemented, and the monitoring and maintenance period will be extended until all Year 5 standards are met, or as otherwise provided in this document. Only when the entire restoration site has attained the Year 5 standards will the entire restoration be signed off.

7.1.1 Container Stock

During each annual monitoring event, there will be no less than 80 percent survival of the container stock plants for all 5 years unless they have been replaced by natural recruitment.

7.1.2 Native Species Richness

Species richness criteria have been established to determine the success. Species richness will be measured by visual assessment in Years 1 and 2, and by quantitative transect data in Years 3, 4, and 5. No specific richness criteria are established for Years 1 or 2, but annual success criteria for species richness in Years 3, 4, and 5 are provided in Table 10. Corrective measures will be implemented in areas not meeting the species richness goals in any given year.

Table 10		
SPECIES RICHNESS SUCCESS CRITERIA¹		
Year 3	Year 4	Year 5
8	10	10

¹Pre-determined, non-relative values

7.1.3 Native Species Cover

Native species cover success criteria have also been established to determine success of the restoration effort. Species cover will be measured by visual assessment in Years 1 and 2, and by quantitative transect data in Years 3, 4, and 5. No specific cover criteria are established for Years 1 or 2, but annual success criterion Years 3, 4, and 5 are provided in Table 11. Corrective measures will be implemented in areas not meeting the species richness goals in any given year.

Table 11		
CSS Native Species Cover Success Criteria¹		
Year 3	Year 4	Year 5
40	60	70

¹Pre-determined, non-relative values

7.1.4 Weed Cover

General and target weed cover success criteria have been established for the restoration effort. Given the size of the area and the extent of the weed seed bank, 100% weed eradication for all weed species is not a realistic goal (Some species are highly invasive and others are easier to eradicate). Therefore, species in Table 12 are zero tolerance species and will be controlled at 100% on a yearly basis. Other non-native species are more ubiquitous and can never be completely eliminated and will therefore be managed to a level of 10% or less. If the weed cover success criteria are not met in any given year, then remedial measures will be conducted.

Latin name	Common name	Cal-IPC Rating¹
<i>Atriplex semibaccata</i>	Australian saltbush	M
<i>Carpobrotus</i> spp.	Hottentot's fig	H/M
<i>Cynara cardunculus</i>	Artichoke thistle	M
<i>Cynodon dactylon</i>	Bermuda grass	M
<i>Euphorbia lathyris</i>	Gopher plant	N/A
<i>Foeniculum vulgare</i>	Fennel	H
<i>Hordeum</i> spp	barley	M
<i>Nicotiana glauca</i>	Tree tobacco	M
<i>Ricinus communis</i>	Castor bean	L
<i>Salsola tragus</i>	Russian thistle	L
<i>Silybum marianum</i>	Milk thistle	L
<i>Sorghum halepense</i>	Johnson grass	N/A
<i>Xanthium strumarium</i>	Cocklebur	N/A

¹H= High invasiveness, M= Moderate invasiveness, L= Low invasiveness N/A= Not listed.

7.2 MONITORING METHODS AND SCHEDULES

7.2.1 Installation Monitoring

The restoration specialist will be on-site daily during the installation period to direct all restoration activities including site preparation, weed control, seeding, planting, and watering. Upon completion, the restoration specialist will prepare an as-built map and letter and confirm that the 5-year maintenance and monitoring period may begin.

7.2.2 Maintenance Monitoring

The restoration specialist will conduct regular maintenance monitoring visits during the 5-year maintenance period. Visits will be conducted monthly in Year 1, every other month in Years 2 through 3, and quarterly in Years 4 through 5. Additional visits may be required as conditions warrant. During each visit the restoration specialist will assess the condition of the restoration site and identify remedial measures as necessary. A brief monitoring memo will be prepared and submitted to the maintenance contractor following each maintenance monitoring visit.

7.2.3 Annual Monitoring

Annual monitoring visits will be conducted by the restoration specialist in the late spring each year during the 5-year maintenance period. During each annual monitoring the success of the restoration effort will be evaluated and species richness and cover data will be collected. In Years 1 and 2 species richness and cover will be determined by visual assessment. In Years 3-5 quantitative transect data will be collected.

Quantitative transect data will be collected using the point intercept line transect sampling methods described in the California Native Plant Society's Field Sampling Protocol (Sawyer and Keeler-Wolf 1995). Four 50-m long sampling transects will be established in Year 3 within the CSS creation area. The ends of each transect will be marked with a re-bar stake and recorded with a Global Positioning System (GPS) unit.

Species cover will be determined by dividing each transect into 50 half meter intervals. A point will be projected into the vegetation each interval and any species intercepted by the point will be recorded. Species also will be divided into herb (0- 60 cm), shrub (60cm-3m), and tree (greater than 3 m) layers. Percent cover will be measured by dividing the number of hits by the number of possible hits. Total, native, and non-native cover values will be determined separately.

Native species richness (the number of species) will be calculated by counting all of the species encountered within a 5m wide belt transect along each transect (2.5m on each side). All plants observed will be categorized by origin (native/non-native) and height layer.

Photographs will be taken each year from the same photograph points used prior to initiation of site preparation. The photographs will help track project progress over time and will be included in the annual report each year.

7.3 MONITORING REPORTS

As part of the monitoring program, annual reports prepared by the restoration specialist will be prepared and submitted evaluating the success of the restoration effort to date, along with any recommendations for future work that may be deemed necessary. Each annual monitoring report will include data collected throughout the year in addition to the annual monitoring visit. To detect the overall trend of the restoration, beginning with the second annual monitoring report, the reports will contain comparisons of the monitoring data for the current year with the previous years' data.

In accordance with the Report Format and Content Requirements for Restoration plans (County 2007): "Any significant issue or contingency that arises on the job site (e.g., plant survival issues, fire, or flooding) shall be reported in writing to the County of San Diego within two weeks from the date of the incident. Accompanying the report shall be a plan for remediation, with an implementation schedule and a monitoring schedule."

8.0 COMPLETION OF RESTORATION

8.1 NOTIFICATION OF COMPLETION

The permittee shall notify the County upon the restoration obtaining the Year-5 performance standards through the submittal of the final (Year 5) monitoring report.

8.2 CONFIRMATION

After receipt of the final monitoring report, the County may inspect the restoration site to determine if the effort has been conducted in accordance with this plan.

9.0 CONTINGENCY MEASURES

9.1 INITIATING CONTINGENCY PROCEDURES

An integral part of a successful program is the ability to detect problems with the restoration early in the process, determine the cause of the problem, and attempt to modify the program to accommodate emerging issues or situations. Minor problems, such as trash, vandalism, or small-scale weed or pest infestations will be rectified as they are discovered during routine site monitoring and would not warrant the implementation of contingency measures.

If a performance standard is not met for all or any portion of the restoration site in any year, or if the final performance standards are not met, the restoration specialist will prepare an analysis of the cause(s) of failure, and if determined necessary by the County, propose remedial action for approval. These measures may include changes to the plant palette, adjustment of the management of the site, re-evaluation of species composition, or other design changes.

Should the restoration fail as a result of a natural disaster such as a flood, the permittee will still be held responsible for any additional measures that are required to re-establish the restoration site. The permittee is responsible to have the site meet performance standards in order to receive sign-off.

9.2 FUNDING

The Responsible Party shall be responsible for all costs associated with any contingency measures.

10.0 REFERENCES CITED

Alden Environmental, Inc. 2024. Biological Technical Report for the Questhaven Tentative Map Project. May 6.

County of San Diego. 2007. Report Format and Content Requirements-Restoration Plans. July 30. https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Restoration_Report_Format_s.pdf

Sawyer, J.O. and T. Keeler-Wolf. 1995. A Manual of California Vegetation. 472 pp.

Appendix L

Orcutt's Brodiaea Translocation Plan

**Orcutt's Brodiaea
Translocation Plan for the
Questhaven Tentative Map Project**

May 6, 2024

Prepared for:

Colrich Communities
444 West Beech Street, Suite 300
San Diego, CA 92101

Prepared by:

Alden Environmental, Inc.
3245 University Avenue, #1188
San Diego, CA 92104



**Orcutt’s Brodiaea
Translocation Plan for the
Questhaven Tentative Map Project**

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**Orcutt’s Brodiaea
Translocation Plan for the
Questhaven Tentative Map Project**

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1.0 INTRODUCTION

This translocation plan provides the mitigation approach for direct impacts to the Orcutt's brodiaea (*Brodiaea orcuttii*), resulting from development of the Questhaven Tentative Map Project (Questhaven project). Orcutt's brodiaea has a California Native Plant Society (CNPS) Rare Plant Rank of 1B.1 and is a San Diego County List A sensitive plant species. It is a perennial herb with underground bulb-like storage stems, known as corms, in the Themidaceae family. Individual plants are up to 25 centimeters tall, which bears flowers on pedicels each a few centimeters long. The flower has six purple petals each between 1 and 2 centimeters long (CNPS 2022). The measures identified herein are based on those contained in the Questhaven project's Biological Technical Report (Alden Environmental, Inc. [Alden] 2024a).

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The approximately 69.1-acre Questhaven project site is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. The Questhaven project site is located immediately south and west of the City of San Marcos and east of the City of Carlsbad. Interstate 5 is located approximately 5.3 miles west of the Questhaven project site. Specifically, the Questhaven project site is located south of San Elijo Road and east of Denning Drive (Figures 1 and 2). The Questhaven project site encompasses Assessor's Parcel Number 223-080-46-00 and is located in the west half of the northwest quarter of Section 33, Township 12 South, Range 3 West, San Bernardino Meridian on the U.S. Geological Survey (USGS) 7.5-minute Rancho Santa Fe quadrangle map (Figure 2).

2.2 PROJECT IMPACTS

The project consists of a Tentative Map, Density Bonus Permit, Site Plan Review, and an Administrative Permit for the site. The total number of lots proposed is 93, with 76 residential and 17 non-residential. The project would provide for development of 69 market-rate units and 7 reserved units for affordable housing (18.27 acres), 4 water quality detention basins (2.40 acres), 1 private park parcel (0.31 acres), 4 private road lots (4.34 acres), and 7 open space HOA lots for fire buffer area (10.77 acres). The project also includes a biological open space lot (50.3 acres) that would connect to adjacent open space lands south and west of the project site. Alden prepared a Biological Technical Report that details all of the impacts and required mitigation for the Questhaven project (Alden 2024a). Specifically, this translocation plan addresses only the compensatory mitigation for impacts to Orcutt's brodiaea resulting from the proposed development.

Alden conducted surveyed for Orcutt's brodiaea on site on June 3 and 11, 2020 and again on May 13 and 25, 2023. The staminodia of *Brodiaea* found on site was closely inspected to determine which species is present. All brodiaea found were mapped using global positioning system (GPS) technology with sub-meter accuracy. No *Brodiaea* species other than *orcuttii* was found.

2.3 OWNERSHIP STATUS

The on-site biological open space where the Orcutt's brodiaea would be translocated is owned by Colrich Communities:

Colrich Communities
444 West Beech Street, Suite 300
San Diego, CA 92101

The brodiaea translocation areas are within on-site biological open space to be preserved that is adjacent to off-site Questhaven project mitigation land, all of which is connected to conserved lands to the east, farther west, and south (Figure 2).

3.0 TRANSLOCATION SUMMARY AND GOALS

This effort includes translocation of brodiaea corms from within the Questhaven project impact footprint (donor site) to receptor sites located within the on-site biological open space and associated planting of native grassland habitat.

3.1 DONOR SITE

The donor site (Figure 3) is comprised of non-native grassland totaling approximately 3.4 acres, out of 3.7 acres of suitable habitat for the species mapped there. The majority of the Orcutt's brodiaea plants on site were found in this area. This location is underlain with a majority of Huerhuero loam soil (2 to 9 percent slopes) and a minority of San Miguel rocky silt loam soil (9 to 30 percent slopes).

3.2 RECEPTOR SITE

The receptor site(s) includes 3 areas of non-native grassland on site (Figure 3). The first site is located immediately adjacent to the donor site within the mapped suitable habitat for the species (with the same Huerhuero loam and San Miguel rocky silt loam soils), and Orcutt's brodiaea was observed there, as well. This location also will support several ponds for the spadefoot toad (*Spea hammondi*). The corm translocation will avoid these ponds.

The other 2 areas of non-native grassland to be receptor sites are located to the southeast of the donor site by approximately 525 feet and 1,050 feet (Figure 3). The former is on a southwest-facing slope underlain with San Miguel rocky silt loam soil (9 to 30 percent slopes). The latter is on a southwest-facing slope underlain with San Miguel rocky silt loam soil (9 to 30 percent slopes) and San Miguel-Exchequer rocky silt loam (9 to 70 percent slopes). A small population of Orcutt's brodiaea was found immediately adjacent to this latter receptor site in the Questhaven project impact footprint.

Salvaged Orcutt's brodiaea corms from the donor site will be relocated to the receptor sites. These sites were selected because they have similar soils, slope steepness, slope aspect, and elevation to

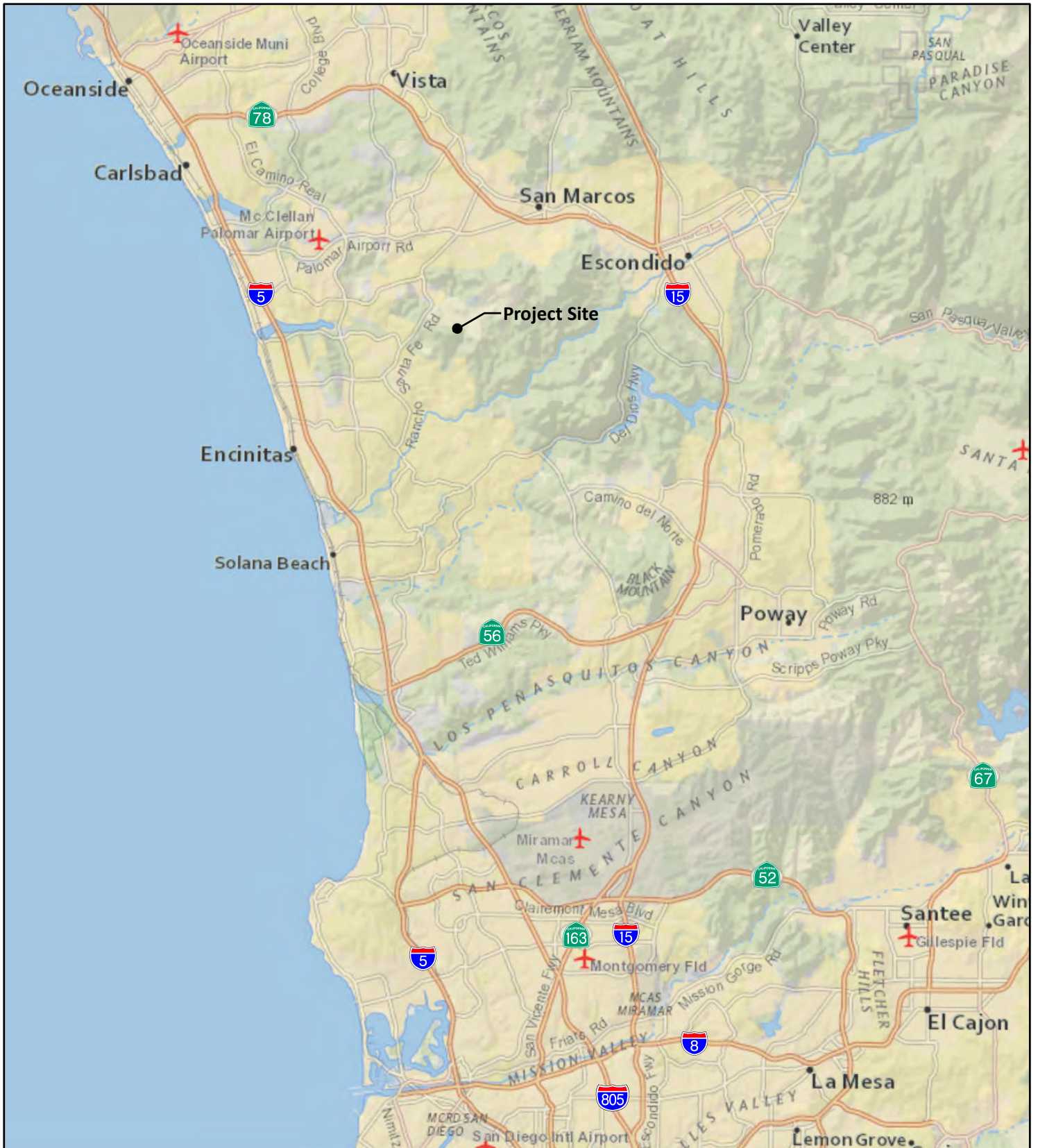
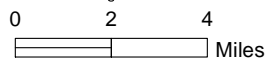


Figure 1

Regional Location

ORCUTT'S BRODIAEA
TRANSLOCATION PLAN FOR THE
QUESTHAVEN TENTATIVE MAP PROJECT



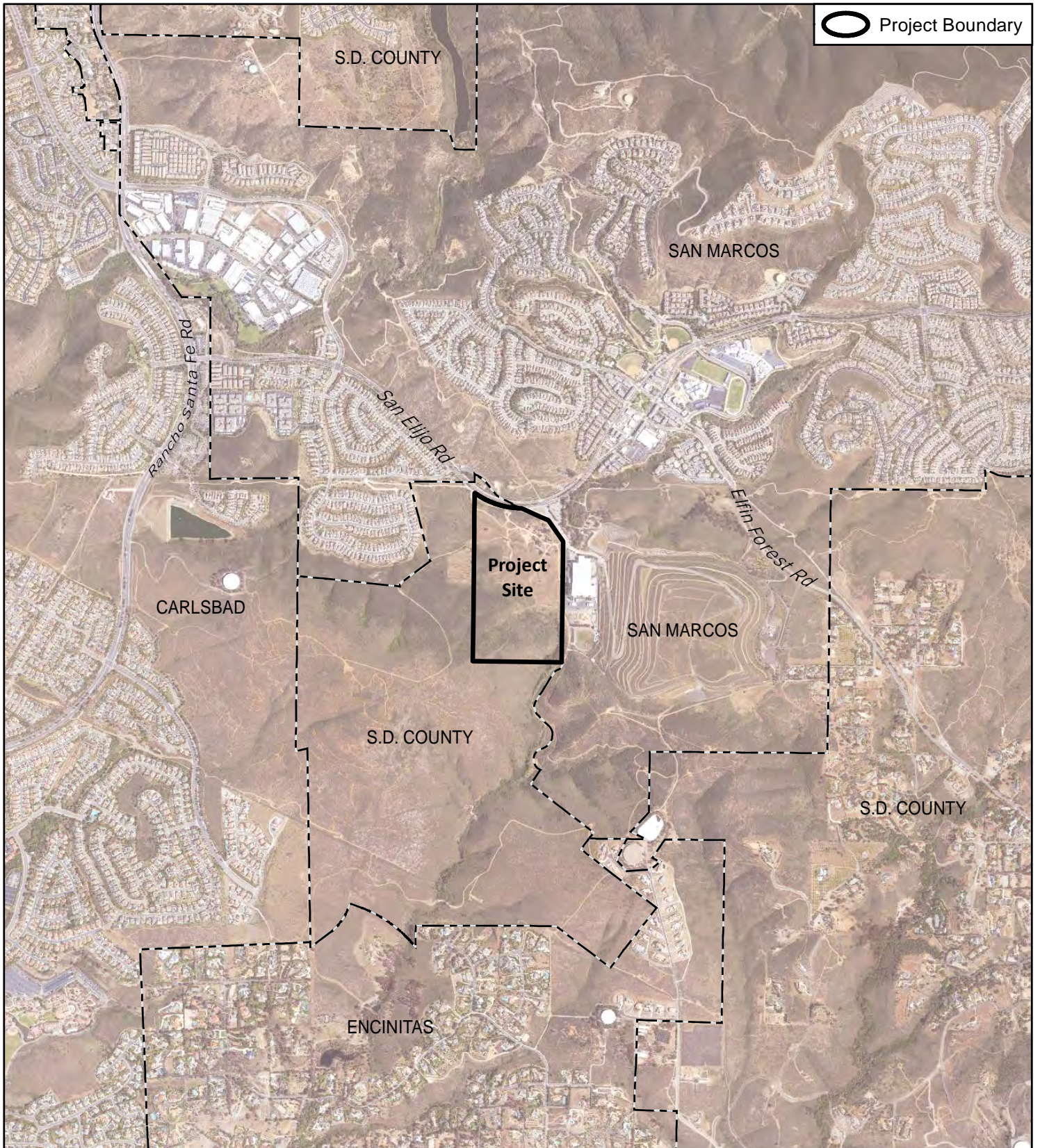
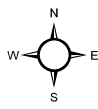


Figure 2






Project Location

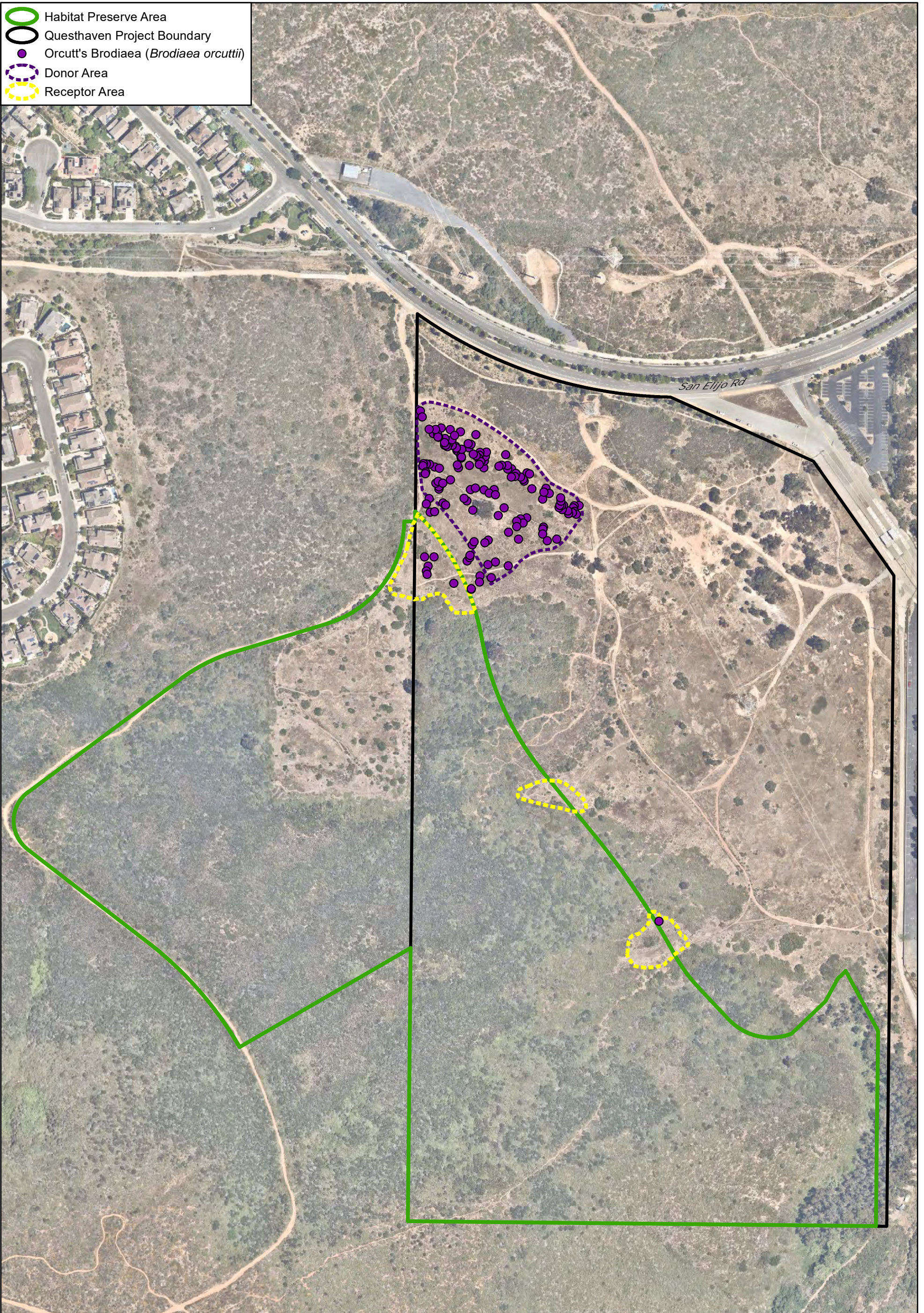
ORCUTT'S BRODIAEA
TRANSLOCATION PLAN FOR THE
QUESTHAVEN TENTATIVE MAP PROJECT



0 1,000 2,000
Feet



-  Habitat Preserve Area
-  Questhaven Project Boundary
-  Orcutt's Brodiaea (*Brodiaea orcuttii*)
-  Donor Area
-  Receptor Area



Aerial Photo: Nearmap 2023

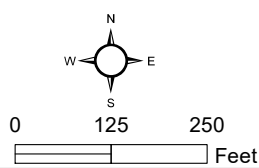


Figure 3

**Orcutt's Brodiaea
Translocation Area**

ORCUTT'S BRODIAEA
TRANSLOCATION PLAN FOR THE
QUESTHAVEN TENTATIVE MAP PROJECT

the donor site. The receptor sites are within the on-site biological open space to be managed in perpetuity, and there are no easements or other potential uses that would conflict with the translocation effort.

The Restoration Specialist will determine how the translocation from donor to receptor sites will occur based on the number of corms to be translocated and site-specific conditions within the receptor sites.

4.0 IMPLEMENTATION PLAN

The brodiaea translocation effort will consist of several components, including:

- Donor site corm salvage
- Receptor site preparation and fencing
- Corm translocation
- Native grassland seeding/planting
- Maintenance and monitoring for a 5-year period

4.1 RATIONALE FOR EXPECTING IMPLEMENTATION SUCCESS

As noted above, the receptor sites selected for the translocation effort currently supports suitable habitat characteristics to support the Orcutt's brodiaea. Additionally, the species occurs in the vicinity in areas exhibiting the same physical characteristics as the receptor sites.

4.2 RESPONSIBLE PARTIES

4.2.1 Project Proponent

Colrich Communities (or the owner at the time of implementation) will be responsible for financing the installation, maintenance, and monitoring of the restoration/enhancement measures of the translocation project.

4.2.2 Restoration Specialist

Overall supervision of the installation, maintenance, and monitoring of this translocation program will be the responsibility of a Restoration Specialist with a minimum of 5 years of habitat restoration experience. Additionally, the Restoration Specialist must have experience identifying, salvaging, and translocating brodiaea species as well as the ability to distinguish brodiaea corms from those of other geophytes. The Restoration Specialist will educate all participants with regard to program goals and directly oversee all aspects of the translocation project. In addition, the specialist will conduct all monitoring data collection, annual assessments, and prepare all required reports. If necessary, the Restoration Specialist will provide the translocation project proponent and contractor with a brief report, including a written list of items in need of attention following each monitoring visit. The contractor will be responsible for carrying out all required measures in a timely manner. The Restoration Specialist will notify the contractor and responsible party if any requested remediation is not addressed. A checklist with the main tasks and responsibilities is included in Table 1.

4.2.3 Installation/Maintenance Contractor

The installation and maintenance contractor(s) will have habitat restoration experience and will, under the direction of the Restoration Specialist, be responsible for pre-planting weed control, planting, seeding, and maintenance. The Restoration Specialist will educate the contractor(s) on the installation and maintenance of native plant species.

After the installation is complete, maintenance personnel will initiate the 5-year maintenance program under the direction of the Restoration Specialist. Maintenance crews will service the entire enhancement area regularly following installation. Service will include but not be limited to weed control, trash removal, watering, dead plant replacement, and re-seeding. All activities conducted will be seasonally appropriate and approved by the Restoration Specialist. The maintenance crew will meet the Restoration Specialist at the site when requested and will perform all checklist items in a timely manner as directed by the Restoration Specialist. The Restoration Specialist will ensure that maintenance personnel are capable of discerning between native plant species and non-native weed species.

4.3 IMPLEMENTATION SCHEDULE

Implementation of the mitigation program would commence prior to, or in conjunction with the grading of the Questhaven project. The brodiaea corm identification and salvage effort must occur prior to grading within the brodiaea donor site.

4.4 SITE PREPARATION

As described above, the initial site preparation of the receptor sites will involve removal of weeds, refuse, debris, and other deleterious material will be removed and disposed of in a licensed landfill. No grading is proposed as part of this translocation effort.

4.5 FENCING

Prior to and during implementation of the translocation effort, a temporary 3-strand barbless wire fence will restrict access to the receptor sites. As this effort is a part of a larger on-site preserve area for the Questhaven project, no permanent fencing or signs will be installed.

Table 1 MITIGATION PLAN CHECKLIST					
PHASE	TASK	APPLICABLE PARTIES			
		LAND OWNER	INSTALLATION CONTRACTOR	MAINTENANCE CONTRACTOR	RESTORATION SPECIALIST
Preparation	Order seed and container stock		X		
	Attend pre-construction meeting	X	X		X
	Document pre-start conditions				X
	Identify site limits and staging area				X
Corm Salvage	Flag limits of donor site				X
	Excavate soil to search for corms		X		X
	Identify and record corm results				X
	Prepare corms/soil blocks for translocation		X		X
Installation	Delineate boundary of receptor sites		X		X
	Dethatch and mow receptor sites		X		X
	Install temporary fence		X		X
	Install collected corms/soil blocks		X		X
	Install grassland seed mix		X		X
	Prepare/submit as-built report				X
Five-year Maintenance & Monitoring Period	Conduct maintenance monitoring and annual monitoring				X
	Maintenance for remainder of 5 years			X	X

4.6 CORM SALVAGE

The donor site within Questhaven project site must be thoroughly searched for brodiaea corms prior to initiation of grading activity. In order to find and salvage brodiaea corms, the Restoration Specialist will lead an exploratory effort within the donor site. Shovels, hand tools or other equipment will be used to locate corms within the area mapped that would be impacted. The first step will be to lay a search grid pattern over the donor site. Next, a rubber-tired loader (or similar) will use a ripping tyne to turn the soil along a path (determined by the search grid). The Restoration Specialist will follow behind as the machine slowly transits the area. The machine will be halted when corms or corm-like structures are exposed so that they can be identified by the Restoration Specialist. If Orcutt's brodiaea corms are identified, the hand crew will be directed to dig exploratory holes in an effort to identify additional corms and determine if there is a patch or just scattered individuals. Scattered individual brodiaea corms will be collected by hand and placed in a cardboard box for temporary storage.

In the event that larger groupings of corms are encountered, the Restoration Specialist will direct a hand crew to remove soil blocks that contain the corms. The size and depth of the blocks to be removed will depend upon the number of corms present, the depth of the corms, and the condition of the soil (i.e. loose and fragile vs intact clay). It is anticipated that soil blocks will typically be have a depth of 8-12 inches and a surface area of approximately 2-4 square feet. The intent of the soil block method is to ensure that the corms remain undamaged and in their original orientation in the soil. To this end, the soil blocks will be carefully handled and placed in boxes with sufficient soil or other filler material to help maintain their integrity prior to being installed at the receptor sites. If necessary, machinery may be used to help remove the soil blocks from the ground to help keep them intact. Wood also may be used to create box frames for soil blocks that appear to be in danger of collapsing.

The Restoration Specialist will take pre- and post- salvage photographs of the donor site and record all activities undertaken. The numbers of individual corms and soil blocks collected will be recorded, along with specific information regarding the condition of the corms, where they were located within the donor site, and their relative spacing from each other in the soil.

4.7 CORM TRANSLOCATION

Depending on the number of brodiaea corms found and the time of year, individual corms and/or soil blocks containing the corms will be removed from the donor site and translocated immediately to the receptor sites. For individual corms, a pipe- or similar device will be used to create a hole just wide enough to plant a single corm 3-5 inches deep. If soil blocks are used, soil at the receptor site will be excavated to a depth slightly greater than the height of the soil blocks that contain the corms to be transplanted (i.e., 10-14 inches deep). The corms and soil blocks will be spaced in such a way as to mimic the relative spacing observed at the donor site. Displaced soil will be replaced in a manner that will maintain drainage and prevent ponding over the brodiaea. Gaps on the edges of soil blocks will be filled in with native soil and compacted maintain soil structure and stability as much as possible. The receptor sites also may be watered once the corms and soil blocks have been installed. This will help soil to settle in any cracks and fill in air pockets. The location

of each translocated corm and soil block will be recorded with a sub-meter GPS unit to help in relocation and success monitoring.

The Restoration Specialist will notify the County, California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS) immediately if brodiaea corms are identified at a receptor site. Notification will include the date, time, locations of the corms, and information as to the extent of the occurrence within the receptor site(s). The Restoration Specialist will rebury and flag the previously unmapped corms within the receptor site and will move into areas of the receptor site(s) not occupied by the species to continue the translocation process.

4.8 NURSERY STOCK

Up to 50 percent of any corms found at the donor site will be transferred to a native plant nursery as approved by County, CDFW, and USFWS where they will be propagated. Nursery plants will initially be reserved for planting at the receptor sites if, at any point during the monitoring period, it is determined that the number of the brodiaea individuals originally translocated to the receptor site is not enough to meet the success criteria. The Restoration Specialist will confer with the County, CDFW, and USFWS prior to planting any nursery plants within the receptor sites to determine the reasons for the need for the plantings and to consider whether a receptor site(s) is not functioning adequately and a new receptor site(s) is needed to meet the project requirements. The nursery plants will be used only if their condition is considered satisfactory by the Restoration Specialist and the nursery staff. Any nursery corms or plants left at the end of the monitoring period will be planted at the receptor sites.

4.9 NATIVE GRASSLAND

4.9.1 Seed Mix

Seeding with a native grassland mix (Table 2) will take place within the receptor sites (Figure 3). The species included in the mix were selected because they are native and occur either on the project site or in the project vicinity. The seed will be sourced from as close to the site as possible. The source and proof (tags) for all seed will be provided.

Because of the small size of the receptor sites, the seed will be applied by hand. Seed of different species will only be mixed when they are to be applied to the same location. Individual species may be seeded separately as directed by the Restoration Specialist. Hand broadcasters will be used to help ensure a consistent application of seed. An inert carrier (sand, saw dust) may also be mixed with the seed to help maintain consistency. Seeding will not be conducted during windy conditions. Seed will be raked into soil after application to help increase seed/soil contact.

Table 2 NATIVE GRASSLAND SEED MIX	
SPECIES	POUNDS/ ACRE
Blue dicks (<i>Dichelostemma capitatum</i>)	3
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	3
California everlasting (<i>Pseudognaphalium californicum</i>)	3
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	2
Golden yarrow (<i>Eriophyllum confertiflorum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
San Diego needlegrass (<i>Stipa lepida</i>)	8
TOTAL	29

4.9.2 Container Stock

In addition to seed, San Diego needle grass plugs will be planted in the receptor sites at a rate of 300 per acre. The grass plugs will be evenly spaced throughout the receptor sites, as well as in a 15-foot buffer area. No grass plugs will be planted within translocated soil blocks. The plant material will be sourced from as close to the site as possible. If container stock is unavailable from the project vicinity, the Restoration Specialist may substitute species as necessary. The source and proof for all plant material will be provided. All container stock will be inspected and approved by the Restoration Specialist prior to being installed.

Specifically, the Restoration Specialist will ensure that:

- The correct number, size, and species ordered are delivered;
- Plants are healthy and showing no sign of disease;
- Roots fill the containers, but are not root bound;
- There is no breakage of plants;
- Plants show no evidence of pests;
- Plants are in a state suitable for outplanting.

The Restoration Specialist will reject any plants not meeting these requirements.

The Installation Contractor will be responsible for planting all container stock within four days following delivery. Container stock will be planted in such a way as to mimic a natural species distribution within the receptor sites, while avoiding the installed soil blocks. The project Restoration Specialist will specify the locations for all planting.

4.9.3 Material Salvage

The seed and container stock identified above is intended to be implemented without using any native plant/soil material salvaged from adjacent development projects. If salvaged upland soil/plant material is made available to the translocation project during the installation phase, it will be incorporated into the receptor sites, to the extent practicable.

4.10 HERBIVORE EXCLUSION

Upon completion of the translocation and native grassland planting efforts, herbivore exclusion fencing will be installed around the limits of the translocated corms within the receptor sites. The exclusion fencing will be trenched at least 12 inches to discourage herbivory. The herbivore exclusion fencing will be removed 2 years after its installation.

4.11 IRRIGATION

The brodiaea translocation effort is designed to be a non-irrigated project. While there will be no irrigation system, maintenance crews may hand water the receptor sites during dry years, as directed by the Restoration Specialist.

4.12 AS-BUILT CONDITIONS

The Restoration Specialist shall prepare and submit a map using showing the as-built conditions of the receptor sites within 8 weeks of completion of site preparation and translocation. Areas of corm/soil block translocation and all seeding and planting shall be shown on the map. The map shall be submitted to the County, CDFW, and USFWS.

5.0 MAINTENANCE PLAN

5.1 HABITAT MAINTENANCE ACTIVITIES

A 5-year maintenance program is proposed to help ensure the successful establishment and persistence of the translocated brodiaea. The maintenance program will involve removal of trash, weed control, fence repair/replacement, and any remedial measures deemed necessary for translocation program success (e.g., re-seeding). Maintenance personnel will visit the site at least monthly as part of the 5-year maintenance program.

5.1.1 Trash Removal

The Maintenance Contractor will remove any trash encountered within the receptor sites during every maintenance event and dispose of it in a legally acceptable fashion.

5.1.2 Weed Control

Particular maintenance emphasis will be placed on pro-active weed control within the receptor sites. All weed species observed will be considered invasive and targeted for removal. All workers conducting weed removal activities will be educated to distinguish between native and non-native species, with special attention paid sensitive plant species.

Weeds will be removed by hand or with small machinery (e.g., line trimmers) whenever possible, but focused herbicide application may be used if needed and requested by the Restoration Specialist. Herbicides will only be applied by workers licensed to use those chemicals. Additionally, herbicide will not be used during wet or windy conditions. Weed control tasks that involve machinery or herbicide use will be timed to avoid the vegetative and flowering period for the brodiaea and would not occur between January through July.

Weeds will be removed from the receptor sites and disposed of in a legal manner. All weeds will be removed prior to reaching 12 inches in height or before reaching seed stage. Leaf and branch drop of native species should be left in place and not removed. Vegetation clearing would be limited to above-ground methods, with vegetation being cut to a height of no more than two inches from the soil surface, with roots left in place. There would be no soil disturbance (e.g., from disking, tilling, etc.).

5.2 HABITAT MAINTENANCE SCHEDULE

Regular maintenance, trash removal, and weed control of the receptor sites will be conducted during the first 5 years following implementation of the translocation program or until the program is deemed successful. Maintenance personnel will visit the site at least monthly for the 5-year maintenance and monitoring period.

6.0 PERFORMANCE STANDARDS

The following sections provide performance standards to determine the successful completion of the 5-year maintenance and monitoring program. Attainment of these standards indicates the brodiaea translocation effort is progressing toward the habitat functions and services specified for this plan. Methods used to measure these performance standards are described in the following text. If the receptor sites fail to meet the Year 5 standards after the full monitoring term, a specific set of remedial measures will be developed, implemented, and the monitoring and maintenance period would be extended until all Year 5 standards are met, or as otherwise provided in this document. If a site does not meet Year 5 standards, the monitoring and maintenance period would be extended at least a full year and until all are standards are met. Only when all receptor sites have attained the Year 5 standards for at least 2 years without irrigation will the entire translocation program be signed off.

6.1 ORCUTT'S BRODIAEA

The brodiaea translocation effort will be considered successful when the following success criteria are met during any 2 of the last 4 years of the monitoring period.

- At least 60% of the translocated corms produce vegetative growth
- 100% of the translocated corms produce flowers
- The receptor sites must be free of human intervention (i.e., supplemental watering and/or planting, excluding measures required by the plan) such that the translocated corms are determined to be self-sustaining.

6.2 CONTAINER STOCK

During each of the 5 annual monitoring events there will be no less than 80% of the initially planted container plants surviving (unless their function has been replaced by natural recruitment).

6.3 NATIVE SPECIES RICHNESS/COVER

At the end of the 5-year monitoring period, the native grassland planting (receptor sites plus a 15-foot buffer) will achieve 80% cover overall of native grassland species and support a minimum of 2 native perennial grassland species that are reproducing. Corrective measures will be implemented in areas not meeting the species richness goals in any given year.

6.4 WEED COVER

General and target weed cover success criteria have been established for the translocation effort. Given the small sizes of the receptor sites and the extent of the existing weed seed bank, 100% eradication for all weed species is not a realistic goal (some species are highly invasive and others are easier to eradicate). Therefore, species in Table 3 are zero tolerance species and will be controlled at 100% on a yearly basis. Other non-native species are more ubiquitous and can never be completely eliminated and will, therefore, be managed to a level of 25% cover or less. If the weed cover success criteria are not met in any given year, then remedial measures will be implemented.

**Table 3
ZERO TOLERANCE WEED SPECIES**

Latin name	Common name	Cal-IPC Rating¹
<i>Acacia</i> sp.	Acacia	L/M
<i>Atriplex semibaccata</i>	Australian saltbush	M
<i>Carpobrotus</i> spp.	Ice plant, Hottentot's fig	H/M
<i>Cynara cardunculus</i>	Artichoke thistle	M
<i>Cynodon dactylon</i>	Bermuda grass	M
<i>Erodium botrys</i>	Long-beak filaree	NR
<i>Erodium cicutarium</i>	Redstem filaree	L
<i>Foeniculum vulgare</i>	Fennel	H
<i>Lythrum hyssopifolium</i>	Grass poly	M
<i>Nicotiana glauca</i>	Tree tobacco	M
<i>Ricinus communis</i>	Castor bean	L
<i>Rumex conglomeratus</i>	dock	NR
<i>Rumex crispus</i>	Curly dock	L
<i>Salsola tragus</i>	Russian thistle	L
<i>Carduus pycnocephalus</i>	Italian thistle	L

¹H= High invasiveness, M= Moderate invasiveness, L= Low invasiveness NR= Not rated

7.0 MONITORING PLAN

7.1 INSTALLATION MONITORING

The Restoration Specialist will be on site daily during the corm collection and translocation to direct all translocation activities including site preparation, weed control, seeding, planting, and watering. Upon completion, the Restoration Specialist will prepare an as-built map and letter and confirm that the 5-year maintenance and monitoring period may begin.

7.2 MAINTENANCE MONITORING

The Restoration Specialist will conduct regular monitoring of the maintenance conducted by the Installation and Maintenance Contractor(s) during the 5-year maintenance period. Maintenance monitoring visits will be conducted by the Restoration Specialist monthly in Years 1 and 2, and every other month in Years 3-5. Additional visits may be required as conditions warrant. During each visit the Restoration Specialist will assess the condition of the receptor sites and identify any necessary remedial measures. Fencing (including the herbivory exclusion fencing) will be inspected, and any trash, debris, or other disturbances will be recorded. The Restoration Specialist also will monitor soil moisture to determine whether seasonal rains are adequate to keep the soil moist throughout the first 3 growing seasons. Supplemental irrigation of the receptor sites may be needed depending on natural rainfall, temperatures, and day length. A brief monitoring memo will be prepared and submitted to the Maintenance Contractor following each maintenance monitoring visit.

7.3 ANNUAL MONITORING

Two quantitative monitoring visits will be conducted by the Restoration Specialist each year. The first will be conducted in January/February to search for and count the number of brodiaea corms that have produced vegetative growth. The second visit will be conducted in May/June/July to identify and record the extent of brodiaea that are flowering. During the annual monitoring events, the number, average size, and overall health of the transplanted corms will be recorded. A qualitative assessment of health and the number of Orcutt's brodiaea observed (vegetative and flowering) also will be conducted. Brodiaea plants also will be inspected to determine if they are producing viable seeds. If viable seeds are present, then up to 2% may be collected for conservation seed storage at the Rancho Santa Ana Botanic Garden. Photographs will be taken from established photo documentation locations. During each annual monitoring event, the success of the translocation effort will be evaluated, and species richness and cover data will be collected. In Years 1 and 2, species richness and cover will be determined by visual assessment. In Years 3-5, quantitative transect data will be collected.

Quantitative transect data will be collected using the point intercept line transect sampling methods described in the California Native Plant Society's Field Sampling Protocol (Sawyer and Keeler-Wolf 1995). A single sampling transect will be established in Year 3 within each receptor site. The ends of each transect will be marked with a re-bar stake and recorded with a GPS unit. The location and length of each transect will depend upon the number of transplanted corms and the size of each receptor site.

Species cover will be determined by dividing each transect into half-meter intervals. A point will be projected into the vegetation at each interval, and any species intercepted by the point will be recorded. Species also will be divided into herb (0-60 cm), shrub (60 cm-3 m), and tree (greater than 3 m) layers. Percent cover will be measured by dividing the number of hits by the number of possible hits. Total native and non-native cover values will be determined separately.

Native species richness (the number of species) will be calculated by counting all of the species encountered within a 5 m-wide belt transect along each transect (2.5 m on each side). All plants observed will be categorized by origin (native/non-native) and height layer.

7.4 ANNUAL REPORTS

As part of the monitoring program, annual reports prepared by the Restoration Specialist will be prepared and submitted evaluating the success of the translocation effort to date, along with any recommendations for future work that may be deemed necessary. Each annual monitoring report will include data collected throughout the year in addition to the annual monitoring visit. To detect the overall trend of the program, the annual monitoring report will contain comparisons of the monitoring data for the years that data are collected. Annual reports will be submitted to the County, CDFW, and USFWS.

7.5 REMEDIAL MEASURES/ADAPTIVE MANAGEMENT

If the program is not progressing as desired, corrective measures may be implemented. Corrective measures may include, but are not limited to: additional planting or seeding, altered maintenance effort, and increased watering regime.

7.6 MONITORING SCHEDULE

As described above, monthly inspections of the translocation and maintenance effort would be performed during Years 1 and 2, and every other month for the remainder of the 5-year maintenance and monitoring period. The first annual botanical monitoring event will occur in the first spring following installation. Reports will be prepared and submitted within 3 months of the annual monitoring visit.

8.0 COMPLETION OF PROGRAM

8.1 NOTIFICATION OF COMPLETION

The land owner shall notify the County, CDFW, and USFWS upon the mitigation site obtaining the Year 5 performance standards through the submittal of the final (Year 5) monitoring report.

8.2 CONFIRMATION

After receipt of the final monitoring report, the County, CDFW, and USFWS may inspect the sites to determine if the brodiaea translocation has been conducted in accordance with this plan.

8.3 LONG-TERM MANAGEMENT

The brodiaea receptor sites are located within the on-site biological open space of the Questhaven project. The Questhaven project will be responsible for establishing a conservation easement over the entire open space area (which also includes adjacent, off-site mitigation land) and will provide for long-term maintenance and monitoring until the sign-off of all on- and off-site mitigation efforts—including the translocation program. At that point, a designated long-term management entity will be responsible for managing the open space in accordance with an approved management plan. A Conceptual Upland Habitat Biological Resources Management Plan (Alden 2024b) has been prepared to guide the long-term management of the entire open space area.

9.0 CONTINGENCY MEASURES

9.1 INITIATING PROCEDURES

An integral part of a successful translocation effort is the ability to detect problems early in the process, determine the cause of the problem, and attempt to modify the program to accommodate emerging issues or situations. Minor problems such as trash, vandalism, isolated instances of plant mortality, or small-scale weed or pest infestations will be rectified as they are discovered during routine monitoring and would not warrant the implementation of contingency measures.

If a performance standard is not met for all or any portion of a receptor site in any year, or if the final performance standards are not met, the Restoration Specialist will prepare an analysis of the cause(s) of failure, and propose remedial action for approval by the County, CDFW, and USFWS. These measures may include additional planting/seeding, adjustment of the management activities, or other design changes.

9.2 FUNDING MECHANISM

The land owner shall be responsible for all costs associated with any remedial measures.

9.3 RESPONSIBLE PARTIES

The land owner shall be the responsible party for any remedial measures.

10.0 REFERENCES CITED

Alden Environmental, Inc. 2024a. Biological Technical Report for the Questhaven Tentative Map Project. May 6.

2024b. Conceptual Upland Habitat Biological Resources Management Plan for the Questhaven Tentative Map Project PDS2020-TM-5643. May 6.

California Native Plant Society. 2022. Calscape, Orcutt's Brodiaea. [https://calscape.org/Brodiaea-orcuttii-\(\)](https://calscape.org/Brodiaea-orcuttii-())

**Questhaven Tentative Map Project
Habitat Restoration Plan
PDS2020-TM-5643**

May 6, 2024

Prepared by:

A handwritten signature in black ink, appearing to read 'Greg Mason', is centered within a white rectangular box.

Greg Mason
County Approved CEQA Consultant-Revegetation

Alden Environmental, Inc.
3245 University Avenue, #1188
San Diego, CA 92104

Project Applicant:

ColRich Communities
444 West Beech Street, Suite 300
San Diego, CA 92101

Prepared for the County of San Diego

**Questhaven Tentative Map Project
Habitat Restoration Plan**

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1.0 INTRODUCTION

This plan addresses the habitat restoration to be conducted as required mitigation for the Questhaven Tentative Map Project. Project impacts and required mitigation are presented in the Biological Technical Report for the project (Alden 2024). Specifically, this plan includes restoration of southern mafic chaparral/coastal sage scrub ecotone and coastal sage scrub communities, as well as the creation of water holding basins for spadefoot toad breeding. This plan does not address any other project components.

2.0 DESCRIPTION OF THE DEVELOPMENT PROJECT/IMPACT SITE

2.1 RESPONSIBLE PARTIES

The project site is currently owned by Colrich Communities. Contact information is provided below.

Colrich Communities
c/o Ms. Rita Mahoney
444 West Beech Street, Suite 300
San Diego, CA 92101

2.2 LOCATION OF THE DEVELOPMENT PROJECT

The approximately 69.1-acre Questhaven development project site is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. The project site is located immediately south and west of the City of San Marcos and east of the City of Carlsbad. Interstate 5 is located approximately 5.3 miles west of the project site. Specifically, the project site is located south of San Elijo Road and east of Denning Drive (Figures 1 and 2). The project site encompasses Assessor's Parcel Number 223-080-46-00 and is located in the west half of the northwest quarter of Section 33, Township 12 South, Range 3 West, San Bernardino Meridian on the U.S. Geological Survey (USGS) 7.5-minute Rancho Santa Fe quadrangle map (Figure 2).

2.3 SUMMARY OF THE OVERALL DEVELOPMENT PROJECT WITH PROPOSED RESTORATION

2.3.1 Current Environmental Setting and Site Conditions

The development project site is undeveloped and includes several unimproved dirt roads and trails. Historically, the northern portion of the site has been subject to disturbance and was used as a laydown yard for construction equipment associated with the adjacent former recycling facilities. Additionally, a portion of the western area of the site was used for agricultural uses. The southern portion of the project site contains a large area of steep hills that transition into a relatively flat area in the northern and central portion of the site. Elevations range between approximately 830 feet above mean sea level (amsl) in the southwest corner to 500 feet amsl along the eastern boundary. Soil on the development site is mapped as Cieneba very rocky coarse sandy loam (30 – 75 percent slopes), San Miguel rocky silt loam (9 – 30 percent slopes),

Huerhuero loam (2 – 9 percent slopes), San Miguel-Exchequer rocky silt loams (9 – 70 percent slopes), and Exchequer rocky silt loam (30 – 70 percent slopes).

To the west of the development project site is open space associated with the Rancho La Costa Habitat Conservation Area, beyond which is existing residential development. North of the project site is land designated for open space, beyond which are existing residential uses. East of the project site is a former recycling facility that is currently used as an indoor sports complex known as “Edenpark” and that is proposed for additional sports complex and commercial uses. To the south of the project site is open space associated with the Rancho La Costa Habitat Conservation Area. The project site is adjacent to the San Elijo Hills development in the City of San Marcos and is within their Sphere of Influence.

Nine vegetation communities/habitat types occur on the development project site and are described below (Table 1). The numbers in parentheses are the Holland Codes (Oberbauer et al. 2008).

Table 1 Development Project Site Vegetation Communities/Habitat Types	
Vegetation Community/Habitat¹	On Site
Diegan coastal sage scrub (32500)	9.8
Diegan coastal sage scrub-disturbed (32500)	2.1
Scrub oak chaparral (37900)	0.6
Mafic chamise chaparral (37220)	2.4
Mafic southern mixed chaparral (37122)	25.7
Non-native grassland (42200)	20.9
Eucalyptus woodland (79100)	2.9
Disturbed habitat (11300)	3.7
Developed and ornamental (12000)	1.0
TOTAL	69.1

¹Categories and numeric codes are from Oberbauer et al. 2008.

A total of 121 species of plants (including 43 non-native species) and 89 animal species were observed during surveys for the development project.

Four sensitive animal species, spadefoot toad (*Spea hammondi*), Cooper’s hawk (*Accipiter cooperii*), Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), and Coastal California gnatcatcher (*Polioptila californica californica*) were observed on the development project site (Alden 2024). The least Bell’s vireo (*Vireo bellii pusillus*) also was observed within the project mitigation area.

Four special status plant species Orcutt’s brodiaea (*Brodiaea orcuttii*), Southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*), Nuttall’s scrub oak (*Quercus dumosa*), and Ashy spike-moss (*Selaginella cinerascens*) were observed on the development project site (Alden 2024).

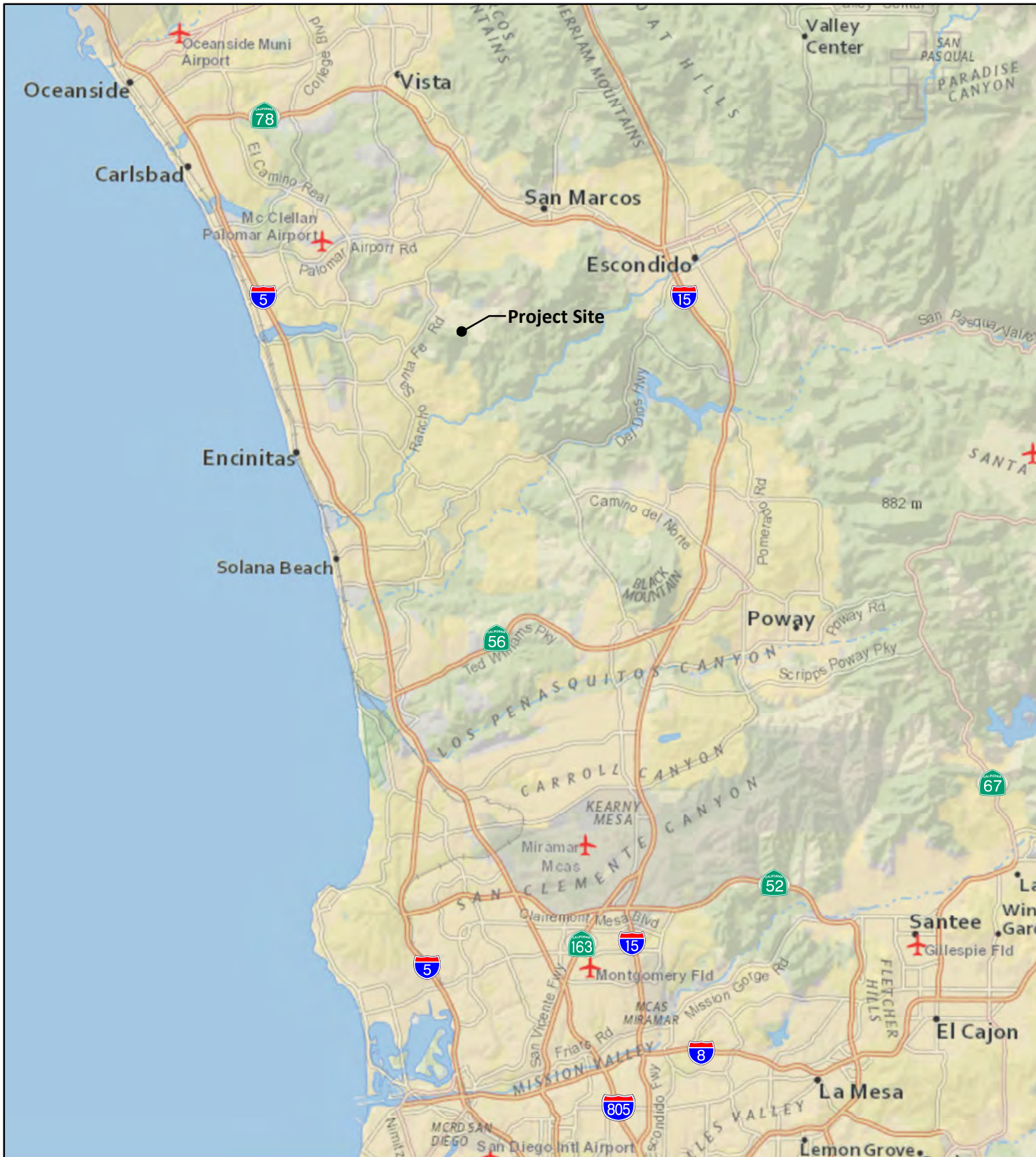
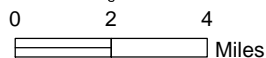
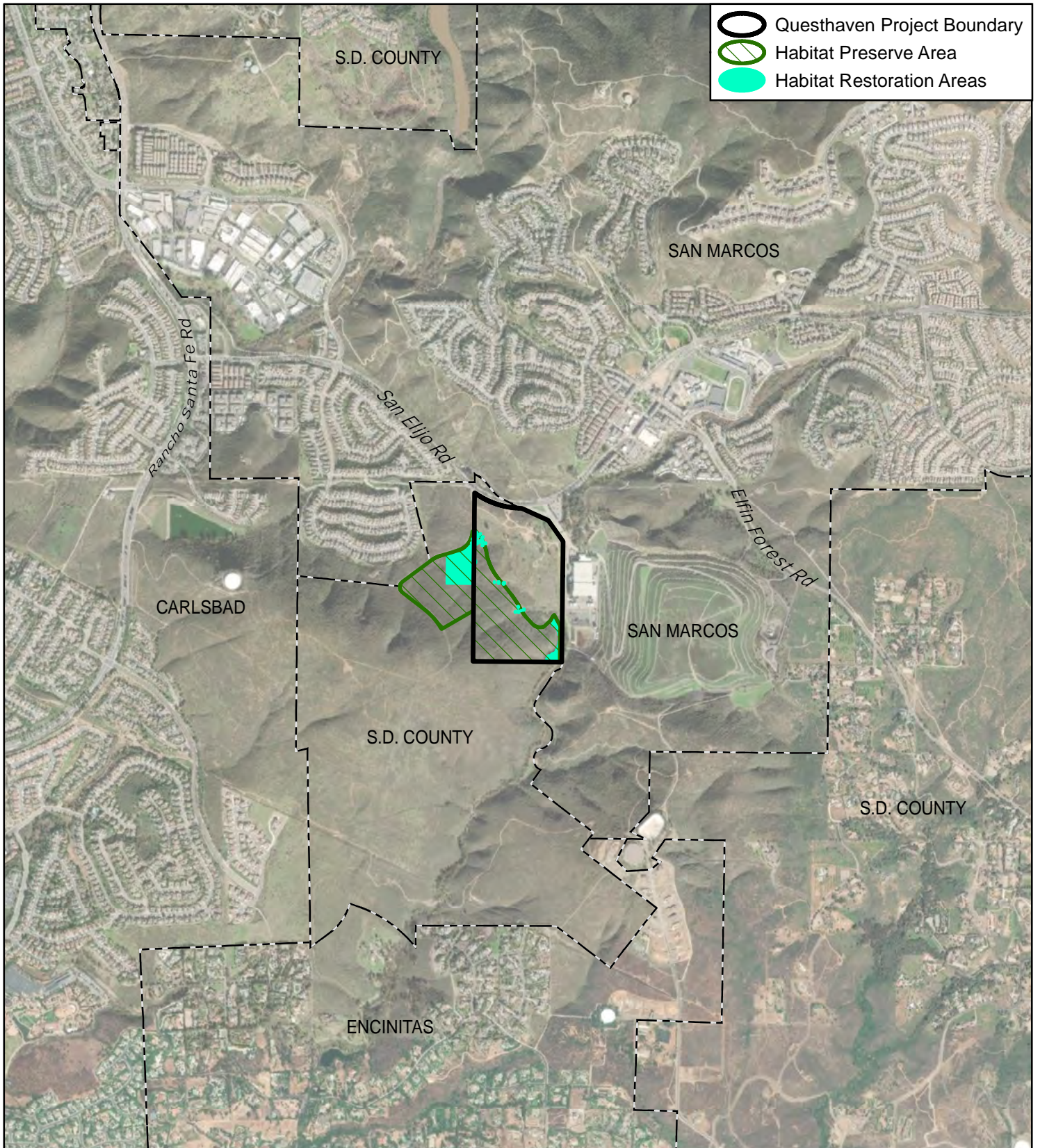


Figure 1

Regional Location

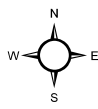
QUESTHAVEN
HABITAT RESTORATION PLAN





- Questhaven Project Boundary
- Habitat Preserve Area
- Habitat Restoration Areas

Source: SanGIS



0 1,000 2,000
Feet



Figure 2

Project Location

QUESTHAVEN
HABITAT RESTORATION PLAN

2.3.2 Sensitive Resources Affected and Addressed in this Plan

The project would impact a total of 32.9 acres, including Diegan coastal sage scrub, scrub oak chaparral, mafic chamise chaparral, mafic southern mixed chaparral, and non-native grassland communities. The mitigation effort includes habitat preservation (44.4 acres) and habitat restoration (5.9 acres) within an adjacent 50.3 acre area (Figure 3). This document addresses the habitat restoration effort.

2.3.3 Type, Functions, and Value of the Habitat to be Restored

This plan includes restoration of mafic southern mixed/coastal sage scrub ecotone and coastal sage scrub communities. In addition, this plan incorporates creation of shallow ephemeral water holding basins (puddles) to be used by the spadefoot toad for breeding purposes.

Coastal sage scrub is one of the two major shrub types that occur in southern California, occupying xeric sites characterized by shallow soils (the other is chaparral). Typical species found within Diegan coastal sage scrub, including on the project site, are California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), and black sage (*Salvia mellifera*). The coastal sage scrub restoration in the southeastern area will replace the existing, non-native, eucalyptus woodlands with high quality native coastal sage scrub habitat.

Mafic southern mixed chaparral on site occurs on San Miguel series soils that are formed from metavolcanic rock that overlays metavolcanic bedrock. This chaparral on site is composed of broad-leaved sclerophyllous shrubs that can reach six to 10 feet in height and form dense often nearly impenetrable stands with poorly developed understories. Characteristic plants in this community include black sage, fuchsia-flowered gooseberry (*Ribes speciosum*), spiny redberry (*Rhamnus ilicifolia*), holly-leaf redberry (*Rhamnus ilicifolia*), chamise, toyon (*Heteromeles arbutifolia*), and blue elderberry (*Sambucus nigra* ssp. *caerulea*). The mafic southern mixed chaparral/coastal sage scrub ecotone restoration is intended to, over time, provide for a mature native community of shrub species. The coastal sage scrub component is included to help provide for interim native species cover and allow for the slower growing chaparral species to become established.

These communities are important components of the San Diego County ecosystem; they provide habitat for sensitive plant and animal species. Additionally, the constructed basins will specifically support extant populations of spadefoot toad, as well as other species that may utilize the basins when they are holding water.

3.0 GOALS OF THE RESTORATION

3.1 RESPONSIBILITIES

3.1.1 Project Proponent

Colrich Communities (or the owner at the time of implementation) will be responsible for financing the installation, maintenance, and monitoring of the restoration.

3.1.2 County of San Diego

As part of the monitoring program, annual reports prepared by the restoration specialist will be submitted to the Wildlife Agencies and County. The County will review these reports for completeness and will determine the success of the restoration effort together with the Wildlife Agencies.







3.1.3 Restoration Specialist

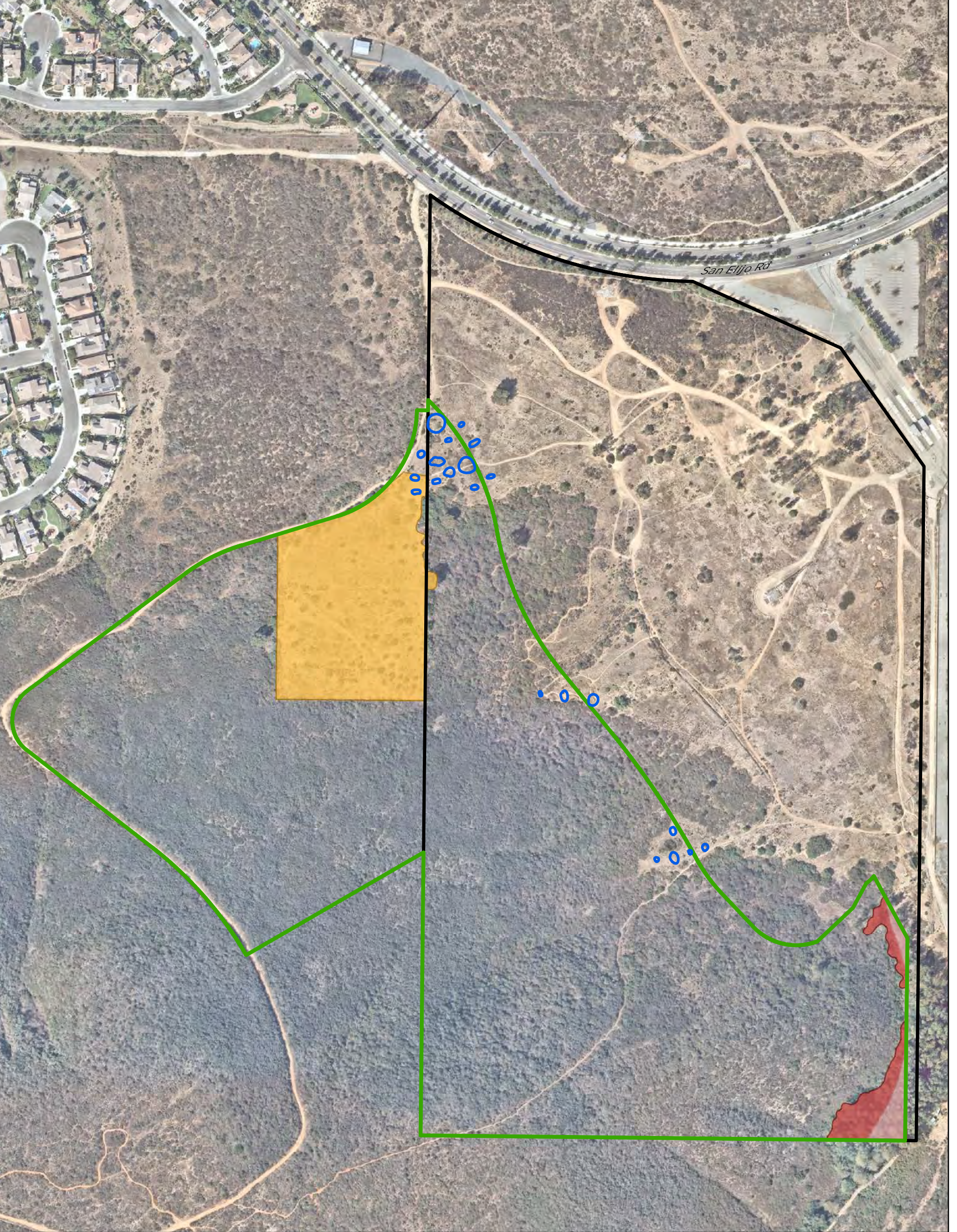
Overall supervision of the installation, maintenance, and monitoring of this restoration program will be the responsibility of a restoration specialist with a minimum of 5 years of habitat restoration experience. The restoration specialist will educate all participants with regard to program goals and directly oversee all aspects of the restoration. In addition, the specialist will conduct all monitoring data collection, annual assessments, and prepare all required reports. If necessary, the restoration specialist will provide the project proponent and contractor with a brief report, including a written list of items in need of attention following each monitoring visit. The contractor will be responsible for carrying out all required measures in a timely manner. The restoration specialist will notify the contractor and responsible party if any requested remediation is not addressed. The restoration specialist will make all contractors, subcontractors, and supervisors aware of the agency permits and authorizations associated with the restoration. Copies of the permits will be kept on site at all times during periods of active work and must be presented to any agency personnel upon demand.

3.1.4 Installation/Maintenance Contractor

The installation and maintenance contractor(s) will have habitat restoration experience and will, under the direction of the restoration specialist, be responsible for tasks such as site preparation, planting, seeding, and maintenance. The restoration specialist will educate the contractor(s) on the installation and maintenance of native plant species.

After the installation is complete, maintenance personnel will initiate the 5-year maintenance program under the direction of the restoration specialist. Maintenance crews will service the entire restoration area regularly following installation. Service will include, but not be limited to, weed control, trash removal, watering, fence repair, dead plant replacement, and re-seeding. All activities conducted will be seasonally appropriate and approved by the restoration specialist. The maintenance crew will meet the restoration specialist at the site when requested and will perform all checklist items in a timely manner as directed by the restoration specialist. The restoration specialist will ensure that maintenance personnel are capable of discerning between native plant species and non-native species.

-  Habitat Preserve Area
-  Questhaven Project Boundary
-  Coastal Sage Scrub Seeding and Planting Area
-  Transitional Coastal Sage Scrub/Riparian Seeding Area
-  Southern Mixed Chaparral/Coastal Sage Scrub Restoration Area
-  Seasonal Basin Restoration Area



Aerial Photo: Nearmap 2020

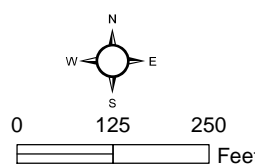


Figure 3

Habitat Restoration Areas

QUESTHAVEN
HABITAT RESTORATION PLAN

Prior to the commencement of restoration activities, the contractor(s) will review all aspects of this plan including permit requirements, site protection, maintenance inspections, landscape procedures, and monitoring.

3.2 TYPE AND AREAS OF HABITAT TO BE RESTORED

As noted above, this plan includes restoration of mafic southern mixed chaparral/coastal sage scrub ecotone and coastal sage scrub habitats (Table 2, Figure 3), along with the creation of shallow, ephemeral water holding basins.

Table 2 Restored Habitat Areas	
Type	Acreage
Mafic Southern Mixed Chaparral/ Coastal Sage Scrub Ecotone	4.8
Coastal Sage Scrub	1.1
Total	5.9

In addition to these restored habitats, the project includes creation of 21 shallow, ephemeral water holding basins with a combined area of 0.2 acre. The basin creation will occur within and adjacent to the habitat restoration and therefore is not included in the acreage totals above. These basins are intended to be a topographic feature in a larger habitat restoration/preserve area and not a standalone vegetation community/habitat type.

3.3 FUNCTIONS AND VALUES GOALS

The goals of this restoration effort are to restore native habitats that would, at a minimum, replace the functions and values lost through impacts from the development project. The restored areas will provide continuous habitat with the adjacent preserved native habitats, both on- and off-site. The restoration will help maintain a continuous wildlife movement corridor for the site and the larger vicinity.

3.4 TIME LAPSE

Implementation of the habitat restoration effort would commence prior to, or concurrent with the Questhaven project construction/grading.

3.5 COST

The project applicant shall be responsible for all costs associated with the project. The final restoration plan will provide a detailed cost estimate that includes site preparation, fencing, signage, container stock, hydroseeding, irrigation, report preparation, monitoring, maintenance, and weeding along with a 20% contingency factor and a 3% inflation factor.

4.0 DESCRIPTION OF THE PROPOSED RESTORATION SITE

4.1 LOCATION AND SIZE OF THE RESTORATION AREAS

The combined restoration areas are 5.9 acres in size (Table 2) and located in two distinct locations on site (Figure 3).

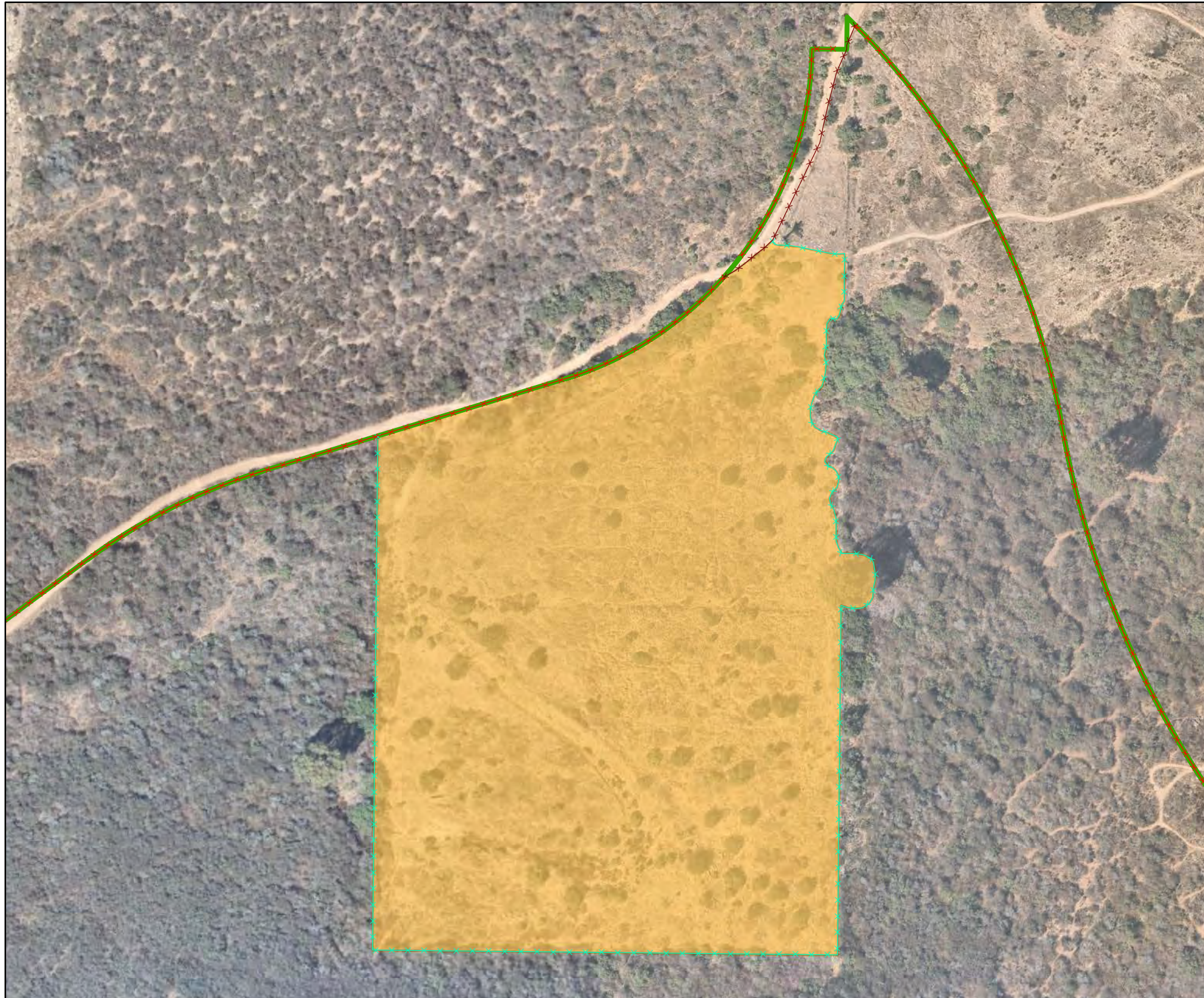
4.2 PRESENT AND PROPOSED USES






The mafic southern mixed chaparral/coastal sage scrub ecotone area (Figure 4) is located on the site of a former fig farm dating back to the 1980s. Agricultural activities have long since been discontinued on the site and it is now in a disturbed state, supporting primarily non-native weed species. There are some scattered remnant trees and debris on the site. The non-native vegetation, debris, and vestiges of the previously agricultural activity will be removed and the entire area restored to native habitat.

The coastal sage scrub area (Figure 5) currently supports a mature grove of eucalyptus trees. In addition, there is an existing drainage within this area that conveys water from stormwater outfalls located off site. The eucalyptus trees are a non-native, invasive species and will be removed from the entire area. Once the trees are removed the area will be restored to coastal sage scrub habitat. A portion of this area where the existing drainage occurs also will be restored, but may not fully become sage scrub as it is wetter than the surrounding area. A transitional coastal sage scrub/riparian area seed mix will be applied near the drainage so that native wetland/riparian species may become established where it is too wet for coastal sage scrub.

The proposed basin creation would occur in 3 distinct locations, within and adjacent to the onsite preserve/restoration areas (Figures 6a-6c). These basins are intended to be shallow features that will hold water during, and shortly after rainfall events. They are not intended to serve as vernal pool or wetland habitat; rather, their purpose is to provide breeding locations for extant spadefoot toads.

A draft easement for the combined preserve and restoration areas will be prepared and submitted to the County for approval. This easement will state that no other easements or activities that would result in soil disturbance and/or vegetation removal will be allowed within the easement area. Upon approval, the easement shall be executed and a final copy furnished to the County.



-  Habitat Preserve Area
-  Southern Mixed Chaparral/Coastal Sage Scrub Restoration Area
-  Preserve Area Fencing
-  Permanent Fencing
-  Temporary Fencing

SOUTHERN MIXED CHAPARRAL/COASTAL SAGE SCRUB SEED MIX	
Species	Pounds Per Acre
Black sage (<i>Salvia mellifera</i>)	3
Blue Dicks (<i>Dichelostemma capitatum</i>)	3
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	3
California melic (<i>Melica imperfecta</i>)	3
California sage brush (<i>Artemisia californica</i>)	3
Chamise (<i>Adenostoma fasciculatum</i>)	4
Chia (<i>Salvia columbariae</i>)	1
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	3
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	4
Golden yarrow (<i>Eriophyllum confertiflorum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Laurel sumac (<i>Malosma laurina</i>)	3
Lemonadeberry (<i>Rhus integrifolia</i>)	3
San Diego needlegrass (<i>Stipa lepida</i>)	5
TOTAL	54

SOUTHERN MIXED CHAPARRAL/COASTAL SAGE SCRUB CONTAINER STOCK SPECIES	
Species	Number Per Acre
Broom baccharis (<i>Baccharis sarothroides</i>)	15
California buckwheat (<i>Eriogonum fasciculatum</i>)	100
California sage brush (<i>Artemisia californica</i>)	100
Chamise (<i>Adenostoma fasciculatum</i>)	100
Coastal prickly pear (<i>Opuntia littoralis</i>)	10
Laurel sumac (<i>Malosma laurina</i>)	10
Lemonadeberry (<i>Rhus integrifolia</i>)	20
Nuttall's scrub oak (<i>Quercus dumosa</i>)	25
Toyon (<i>Heteromeles arbutifolia</i>)	30
Wart-stemmed ceanothus (<i>Ceanothus verrucosus</i>)	30
TOTAL	440

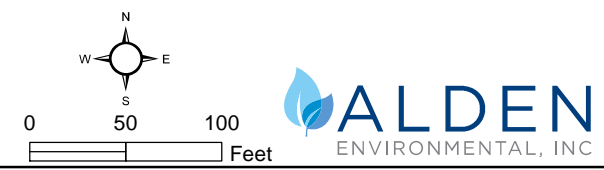


Figure 4
 Southern Mixed Chaparral/
 Coastal Sage Scrub Restoration
 QUESTHAVEN
 HABITAT RESTORATION PLAN



- Habitat Preserve Area
- Coastal Sage Scrub Seeding and Planting Area
- Transitional Coastal Sage Scrub/Riparian Seeding Area
- - - Preserve Area Fencing
- - - Temporary Fencing

Coastal Sage Scrub Area

COASTAL SAGE SCRUB SEED MIX	
Species	Pounds Per Acre
Blue Dicks (<i>Dichelostemma capitatum</i>)	3
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	3
California melic (<i>Melica imperfecta</i>)	5
California sage brush (<i>Artemisia californica</i>)	3
Chia (<i>Salvia columbariae</i>)	1
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	3
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	6
Golden yarrow (<i>Eriophyllum confertiflorum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Lemonadeberry (<i>Rhus integrifolia</i>)	1
San Diego needlegrass (<i>Stipa lepida</i>)	10
TOTAL	51

COASTAL SAGE SCRUB CONTAINER STOCK SPECIES ¹	
Species	Number Per Acre
Laurel sumac (<i>Malosma laurina</i>)	10
Coastal prickly pear (<i>Opuntia littoralis</i>)	10
Broom baccharis (<i>Baccharis sarothroides</i>)	15
Lemonadeberry (<i>Rhus integrifolia</i>)	5
San Diego needlegrass (<i>Stipa lepida</i>)	300
California sage brush (<i>Artemisia californica</i>)	100
California buckwheat (<i>Eriogonum fasciculatum</i>)	100
TOTAL	440

¹All container stock is 1 gallon except for *Stipa lepida* which are plugs

Transitional Coastal Sage Scrub/Riparian Area

COASTAL SAGE SCRUB/RIPARIAN SEED MIX	
Species	Pounds Per Acre
Arroyo willow (<i>Salix lasiolepis</i>)	3
Blue Dicks (<i>Dichelostemma capitatum</i>)	2
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	2
California deergrass (<i>Muhlenbergia rigens</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	2
California melic (<i>Melica imperfecta</i>)	3
California sage brush (<i>Artemisia californica</i>)	3
Creeping wild rye (<i>Leymus triticoides</i>)	2
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	2
Elderberry (<i>Sambucus nigra</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	2
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Mulefat (<i>Baccharis salicifolia</i>)	3
San Diego needlegrass (<i>Stipa lepida</i>)	3
San Diego sagewort (<i>Artemisia palmeri</i>)	3
Tarragon (<i>Artemisia dracunculus</i>)	3
Western ragweed (<i>Ambrosia psilostachya</i>)	3
Yerba mansa (<i>Anemopsis californica</i>)	3
TOTAL	58

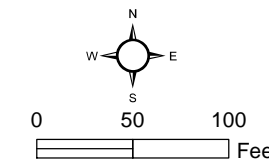
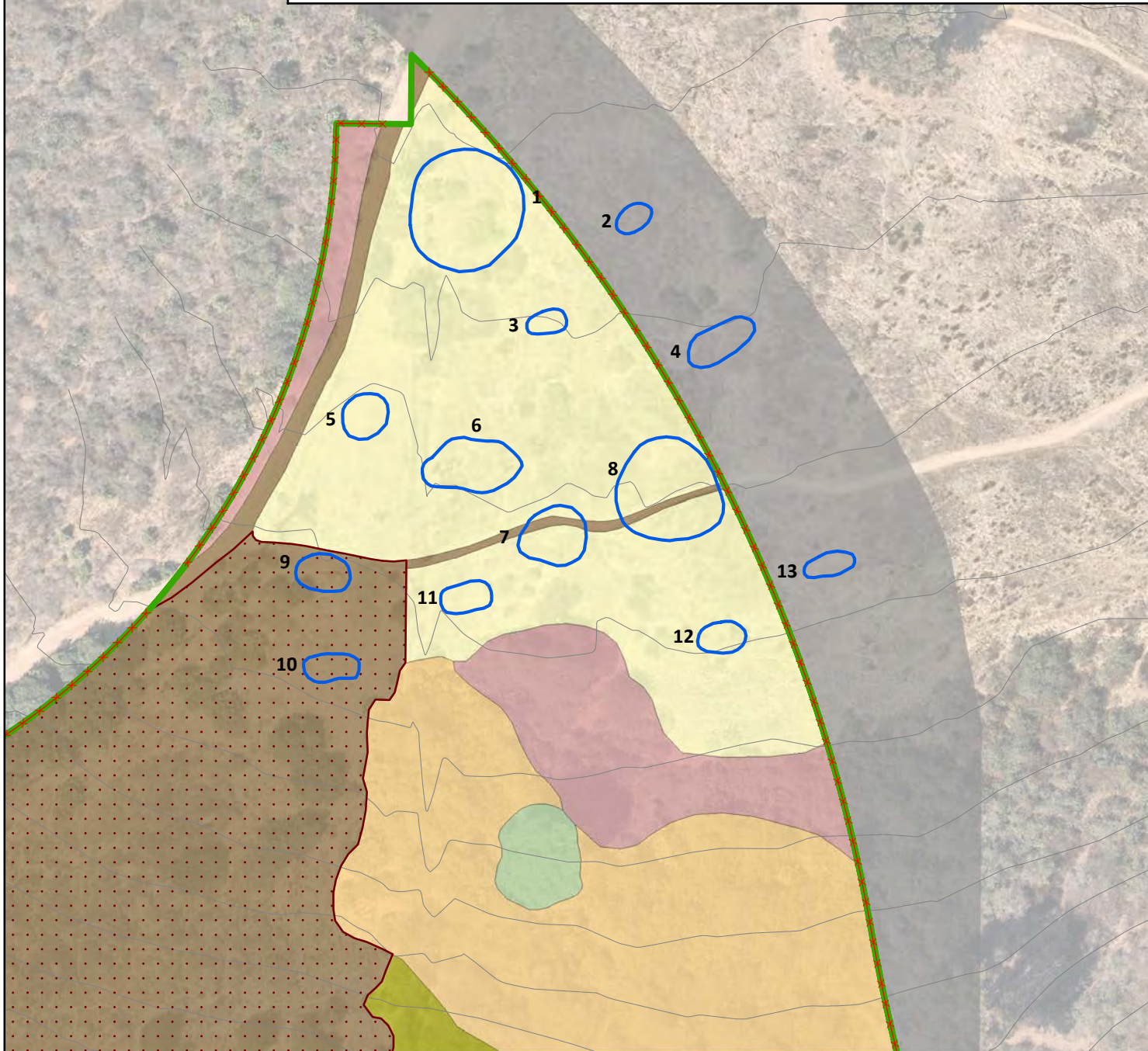
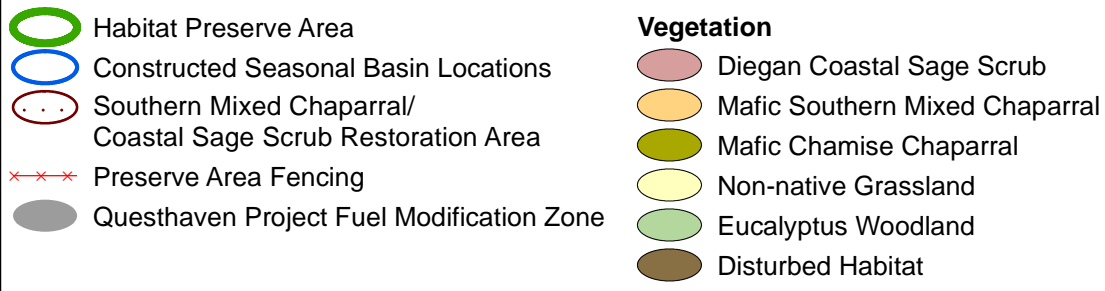


Figure 5

Diegan Coastal Sage Scrub Restoration

QUESTHAVEN
HABITAT RESTORATION PLAN

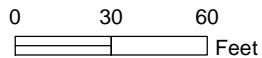
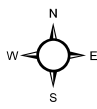


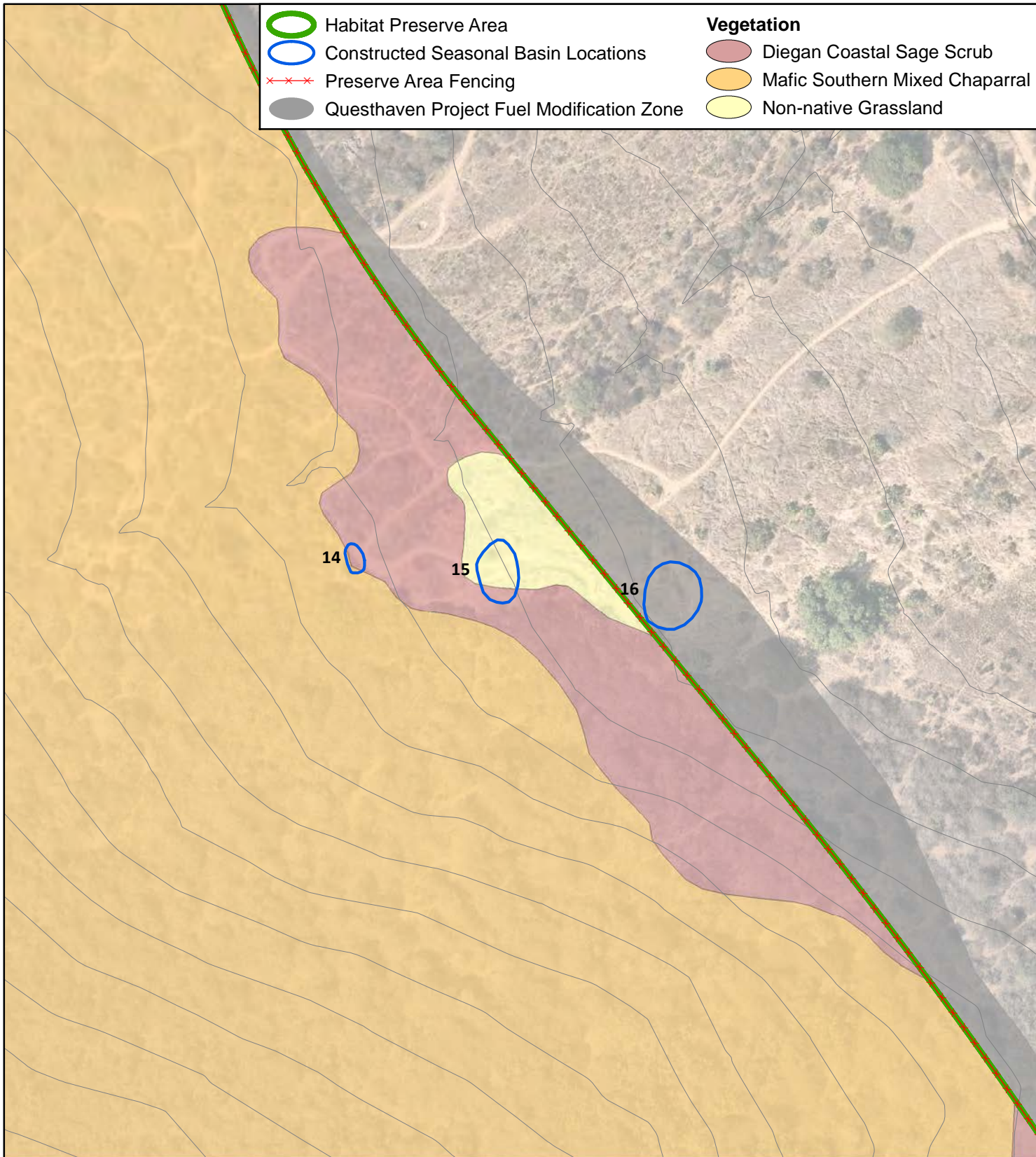
Aerial Photo: Nearmap 2020

Figure 6a

Basin Creation Area 1

QUESTHAVEN
HABITAT RESTORATION PLAN





- Habitat Preserve Area
- Constructed Seasonal Basin Locations
- Preserve Area Fencing
- Questhaven Project Fuel Modification Zone

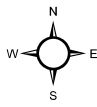
- Vegetation**
- Diegan Coastal Sage Scrub
 - Mafic Southern Mixed Chaparral
 - Non-native Grassland

Aerial Photo: Nearmap 2020

Figure 6b











Basin Creation Area 2

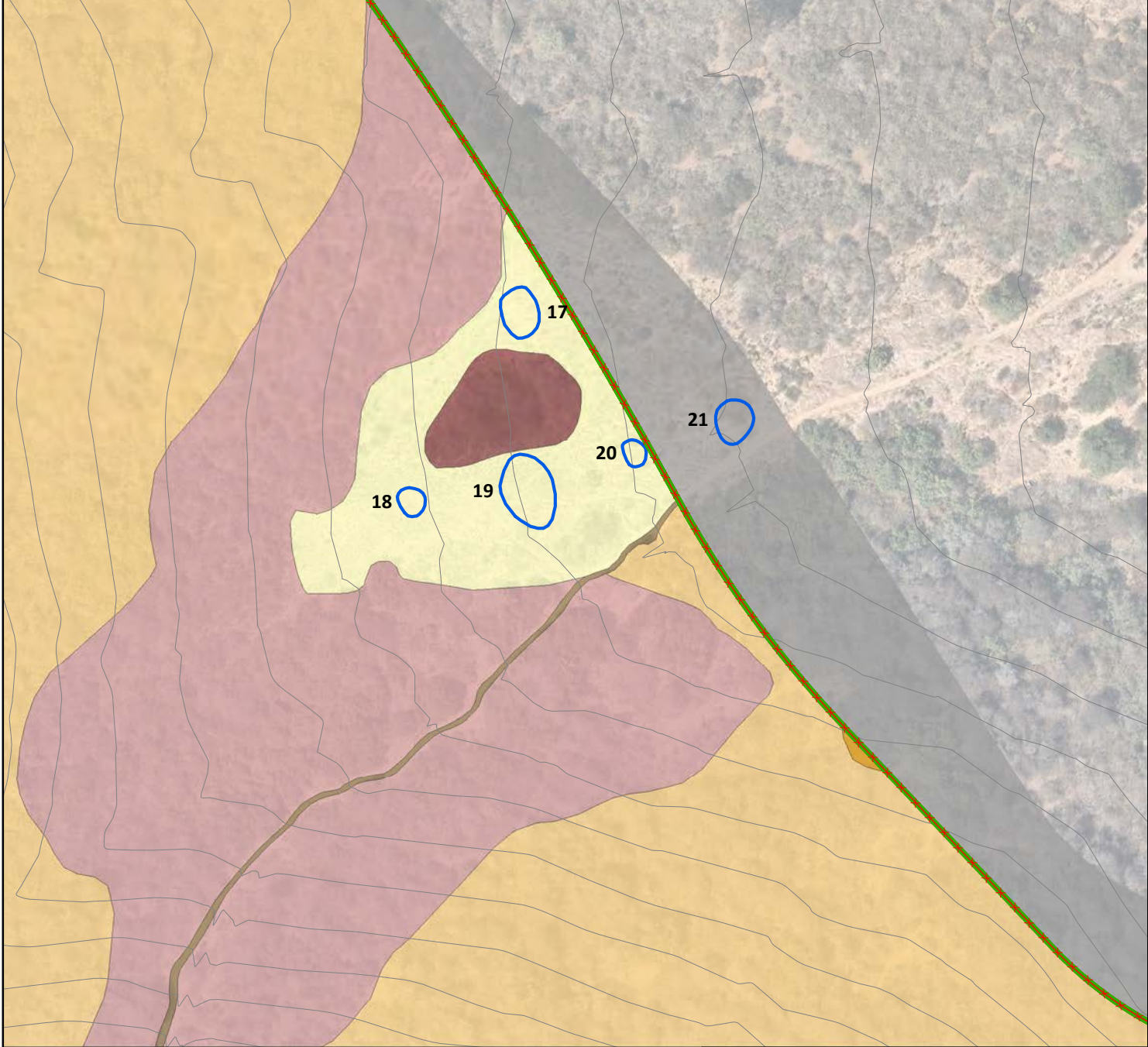
QUESTHAVEN
HABITAT RESTORATION PLAN



0 30 60
Feet



 Habitat Preserve Area	Vegetation
 Constructed Seasonal Basin Locations	 Diegan Coastal Sage Scrub
 Preserve Area Fencing	 Diegan Coastal Sage Scrub - Disturbed
 Questhaven Project Fuel Modification Zone	 Scrub Oak Chaparral
	 Mafic Southern Mixed Chaparral
	 Non-native Grassland
	 Disturbed Habitat

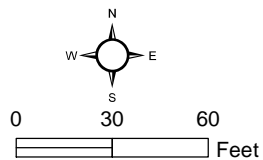


Aerial Photo: Nearmap 2020

Figure 6c

Basin Creation Area 3

QUESTHAVEN
HABITAT RESTORATION PLAN



5.0 IMPLEMENTATION PLAN

5.1 RATIONALE FOR EXPECTING IMPLEMENTATION SUCCESS

The sites selected for the restoration currently support non-native and disturbed habitats (Figure 3) adjacent to native vegetation communities. These areas previously supported native habitat and the soils are appropriate for the proposed restoration. Implementation of this plan would result in restoration of habitats that are present and previously occurred on the site. Therefore, it is expected that the restoration will be successful.

5.2 FINANCIAL ASSURANCES

Colrich Communities (or the owner at the time of implementation) will be responsible for financing the installation, maintenance, and monitoring of the restoration.

A restoration agreement shall be signed and notarized by the property owner following approval of this restoration plan and accompanied by the required security as agreed upon by the County of San Diego.

5.3 SCHEDULE

Implementation of the restoration program would commence prior to, or in conjunction with ground disturbance for the Questhaven development project. These activities are anticipated to take between 6 and 8 weeks to complete. A restoration plan checklist, by project phase, is provided as Table 3.

5.4 SITE PREPARATION

5.4.1 Pre-Construction Meeting

All activities will be carried out under the supervision of the restoration specialist. The restoration specialist will mark all work areas. Existing sensitive habitats and native plants to be avoided will be marked by the restoration specialist. Access routes also will be identified and marked. An on-site meeting will be held with the restoration specialist and all installation personnel to identify sensitive areas and devise a strategy for avoidance prior to initiation of restoration activities. Staging areas will be established and all vehicles and construction equipment will be restricted to the staging areas when not required for restoration activities.

5.4.2 Fencing

Prior the restoration effort, temporary orange construction fences will be installed along the perimeter of all work areas to restrict access. The larger open space easement area (preserved and restored lands) will include permanent fencing following restoration activities. Steel signs will be attached to the fencing that will provide notice, in both English and Spanish, that the area is an ecological preserve and that trespassing is prohibited.

The final restoration plan will include construction details and locations of permanent fencing and signage on the landscape plans.

Table 3 Restoration Plan Checklist					
Construction Phase	Task	Applicable Parties			
		Project Proponent	Installation Contractor	Maintenance Contractor	Restoration Specialist
Pre-construction	Order seed and container stock		X		
	Attend pre-construction meeting	X	X		X
	Document pre-impact conditions, Identify site limits and staging area				X
					X
Installation	Delineate mitigation boundaries		X		X
	Remove eucalyptus trees				X
	Debris removal		X		X
	Basin creation		X		X
	Pre-planting weed control		X		
	Install container stock and seed		X		X
	Install irrigation system		X		X
	Prepare/submit as-built report				X
Five-year Maintenance and Monitoring Period	Conduct maintenance monitoring and annual monitoring				X
	Prepare as needed maintenance monitoring memos				X
	Maintain and monitor site for 5 years - until signed off by County			X	X

5.4.3 Eucalyptus Removal

The initial site preparation will involve removal of the eucalyptus trees in the coastal sage scrub restoration area. All eucalyptus trees will be removed from the site and disposed of properly. Remaining stumps will be treated with herbicide (drill & inject method) to ensure that they do not resprout.

5.4.4 Site Cleanup/Dethatching

Refuse, debris, and deleterious soil that may be within the restoration areas will be removed and disposed of in a licensed landfill. Non-native habitat within the restoration areas will be mowed and dethatched prior to initiation of other activities. The dethatching will remove dead weed material that may have accumulated on the ground over time and that can inhibit the establishment and growth of native species. Dethatching consists of mowing or weed-whipping standing grass stalks, and raking, collecting, and removing the grass straw and other cut weeds from the site. All material will be removed from the site and be disposed of in a legal manner. Prior to dethatching, areas supporting native plants (if any) would be flagged for avoidance.

5.4.5 Basin Creation

The created basins are designed to have maximum depths of 8 to 10 inches, with the goal of having appropriate ponding for spadefoot toad breeding (i.e., retain water for approximately 30 days) and that the basins will have slopes of 12:1 to 15:1 to provide smooth, micro-topographic variance for spadefoot toad access. These basins would be unvegetated and intended to serve as vernal pool or wetland habitat. As such, there is no planting or introduction of inoculum.

5.5 PLANTING PLAN

5.5.1 Seed Mixes

Seeding will take place within the mafic southern mixed chaparral/coastal sage scrub ecotone area (Table 4; Figure 4) and the coastal sage scrub (including riparian transition) area (Tables 5 and 6; Figure 5). Seed will be sourced from as close to the site as possible. The source and proof (tags) for all seed will be provided.

Species	Pounds Per Acre
Black sage (<i>Salvia mellifera</i>)	3
Blue Dicks (<i>Dichelostemma capitatum</i>)	3
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	3
California melic (<i>Melica imperfecta</i>)	3
California sage brush (<i>Artemisia californica</i>)	3
Chamise (<i>Adenostoma fasciculatum</i>)	4
Chia (<i>Salvia columbariae</i>)	1
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	3
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	4
Golden yarrow (<i>Eriophyllum confertiflorum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Laurel sumac (<i>Malosma laurina</i>)	3
Lemonadeberry (<i>Rhus integrifolia</i>)	3
San Diego needlegrass (<i>Stipa lepida</i>)	5
TOTAL	54

Species	Pounds Per Acre
Blue Dicks (<i>Dichelostemma capitatum</i>)	3
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	3
California melic (<i>Melica imperfecta</i>)	5
California sage brush (<i>Artemisia californica</i>)	3
Chia (<i>Salvia columbariae</i>)	1
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	3
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	6
Golden yarrow (<i>Eriophyllum confertiflorum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Lemonadeberry (<i>Rhus integrifolia</i>)	1
San Diego needlegrass (<i>Stipa lepida</i>)	10
TOTAL	51

Table 6 Coastal Sage Scrub/Riparian Seed Mix	
Species	Pounds Per Acre
Arroyo willow (<i>Salix lasiolepis</i>)	3
Blue Dicks (<i>Dichelostemma capitatum</i>)	2
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	2
California deergrass (<i>Muhlenbergia rigens</i>)	3
California encelia (<i>Encelia californica</i>)	3
California everlasting (<i>Gnaphalium californicum</i>)	2
California melic (<i>Melica imperfecta</i>)	3
California sage brush (<i>Artemisia californica</i>)	3
Creeping wild rye (<i>Leymus triticoides</i>)	2
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	2
Elderberry (<i>Sambucus nigra</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	2
Flat-top buckwheat (<i>Eriogonum fasciculatum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
Mulefat (<i>Baccharis salicifolia</i>)	3
San Diego needlegrass (<i>Stipa lepida</i>)	3
San Diego sagewort (<i>Artemisia palmeri</i>)	3
Tarragon (<i>Artemisia dracunculus</i>)	3
Western ragweed (<i>Ambrosia psilostachya</i>)	3
Yerba mansa (<i>Anemopsis californica</i>)	3
TOTAL	55

A hydroseed slurry will be evenly applied in two stages such that an even, homogeneous distribution is made. The first stage will include the seed, a small amount of fiber mulch, and dye. This application will help ensure that maximum seed/soil contact is made. A second layer will be applied immediately following the first. The second layer will include additional fiber mulch, dye, and a tackifier. The tackifier will serve to help bind seed and soil until germination. Hydroseed specifications are presented in Table 7.

Table 7 Hydroseed Application Specifications		
Material	First Application	Second Application
Seed	As called for per site	N/A
Long fiber wood mulch	500 lbs/acre	1,000 lbs/acre
Dye	As necessary	As necessary
Tackifier	N/A	90 lbs/acre
Water	Sufficient to maintain slurry	Sufficient to maintain slurry

Hand seeding may be conducted in focused areas to help ensure targeted application of seed. Areas not treated with the hydroseed slurry will be hand seeded following hydroseeding to make sure all areas are seeded. These areas will be determined at the time of seeding and will include areas where hydroseeding may not be possible, where existing native plants may be negatively affected by the hydroseed slurry, or where it is thought that certain species may be appropriate in small areas. Seed of different species will only be mixed when they are to be applied to the same location. Individual species may be seeded separately as directed by the restoration specialist. Hand broadcasters will be used to help ensure a consistent application of seed. An inert carrier (sand, saw dust) may also be mixed with the seed to help maintain consistency. Seeding will not be conducted during windy conditions. Seed will be raked into soil after application to help increase seed/soil contact.

5.5.2 Container Stock

In addition to seed, native container stock will be planted within the restoration areas (Tables 8 and 9). The container stock will be sourced from as close to the site as possible. If container stock is unavailable from the site vicinity, the restoration specialist may substitute species as necessary. The source and proof for all plant material will be provided. All container stock will be inspected and approved by the restoration specialist prior to being installed. Specifically, the restoration specialist will ensure that:

- The correct number, size, and species ordered are delivered;
- Plants are healthy and showing no sign of disease;
- Roots fill the containers but are not root bound;
- There is no breakage of plants;
- Plants show no evidence of pests;
- Plants are in a state suitable for out-planting.

The restoration specialist will reject any plants not meeting these requirements.

Table 8 Mafic Southern Mixed Chaparral/Coastal Sage Scrub Container Stock Species¹	
Species²	Number Per Acre
Broom baccharis (<i>Baccharis sarothroides</i>)	15
California buckwheat (<i>Eriogonum fasciculatum</i>)	100
California sage brush (<i>Artemisia californica</i>)	100
Chamise (<i>Adenostoma fasciculatum</i>)	100
Coastal prickly pear (<i>Opuntia littoralis</i>)	10
Laurel sumac (<i>Malosma laurina</i>)	10
Lemonadeberry (<i>Rhus integrifolia</i>)	20
Nuttall’s scrub oak (<i>Quercus dumosa</i>)	25
Toyon (<i>Heteromeles arbutifolia</i>)	30
Wart-stemmed ceanothus (<i>Ceanothus verrucosus</i>)	30
TOTAL	440

¹All container stock is 1 gallon size

²If unavailable, restoration specialist shall substitute with other suitable species

Table 9 Coastal Sage Scrub Container Stock Species¹	
Species²	Number Per Acre
Laurel sumac (<i>Malosma laurina</i>)	10
Coastal prickly pear (<i>Opuntia littoralis</i>)	10
Broom baccharis (<i>Baccharis sarothroides</i>)	15
Lemonadeberry (<i>Rhus integrifolia</i>)	5
San Diego needlegrass (<i>Stipa lepida</i>)	300
California sage brush (<i>Artemisia californica</i>)	100
California buckwheat (<i>Eriogonum fasciculatum</i>)	100
TOTAL	540

¹All container stock is 1 gallon size

²If unavailable, restoration specialist shall substitute with other suitable species

5.6 IRRIGATION PLAN

A temporary, above ground irrigation systems will be installed in the restoration areas. The systems will provide head to head coverage to ensure adequate irrigation of the installed seed. The final restoration plan will include a detailed irrigation plan, compliant with the County’s Water Conservation in Landscaping Ordinance.

5.7 AS-BUILT CONDITIONS

The restoration specialist shall prepare and submit a map showing the as-built conditions of the restoration area within 6 weeks of completion of site preparation, planting, and basin creation.

6.0 MAINTENANCE DURING MONITORING

6.1 MAINTENANCE ACTIVITIES

A 5-year maintenance program is proposed to help ensure the successful establishment and persistence of the preserved and revegetated habitat. The maintenance program will involve removal of trash, weed control, fence and signage repair/replacement, and any remedial measures deemed necessary for restoration success (e.g., re-seeding).

6.1.1 Trash Removal

The maintenance contractor will remove any trash encountered within the restoration area during every maintenance event and dispose of it in a legally acceptable fashion.

6.1.2 Weed Control

Particular maintenance emphasis will be placed on pro-active weed control within the restoration area. The project would revegetate non-native grassland habitat, which is dominated by grass species that would otherwise be considered to be weeds. For this project, non-native grasses are the target species, and they will not be controlled as weeds. Other, non-grass weed species observed will be considered invasive and targeted for removal. All workers conducting weed removal activities will be educated to distinguish between native and non-native species, with special attention paid to special status plant species that may occur.

Weeds will be removed by hand or with small machinery (e.g., line trimmers) whenever possible, but focused herbicide application may be used if needed and requested by the restoration specialist. Herbicides will only be applied by workers licensed to use those chemicals. Additionally, herbicide will not be used during wet or windy conditions.

Weeds will be removed from the restoration areas and disposed of in a legal manner. All weeds will be removed prior to reaching 12 inches in height or before setting seed. Leaf and branch drop of native species will be left in place and not removed from the site.

6.2 SCHEDULE

Regular maintenance, trash removal, and weed control of the restoration area will be conducted during the first 5 years following implementation of the restoration program or until the restoration program is deemed successful. Maintenance personnel will visit the site at least bi-monthly for the 5-year maintenance and monitoring period. Additional visits will be conducted as directed by the restoration specialist during the rainy season (generally December through May) each year to keep weeds under control.

7.0 MONITORING PLAN FOR THE RESTORATION SITE

7.1 PERFORMANCE STANDARDS FOR TARGET DATES AND SUCCESS CRITERIA

The following sections provide performance standards to determine the successful completion of the 5-year restoration and monitoring program. Attainment of these standards indicates that restored habitat is progressing and performing the functions and services specified in this plan and by the end of the 5-year restoration and monitoring program. Methods used to measure these performance standards are described in the following text. If the restoration fails to meet the Year 5 standards after the full monitoring term, a specific set of remedial measures will be developed and implemented, and the monitoring and maintenance period will be extended until all Year 5 standards are met, or as otherwise provided in this document. Only when the entire restoration site has attained the Year 5 standards will the entire restoration be signed off.

7.1.1 Container Stock

During each annual monitoring event, there will be no less than 80 percent survival of the container stock plants for all 5 years unless they have been replaced by natural recruitment.

7.1.2 Native Species Richness

Species richness criteria have been established to determine the success. Species richness will be measured by visual assessment in Years 1 and 2, and by quantitative transect data in Years 3, 4, and 5. No specific richness criteria are established for Years 1 or 2, but annual success criteria for species richness in Years 3, 4, and 5 are provided in Table 10. Corrective measures will be implemented in areas not meeting the species richness goals in any given year.

Table 10		
SPECIES RICHNESS SUCCESS CRITERIA¹		
Year 3	Year 4	Year 5
8	10	10

¹Pre-determined, non-relative values

7.1.3 Native Species Cover

Native species cover success criteria have also been established to determine success of the restoration effort. Species cover will be measured by visual assessment in Years 1 and 2, and by quantitative transect data in Years 3, 4, and 5. No specific cover criteria are established for Years 1 or 2, but annual success criterion Years 3, 4, and 5 are provided in Table 11. Corrective measures will be implemented in areas not meeting the species richness goals in any given year.

Table 11		
CSS Native Species Cover Success Criteria¹		
Year 3	Year 4	Year 5
40	60	70

¹Pre-determined, non-relative values

7.1.4 Weed Cover

General and target weed cover success criteria have been established for the restoration effort. Given the size of the area and the extent of the weed seed bank, 100% weed eradication for all weed species is not a realistic goal (Some species are highly invasive and others are easier to eradicate). Therefore, species in Table 12 are zero tolerance species and will be controlled at 100% on a yearly basis. Other non-native species are more ubiquitous and can never be completely eliminated and will therefore be managed to a level of 10% or less. If the weed cover success criteria are not met in any given year, then remedial measures will be conducted.

Latin name	Common name	Cal-IPC Rating¹
<i>Atriplex semibaccata</i>	Australian saltbush	M
<i>Carpobrotus</i> spp.	Hottentot's fig	H/M
<i>Cynara cardunculus</i>	Artichoke thistle	M
<i>Cynodon dactylon</i>	Bermuda grass	M
<i>Euphorbia lathyris</i>	Gopher plant	N/A
<i>Foeniculum vulgare</i>	Fennel	H
<i>Hordeum</i> spp	barley	M
<i>Nicotiana glauca</i>	Tree tobacco	M
<i>Ricinus communis</i>	Castor bean	L
<i>Salsola tragus</i>	Russian thistle	L
<i>Silybum marianum</i>	Milk thistle	L
<i>Sorghum halepense</i>	Johnson grass	N/A
<i>Xanthium strumarium</i>	Cocklebur	N/A

¹H= High invasiveness, M= Moderate invasiveness, L= Low invasiveness N/A= Not listed.

7.2 MONITORING METHODS AND SCHEDULES

7.2.1 Installation Monitoring

The restoration specialist will be on-site daily during the installation period to direct all restoration activities including site preparation, weed control, seeding, planting, and watering. Upon completion, the restoration specialist will prepare an as-built map and letter and confirm that the 5-year maintenance and monitoring period may begin.

7.2.2 Maintenance Monitoring

The restoration specialist will conduct regular maintenance monitoring visits during the 5-year maintenance period. Visits will be conducted monthly in Year 1, every other month in Years 2 through 3, and quarterly in Years 4 through 5. Additional visits may be required as conditions warrant. During each visit the restoration specialist will assess the condition of the restoration site and identify remedial measures as necessary. A brief monitoring memo will be prepared and submitted to the maintenance contractor following each maintenance monitoring visit.

7.2.3 Annual Monitoring

Annual monitoring visits will be conducted by the restoration specialist in the late spring each year during the 5-year maintenance period. During each annual monitoring the success of the restoration effort will be evaluated and species richness and cover data will be collected. In Years 1 and 2 species richness and cover will be determined by visual assessment. In Years 3-5 quantitative transect data will be collected.

Quantitative transect data will be collected using the point intercept line transect sampling methods described in the California Native Plant Society's Field Sampling Protocol (Sawyer and Keeler-Wolf 1995). Four 50-m long sampling transects will be established in Year 3 within the CSS creation area. The ends of each transect will be marked with a re-bar stake and recorded with a Global Positioning System (GPS) unit.

Species cover will be determined by dividing each transect into 50 half meter intervals. A point will be projected into the vegetation each interval and any species intercepted by the point will be recorded. Species also will be divided into herb (0- 60 cm), shrub (60cm-3m), and tree (greater than 3 m) layers. Percent cover will be measured by dividing the number of hits by the number of possible hits. Total, native, and non-native cover values will be determined separately.

Native species richness (the number of species) will be calculated by counting all of the species encountered within a 5m wide belt transect along each transect (2.5m on each side). All plants observed will be categorized by origin (native/non-native) and height layer.

Photographs will be taken each year from the same photograph points used prior to initiation of site preparation. The photographs will help track project progress over time and will be included in the annual report each year.

7.3 MONITORING REPORTS

As part of the monitoring program, annual reports prepared by the restoration specialist will be prepared and submitted evaluating the success of the restoration effort to date, along with any recommendations for future work that may be deemed necessary. Each annual monitoring report will include data collected throughout the year in addition to the annual monitoring visit. To detect the overall trend of the restoration, beginning with the second annual monitoring report, the reports will contain comparisons of the monitoring data for the current year with the previous years' data.

In accordance with the Report Format and Content Requirements for Restoration plans (County 2007): "Any significant issue or contingency that arises on the job site (e.g., plant survival issues, fire, or flooding) shall be reported in writing to the County of San Diego within two weeks from the date of the incident. Accompanying the report shall be a plan for remediation, with an implementation schedule and a monitoring schedule."

8.0 COMPLETION OF RESTORATION

8.1 NOTIFICATION OF COMPLETION

The permittee shall notify the County upon the restoration obtaining the Year-5 performance standards through the submittal of the final (Year 5) monitoring report.

8.2 CONFIRMATION

After receipt of the final monitoring report, the County may inspect the restoration site to determine if the effort has been conducted in accordance with this plan.

9.0 CONTINGENCY MEASURES

9.1 INITIATING CONTINGENCY PROCEDURES

An integral part of a successful program is the ability to detect problems with the restoration early in the process, determine the cause of the problem, and attempt to modify the program to accommodate emerging issues or situations. Minor problems, such as trash, vandalism, or small-scale weed or pest infestations will be rectified as they are discovered during routine site monitoring and would not warrant the implementation of contingency measures.

If a performance standard is not met for all or any portion of the restoration site in any year, or if the final performance standards are not met, the restoration specialist will prepare an analysis of the cause(s) of failure, and if determined necessary by the County, propose remedial action for approval. These measures may include changes to the plant palette, adjustment of the management of the site, re-evaluation of species composition, or other design changes.

Should the restoration fail as a result of a natural disaster such as a flood, the permittee will still be held responsible for any additional measures that are required to re-establish the restoration site. The permittee is responsible to have the site meet performance standards in order to receive sign-off.

9.2 FUNDING

The Responsible Party shall be responsible for all costs associated with any contingency measures.

10.0 REFERENCES CITED

Alden Environmental, Inc. 2024. Biological Technical Report for the Questhaven Tentative Map Project. May 6.

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**Conceptual Upland Habitat Biological Resources
Management Plan
for the Questhaven Tentative Map Project
PDS2020-TM-5643**

October 7, 2024

Prepared for:

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**Conceptual Upland Habitat Resources Management Plan
for the Questhaven Tentative Map Project**

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LIST OF TERMS AND ACRONYMS

AMSL	Above Mean Sea Level
CDFW	California Department of Fish and Wildlife
CNDDB	California Natural Diversity Data Base
County	County of San Diego
DEH	Department of Environmental Health and Quality
ELM	Estimate for Long-term Management
MOU	Memorandum of Understanding
MSCP	Multiple Species Conservation Program
PAMA	Pre-approved Mitigation Area
PAR	Property Analysis Record
PDS	Planning and Development Services
RMA	Resource Management Area
RMP	Resources Management Plan
SDMMP	San Diego Management and Monitoring Program
USFWS	U.S. Fish and Wildlife Service

EXECUTIVE SUMMARY

This Conceptual Resources Management Plan (RMP) describes the biological resources within the approximately 50.3-acre Resource Management Area (RMA) on the Questhaven mitigation site and discusses, in detail, the steps to manage and maintain this Preserve Area. This land is being preserved and managed as a component of the required mitigation for the Questhaven Tentative Map (Development) Project. This RMP directs long-term management for the Preserve Area and addresses applicable management guidelines for the County of San Diego.

The main purpose of this RMP is to identify methods and means necessary to maintain and enhance habitat (and related wildlife) values of the RMA in perpetuity. This RMP provides a framework for long-term management of the RMA, which would begin at commencement of Development Project implementation. Management of the habitat restoration areas within the RMA would initially occur, as necessary, until the restoration is complete. Then, the restoration areas would be managed under the framework for long-term RMA management.

This RMP defines methods and schedules to sustain habitat function and value in the RMA, determines the parties responsible for management, and identifies associated costs and source of funding. The goal of this RMP is to preserve long-term viability, function, and value of native habitats in the RMA along with the sensitive species they support. Achieving this goal also would benefit and improve the quality of life for local residents through preservation and enhancement of a more diverse and balanced environment.

For information on biological conditions existing prior to development, please refer to the Biological Technical Report for the Questhaven Tentative Map Project (Alden 2024). In addition, refer to the Questhaven Tentative Map Project Habitat Restoration Plan (Alden 2024) for information regarding the proposed habitat restoration effort.

1.0 INTRODUCTION

1.1 PURPOSE OF BIOLOGICAL RESOURCES MANAGEMENT PLAN

This Conceptual Resources Management Plan (RMP) describes the biological resources within the approximately 50.3-acre Resource Management Area (RMA) on the Questhaven mitigation site (Figures 1 and 2) and discusses, in detail, the steps to manage and maintain the open space. This land is being preserved and managed as a component of the required mitigation for the Questhaven Tentative Map (Development) Project.

The purposes of this RMP are as follows:

- 1) To guide management of habitats, species, and programs described herein to protect and enhance wildlife values.
- 2) To serve as a descriptive inventory of the flora, fauna, and habitats that occur on the property.
- 3) To establish the baseline conditions of the preserved habitat.
- 4) To identify the target habitat characteristics from which adaptive management will be determined and long-term management success will be measured.
- 5) To provide an overview of the property’s operation, maintenance, and personnel requirements to implement management goals and serve as a budget planning aid.

The details of this conceptual plan may be modified when the Final RMP is prepared and submitted to the County for approval. The County will review the Final RMP to ensure that it meets the specified purposes and objectives.

1.1.1 Conditions and/or Mitigation Measures

The RMA contains mitigation acreage for the Questhaven Tentative Map Project impacts (Figure 3; Table 1). For specific information regarding impacts and mitigation ratios, refer to the Biological Technical Report for the Questhaven Tentative Map Project (Alden 2024).

Vegetation Community	Preserved	Restored	Total
Diegan coastal sage scrub	4.5	1.1	5.6
Scrub oak chaparral	0.4	-	0.4
Mafic chamise chaparral	0.4	-	0.4
Mafic southern mixed chaparral	37.9	4.8	42.7
Non-native grassland	1.0	-	1.0
Disturbed Habitat ¹	0.2	-	0.2
Total	44.4	5.9	50.3

¹An existing dirt road

1.2 GOALS, OBJECTIVES, AND STRATEGIES

1.2.1 Vision Statement

The ultimate goal for the RMA is to establish a habitat management approach that will sustain the biological values in perpetuity. The resources specifically covered by this RMP include those sensitive vegetation communities known to occur on site: Diegan coastal sage scrub, scrub oak chaparral, mafic southern mixed chaparral, mafic chamise chaparral, and non-native grassland. Sensitive plant species known to occur include Orcutt's brodiaea (*Brodiaea orcuttii*), Nuttall's scrub oak (*Quercus dumosa*), ashy spike-moss (*Selaginella cinerascens*), and southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*; Appendix A). Sensitive animal species known to occur include western spadefoot toad (*Spea hammondi*), Cooper's hawk (*Accipiter cooperii*; was observed flying overhead), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), and coastal California gnatcatcher (*Poliophtila californica californica*; Appendix B).

This RMP is also intended to include those sensitive plant and animal species with moderate potential to occur. Besides the sensitive plant species already known to occur on site that are listed above, all other sensitive plant species evaluated are considered to have low potential to occur (Appendix C). Sensitive animal species evaluated for potential to occur also are presented in Appendix C.

1.2.2 Goals, Objectives, and Strategies

The purpose of this RMP is to identify methods and means necessary to maintain and enhance habitat (and related wildlife) values of the RMA in perpetuity. The RMP provides framework for long-term management of the RMA. The goal of this RMP is to preserve long-term viability, function, and value of native habitats in the RMA along with the sensitive species they support. The methods in this RMP are considered adaptive and may need to be adjusted over time due to potentially changing conditions and unforeseen events. Therefore, this RMP may be revised, as necessary, over time.

Long-term habitat management guidelines are provided to preserve the diversity and function of the ecosystem through adaptive management and maintenance of the natural biotic community. These management guidelines are designed to limit human intrusion and disturbance and to maintain habitat values to benefit locally common and sensitive species, with specific attention given to the long-term success of the sensitive species listed above. The RMA will be maintained as an intact functioning ecosystem through management including, but not limited to, invasive species removal, access control, and trash and debris removal.

This RMP includes six goals for the overall management of biological resources within the RMA. These goals are presented below. In addition, each goal has accompanying objectives and strategies intended to ensure that the goals are met. The goals, objectives, and strategies are addressed in more detail in Section 4.0.

Goal 1: Native Vegetation Communities/Habitats

Manage and maintain preserved Diegan coastal sage scrub, scrub oak chaparral, mafic southern mixed chaparral, mafic chamise chaparral, and non-native grassland.

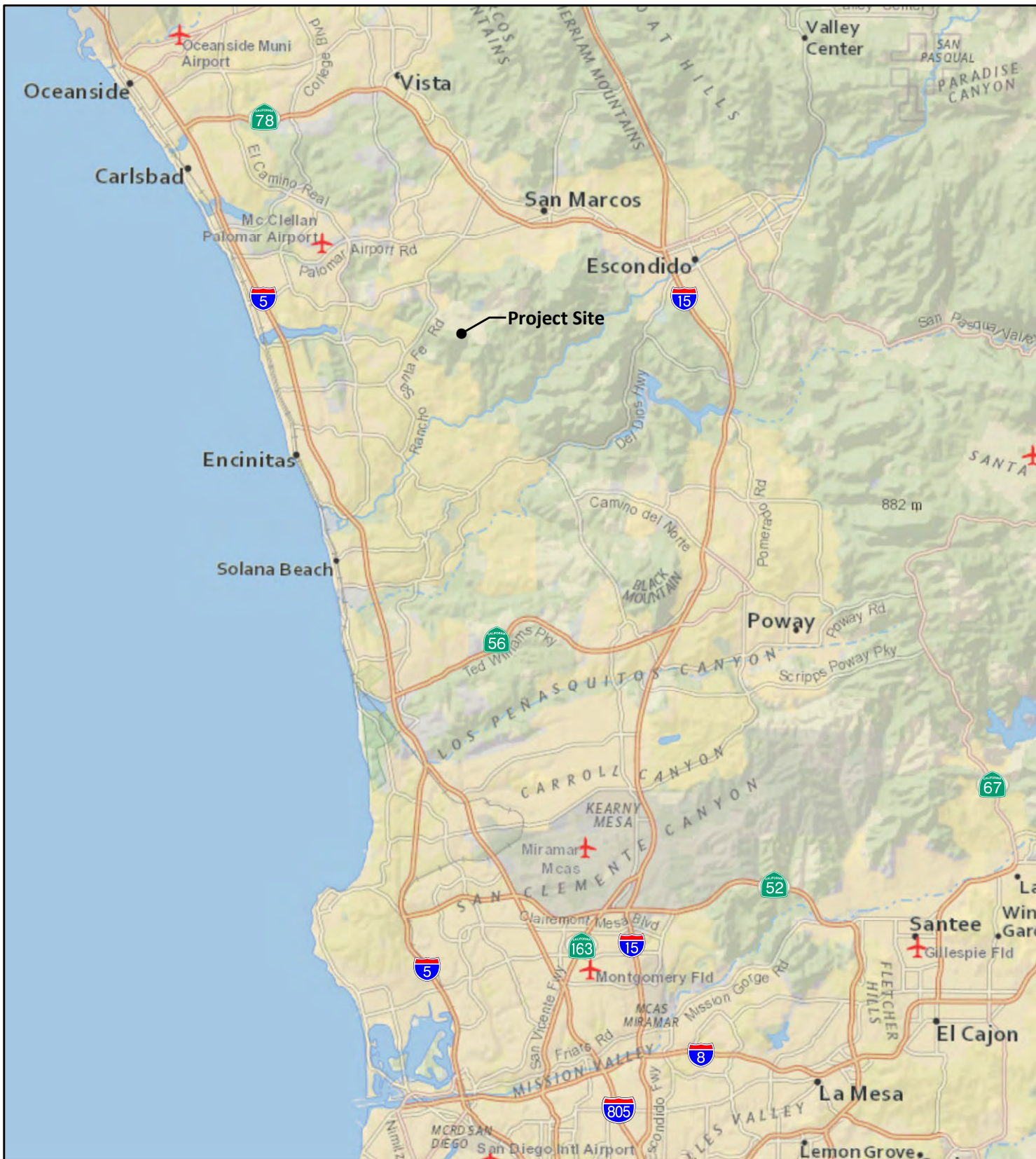


Figure 1

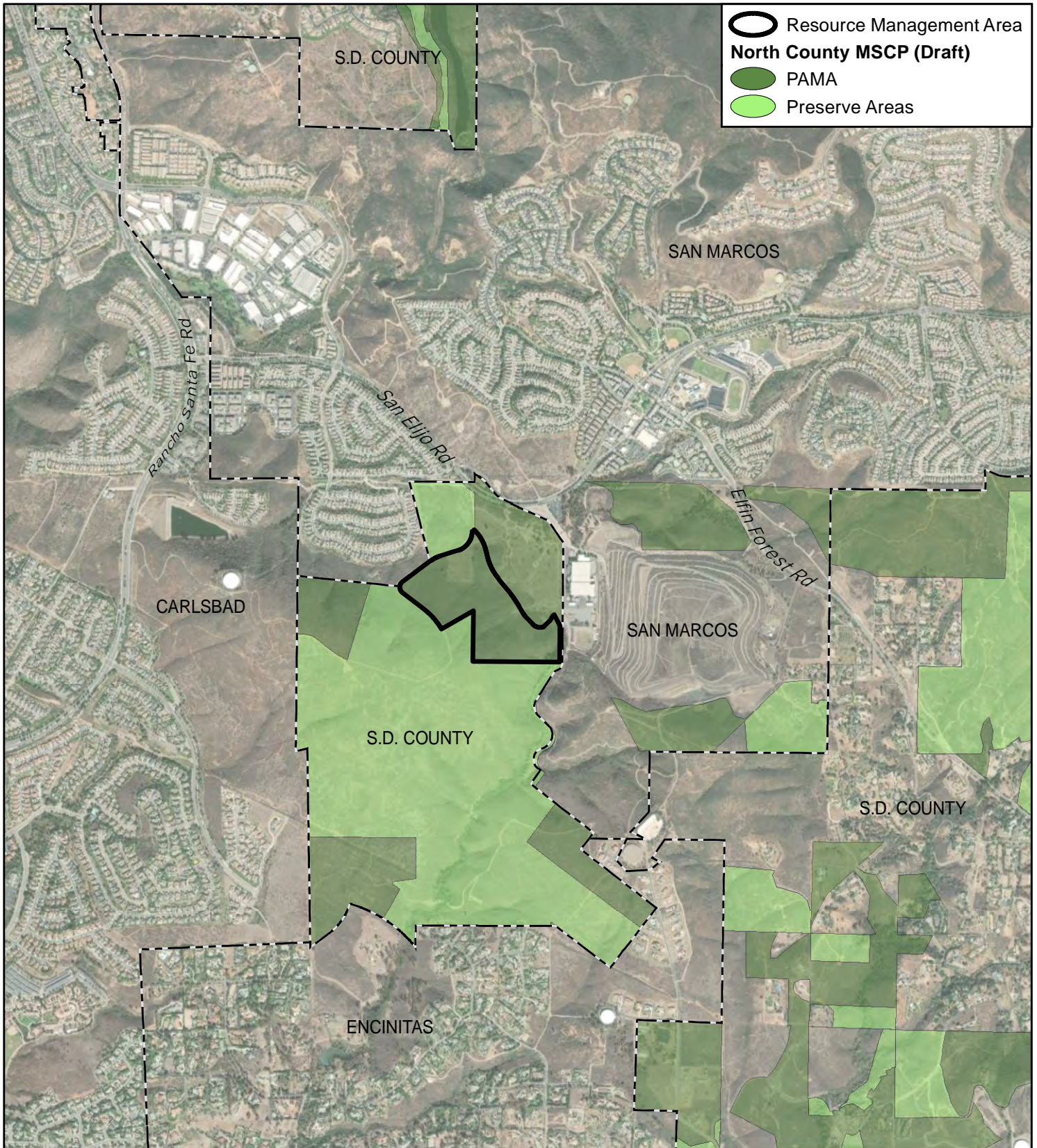
Regional Location

QUESTHAVEN
RESOURCE MANAGEMENT PLAN

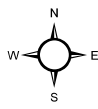


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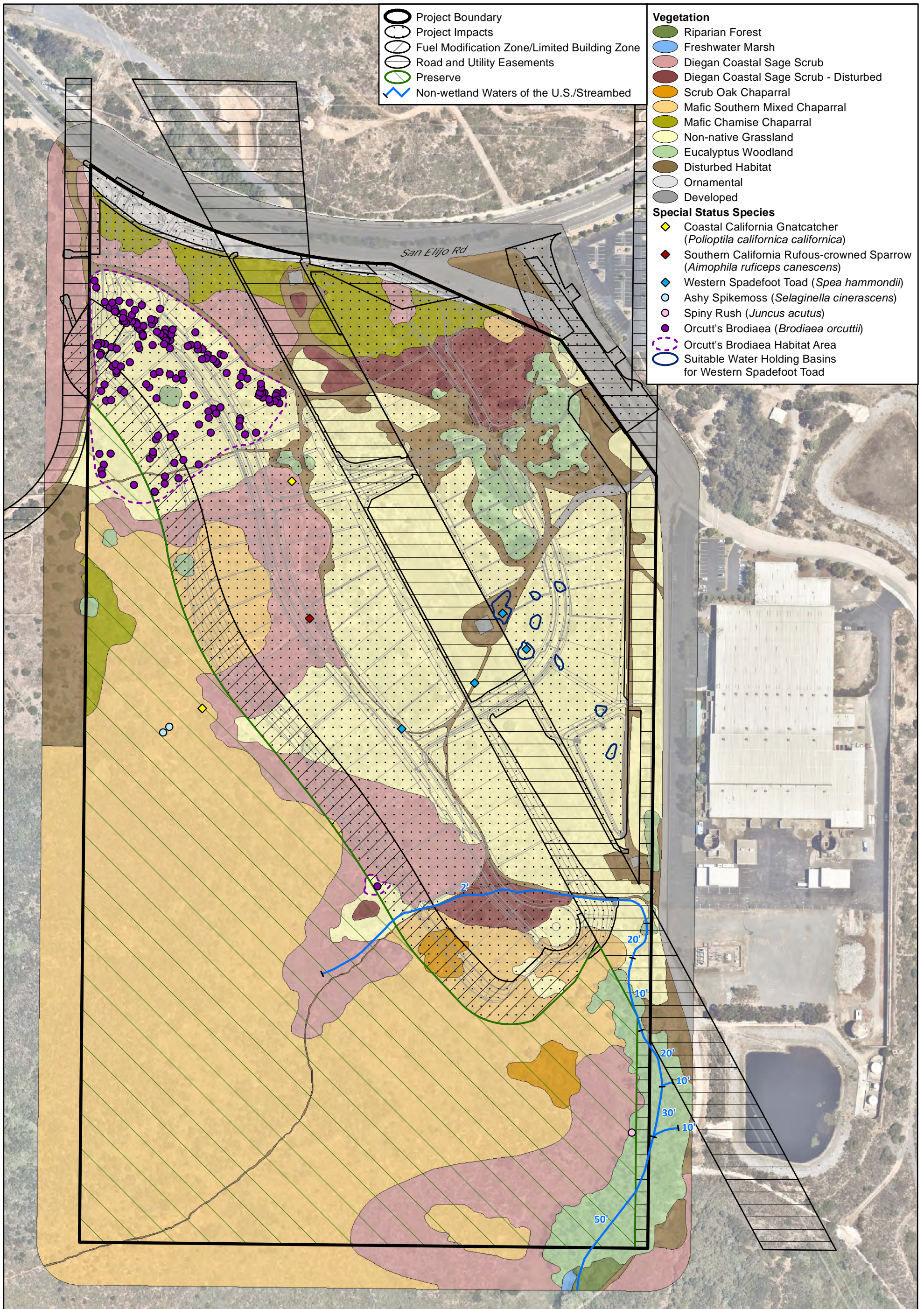
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Figure 2

Project Location

QUESTHAVEN
RESOURCE MANAGEMENT PLAN

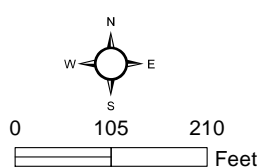


Aerial Photo: Nearmap 2023

Figure 3

Questhaven Project Impacts

QUESTHAVEN
 RESOURCE MANAGEMENT PLAN



Goal 2: Sensitive Wildlife and Plant Species

Monitor sensitive wildlife and plant species known to occur, or with potential to occur, within the RMA. Sensitive animal species to be managed within the RMA (refer to Section 3.0) include Orcutt's brodiaea, Nuttall's scrub oak, ashy spike-moss, southwestern spiny rush, western spadefoot toad, Cooper's hawk, southern California rufous-crowned sparrow, and coastal California gnatcatcher.

Goal 3: Physical Site Management

Maintain the physical conditions of the RMA and conduct the RMP activities in a way that is consistent with the conservation goals and mitigation purposes of the RMA.

Goal 4: Public Outreach and Education

Sustain strong positive relationships with adjacent owners/managers, allow access to the property for educational and scientific purposes, and share information with stakeholders and agencies.

Goal 5: Program Administration and Reporting

Provide program administration through planning and reporting on the RMP implementation in a consistent and efficient manner.

Goal 6: Property Coordination/Management

Coordinate/Integrate Management of the property with adjacent conserved lands managers.

1.3 OWNERSHIP AND MANAGEMENT RESPONSIBILITY

Fee title of the RMA may be held by the current owner, a land/resource manager, or another appropriate landowner (e.g., land trust, conservancy, or public agency) depending on the particular circumstances.

If the land is transferred in fee title to a non-governmental entity or retained by the current landowner, a Biological Open Space Easement or Conservation Easement must be recorded. This easement should be dedicated to the County but may also include other appropriate agencies as grantees or third-party beneficiaries. If title to the land is transferred in fee title to a public governmental agency (e.g., County of San Diego) then that agency shall determine the need for, and type of protective easement that would be required. Any easement or protective document will include an enforcement mechanism to ensure that the management requirements are being carried out as required in this RMP. It is anticipated that the enforcement mechanism will be through the County and Wildlife Agencies (i.e., USFWS, and CDFW) and be connected to the entity holding the endowment.

1.4 ADMINISTRATION

The Questhaven Tentative Map Project (project applicant) is responsible for meeting the mitigation requirements. Implementation of this RMP will be the responsibility of a Resource

Manager. The Resource Manager: (1) will be responsible for the implementation of this RMP and (2) will carry out the RMP's requirements and objectives.

The proposed Resource Manager is:

San Diego Foundation
2508 Historic Decatur Road, Suite 200
San Diego, CA 92106
(619) 235-2300

Any change in the designated Resource Manager shall also be approved in writing by the director of the County department that originally approved the Resource Manager and the Wildlife Agencies. Appropriate qualifications for the Resource Manager include, but are not limited to:

- Demonstrated ability to carry out habitat monitoring or mitigation activities including a minimum of 2 years of experience in field biology in southern California (San Diego County).
- Fiscal stability including preparation of an Estimate for Long-Term Management (ELM) to determine the initial endowment funding requirement.
- Have at least one staff member with a biology, ecology, or wildlife management degree from an accredited college or university, or have a Memorandum of Understanding (MOU) with a qualified person with such a degree.
- Experience with habitat management in southern California

The Resource Manager will take on the following responsibilities.

- Be an advocate of the preserved open space and its protection.
- Be familiar with this RMP, its appendices, and supporting documentation.
- Be familiar with requirements and restrictions or easement(s) that may be recorded over the mitigation area.
- Be responsible for all points noted in this RMP, as discussed in applicable sections of this document.
- Maintain all documents transferred by the project proponent, and be knowledgeable about the resources addressed in these reports.
- Educate the surrounding community about the presence and need for the RMA and be responsive to any community concerns or problems regarding the RMA.
- Document all field visits, and notify the County in a timely manner of all concerns, problems, and suggested solutions.
- Forward all applicable monitoring and management data to the County for incorporation into the Multiple Species Conservation Program (MSCP) database and annual report.
- Coordinate with the manager(s) of adjacent preserves/open space areas on management practices and tasks related to preservation and maintenance of the regional open space system and apply pertinent adaptive management recommendations received from the regional monitoring source.

1.5 FUNDING MECHANISM

The project applicant will fund this RMP. Said funds will be tied to the property, to be used by the Resource Manager to implement the RMP. The San Diego Foundation is proposed to hold and manage the endowment. The amount of the endowment deposit is calculated such that the annual interest generated will cover the annual management costs so not to deplete the initial investment.

Management costs will be calculated based upon the activities presented within this RMP. The San Diego Foundation would prepare a Property Analysis Record (PAR) or equivalent to determine the funding required for the initial endowment and the long-term management of the RMA.

The Resource Manager will request annual funding from the San Diego Foundation to implement the coming year tasks based on an annual work plan.

1.6 RMP AGREEMENT

The County requires an RMP Agreement with the project applicant. The Agreement will be executed when the County accepts the Final RMP. The Agreement will obligate the project applicant to implement the RMP and provide a source of funding to pay the cost to implement the RMP in perpetuity. The Agreement shall also provide a mechanism for the funds to be transferred to the County if the Resource Manager fails to meet the goals of the RMP.

The Agreement will specify that RMP funding or a funding mechanism be established prior to approval of grading or improvement plans, or prior to approval of the Final Map, whichever is first.

2.0 PROPERTY DESCRIPTION

2.1 LEGAL DESCRIPTION

The RMA is in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. It is located immediately south and west of the City of San Marcos and east of the City of Carlsbad. Interstate 5 is located approximately 5.3 miles to the west. Specifically, the RMA is located south of San Elijo Road and east of Denning Drive (Figures 1 and 2) and is within the west half of the northwest quarter of Section 33, Township 12 South, Range 3 West, San Bernardino Meridian on the U.S. Geological Survey (USGS) 7.5-minute Rancho Santa Fe quadrangle map. The RMA consists of all or part of the following Assessor Parcel Numbers: 22307007, 22307008, and 22308046.

2.2 ENVIRONMENTAL SETTING

The RMA contains a large area of steep hills that transition into a flatter area to the east, where the Questhaven Development Project would be built. Elevations range between approximately 700 feet above mean sea level (AMSL) in the west to 490 feet AMSL at the southeastern corner.

The RMA is within the boundaries of the draft North County MSCP (NCMSCP) area and is completely within the Pre-approved Mitigation Area (PAMA; Figure 2).

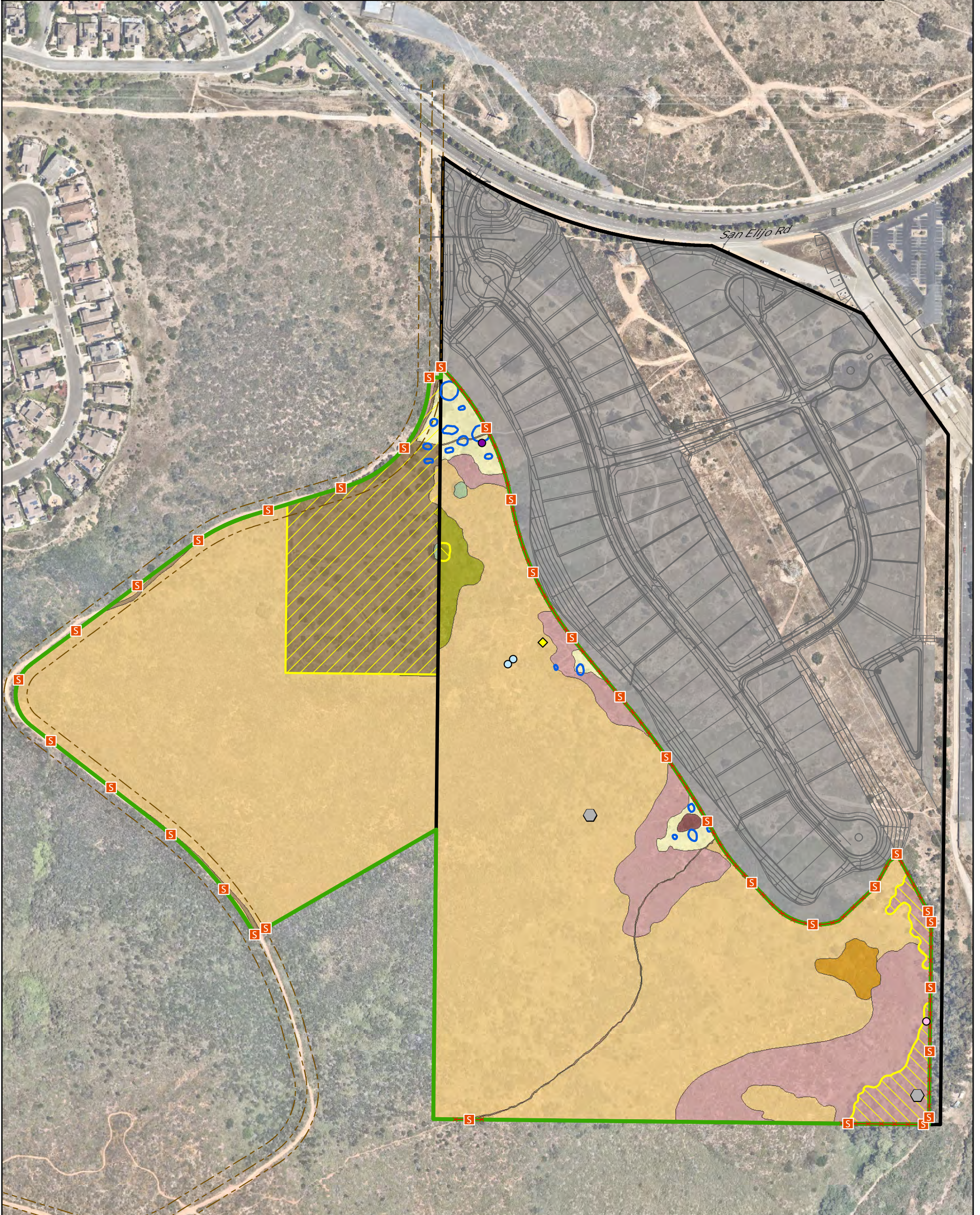
2.3 LAND USE

North, west, and south of the RMA is open space associated with the Rancho La Costa Habitat Conservation Area. To the east of the RMA is the proposed Questhaven Tentative Map Project development area. Further east is a former recycling facility that is currently used as an indoor sports complex known as “Edenpark,” and that is proposed for additional sports complex and commercial uses. Additional open space areas border the RMA to the west.

The RMA is undeveloped and supports primarily dense, native habitat. Historically, the northern portion of the RMA was subject to disturbance and was used for agricultural purposes (fig farm). The southeast corner of the RMA was disturbed and supports eucalyptus woodland habitat. Both of these areas would be restored to native habitat. Management of the habitat restoration areas would initially occur, as necessary, until the restoration is complete. Then, the restoration areas would be managed under the framework for long-term RMA management, which would begin at commencement of Development Project implementation.

The only proposed use within the RMA is management of preserved/restored habitat. The Development Project area to the east would be fully contained, and there would be no fuel management activities within the RMA. The RMA will be fenced and/or will have signs posted (Figure 4) stating that it is an environmentally sensitive area. The fencing proposed is heavy-gauge, three-strand, barbless wire. This will clearly delineate the RMA limits, while still allowing for animals to pass through and allowing for ingress and egress for road and utility purposes for the existing easement to the west.

<ul style="list-style-type: none"> Resource Management Area Project Boundary Questhaven Development Project CSS Restoration Area SMC/CSS Ecotonal Restoration Area Constructed Spadefoot Toad Basin Preserve Area Fencing Preserve Area Signs Access Easement Existing Background Well (SMGW-36) 	<p>Vegetation</p> <ul style="list-style-type: none"> Diegan Coastal Sage Scrub Diegan Coastal Sage Scrub - Disturbed Scrub Oak Chaparral Mafic Southern Mixed Chaparral Mafic Chamise Chaparral Non-native Grassland Eucalyptus Woodland Disturbed Habitat 	<p>Special Status Species</p> <ul style="list-style-type: none"> Coastal California Gnatcatcher (<i>Poliotila californica californica</i>) Ashy Spikemoss (<i>Selaginella cinerascens</i>) Spiny Rush (<i>Juncus acutus</i>) Orcutt's Brodiaea (<i>Brodiaea orcuttii</i>)
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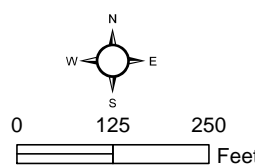


Aerial Photo: Nearmap 2023

Figure 4

Resource Management Area

QUESTHAVEN
RESOURCE MANAGEMENT PLAN



2.4 GEOLOGY, SOILS, CLIMATE, AND HYDROLOGY

Soils on the site are mapped as San Miguel rocky silt loam (9–30 percent slopes), San Miguel-Exchequer rocky silt loams (9–70 percent slopes), and Exchequer rocky silt loam (30–70 percent slopes).

Warm, Mediterranean weather characteristic of southern California typifies the climate, precipitation, and seasons for the RMA. Relatively little precipitation is received during the dry summer months of May through August when the average temperature reaches 78 degrees Fahrenheit, and the high temperature reaches approximately 95 degrees Fahrenheit. Winter months take place from December through March when an average temperature of 50 degrees Fahrenheit and minimum temperature of approximately 30 degrees Fahrenheit are accompanied by a precipitation level averaging 2.2 inches. After the rains, the growing season initiates in April and lasts well into May.

2.5 TRAILS

There are several unimproved trails along the eastern boundary of the RMA that are used by the public for recreational purposes including hiking, dog walking, bicycling (BMX tracks), and remote-control car operation. These trails will be closed and fenced as there are no planned trails within the RMA. Trails and public access are not allowable uses within the RMA and are not part of the management requirements identified in this RMP.

2.6 EASEMENT OR RIGHTS

The only easement within the RMA is a 60-foot wide access easement that follows an existing dirt road along the western border (Figure 4). There are no other easements or rights issued to others within the RMA. The dirt road provides access from San Elijo Road, through the Rancho La Costa Habitat Conservation Area, to a water tank on top of the hill. Given that this easement provides access to preserved habitat areas that would not be subject to future development/expansion, the access easement is considered an allowable use within the RMA.

In addition, there is a County Department of Public Works (DPW) monitored Background Well (SMGW-36) located within the existing drainage area in the southeast corner of the RMA (Figure 4). This well consists of a single, small diameter pipe emerging from the ground in this drainage area. Given the minor footprint of this well, continued monitoring would not conflict with the habitat restoration effort and long term management of the RMA. As such, the well is considered an allowable use within the RMA.

2.7 FIRE HISTORY

The site has not burned recently. Potential fire threats to the RMA include spotting in a wind-driven fire, such as a fire starting most likely from off site to the west or south, which could result in airborne burning debris landing in on-site vegetation.

3.0 BIOLOGICAL RESOURCES DESCRIPTION

3.1 VEGETATION COMMUNITIES/HABITATS

As shown previously in Table 1, impacts to from the Questhaven Tentative Map Project are to be mitigated in the RMA through habitat preservation and restoration. When the required habitat restoration is complete, the RMA will support scrub oak chaparral, mafic southern mixed chaparral, mafic chamise chaparral, coastal sage scrub, and non-native grassland (Figure 4). A description of each of these habitat types on site is provided below.

3.1.1 Diegan Coastal Sage Scrub

Coastal sage scrub is one of the two major shrub types that occur in southern California, occupying xeric sites characterized by shallow soils (the other is chaparral). Four distinct coastal sage scrub geographical associations (northern, central, Venturan, and Diegan) are recognized along the California coast. Diegan coastal sage scrub may be dominated by a variety of species depending upon soil type, slope, and aspect. Typical species found within Diegan coastal sage within the RMA are California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*), and black sage (*Salvia mellifera*).

3.1.2 Scrub Oak Chaparral

Scrub oak chaparral is a dense, evergreen community that may reach heights of 20 feet that is typically dominated by Nuttall's scrub oak with considerable mountain mahogany (*Cercocarpus betuloides*).

3.1.3 Mafic Chamise Chaparral

Mafic chamise chaparral in the RMA occurs on San Miguel series soils that are formed from metavolcanic rock that overlays metavolcanic bedrock. This chaparral in the RMA is dominated by chamise (*Adenostoma fasciculatum*). Associated species contribute little to the vegetative cover.

3.1.4 Mafic Southern Mixed Chaparral

Mafic southern mixed chaparral in the RMA occurs on San Miguel series soils that are formed from metavolcanic rock that overlays metavolcanic bedrock. This chaparral is composed of broad-leaved sclerophyllous shrubs that can reach six to 10 feet in height and form dense often nearly impenetrable stands with poorly developed understories. Characteristic plants in this community include black sage, fuchsia-flowered gooseberry (*Ribes speciosum*), spiny redberry (*Rhamnus ilicifolia*), holly-leaf redberry (*Rhamnus ilicifolia*), chamise, toyon (*Heteromeles arbutifolia*), and blue elderberry (*Sambucus nigra* ssp. *caerulea*).

3.1.5 Non-native Grassland

Non-native grassland is a dense to sparse cover of annual grasses, often associated with native, annual forbs. This association occurs on gradual slopes with deep, fine-textured, usually clay soils. Most of the introduced annual species that comprise non-native grassland originated from

the Mediterranean region of Europe, an area with a climate similar to that in California and a long history of agriculture. Non-native grassland in the RMA is comprised of the following characteristic non-native species including oats (*Avena barbata* and *A. fatua*), species of bromes (*Bromus diandrus*, *B. madritensis*, and *B. hordeaceus*), Italian ryegrass (*Festuca perennis*), and annual beard grass (*Polypogon monspeliensis*), along with some native and non-native and forbs.

3.2 PLANT SPECIES

3.2.1 Plant Species Present

A total of 121 species of plants were observed during surveys for the Questhaven Development Project, of which 43 (36 percent) are non-native species (Appendix A).

3.2.2 Sensitive Plant Species Present or Likely to Occur

Sensitive plant species known to occur within the RMA (Figure 4) include Orcutt’s brodiaea, Nuttall’s scrub oak (in scrub oak chaparral), ashy spike-moss, and southwestern spiny rush. A list of plant species evaluated for their potential to occur was prepared for the Biological Technical Report (Alden 2024) and is included as Appendix C.

3.2.3 Non-Native/Invasive Plant Species

Since non-native grassland is a naturalized habitat type and is important for owls and raptors, removal of non-native grass species from the preserved non-native grassland area is not included. Several species of weeds are particularly problematic in the vicinity of the RMA. Control of these target, invasive, site-specific, weed species shall be conducted. The initial target weed species are provided in Table 2. This list will be reevaluated by the Resource Manager and will be adapted as necessary to reflect site conditions. The goal will be to manage these species such that, over time, they are no longer present on the site (zero tolerance).

Latin name	Common name	Cal-IPC Rating¹
<i>Atriplex semibaccata</i>	Australian saltbush	M
<i>Carpobrotus</i> spp.	Hottentot’s fig	H/M
<i>Cynara cardunculus</i>	Artichoke thistle	M
<i>Euphorbia lathyris</i>	Gopher plant	N/A
<i>Foeniculum vulgare</i>	Fennel	H
<i>Nicotiana glauca</i>	Tree tobacco	M
<i>Ricinus communis</i>	Castor bean	L
<i>Salsola tragus</i>	Russian thistle	L
<i>Silybum marianum</i>	Milk thistle	L
<i>Sorghum halepense</i>	Johnson grass	N/A
<i>Xanthium strumarium</i>	Cocklebur	N/A

¹H= High invasiveness, M= Moderate invasiveness, L= Low invasiveness N/A= Not listed.

3.3 WILDLIFE SPECIES

3.3.1 Wildlife Species Present

A total of 89 animal species, including 26 invertebrates, two amphibians, two reptiles, 56 birds, and three mammals were observed/detected during surveys for the Questhaven Tentative Map Project (Alden 2024; Appendix B).

3.3.2 Sensitive Wildlife Species Present or Likely to Occur

Sensitive animal species including western spadefoot, southern California rufous-crowned sparrow, and coastal California gnatcatcher were observed within the RMA (Alden 2024). The sensitive Cooper's hawk was also observed flying overhead. A list of sensitive species evaluated for their potential to occur was prepared for the Biological Technical Report (Alden 2024) and is included as Appendix C.

3.3.3 Non-native and/or Invasive Wildlife Species

Non-native or invasive wildlife species are not expected to be of concern within the RMA.

3.4 OVERALL BIOLOGICAL AND CONSERVATION VALUE

The overall biological value of the open space habitat within the RMA is high. The RMA would connect to other identified preserve areas to create a larger, overall habitat preserve (Figure 2) that would not only compensate for the Development Project's impacts but would be a beneficial biological resource in the western portion of unincorporated San Diego County. The clustered design of the adjacent Questhaven Development Project allows for a larger, more contiguous habitat movement and wildlife corridor area. Extant sensitive species would be protected and, through long-term habitat management, other sensitive species may occur within the RMA over time.

3.5 ENHANCEMENT AND RESTORATION OPPORTUNITIES

Historically, the northern portion of the RMA was subject to disturbance and was used for agricultural purposes (fig farm). The southeast corner of the RMA was disturbed and supports eucalyptus woodland habitat. Both of these areas would be restored to native habitat.

4.0 MANAGEMENT ELEMENT, GOALS, AND TASKS

The ultimate goal of this RMP is to detail the methods to preserve and manage lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the RMA. In addition, this RMP establishes the following goals with regard to biological resources.

4.1 GOAL 1: NATIVE VEGETATION COMMUNITIES/HABITATS

Manage and maintain preserved Diegan coastal sage scrub, scrub oak chaparral, mafic chamise chaparral, mafic southern mixed chaparral, and non-native grassland within the RMA, with the primary purpose of maintaining suitable habitat for Orcutt's brodiaea, Nuttall's scrub oak, ashy spike-moss, southwestern spiny rush, western spadefoot, Cooper's hawk, southern California rufous-crowned sparrow, and coastal California gnatcatcher.

Goal 1 is to manage the land to the benefit of the flora, fauna, and native ecosystem functions reflected in the native vegetation communities occurring within the RMA, recognizing that vegetation cover and conditions may vary over time. Targets of cover for the vegetation communities are tied to the previous mapping and baseline vegetation/habitat mapping to be conducted during the first year of implementation of this RMP. Specifically, the RMA is comprised of a total of 50.3 acres as shown previously in Table 1.

Objective 1.1: Conduct Initial Site Enhancement Activities

- Conduct initial enhancement and protection activities within the RMA at the onset of RMP implementation. This will be the responsibility of the Project Applicant as initial startup actions; as such, the costs associated with these initial activities are not included the long-term endowment cost. A list of all management tasks (strategies) is presented in Table 3.

Strategy 1.1.1 (Startup Task): Initial Fencing/Access Control

- Install fencing and signs along the perimeter of the RMA.

Heavy-gauge, three-strand barbless, wire fencing with three gates will be installed around the RMA (Figure 4).

To prevent human-induced degradation of the RMA due to illegal occupancy, trespassing (e.g., off-highway vehicle activity), removal of resources, or dumping of trash or debris, the Resource Manager will restrict access to the RMA. Permanent signage will be posted along the RMA fencing and will be maintained by the Resource Manager. All signs will be corrosion-resistant (e.g., constructed of steel), measure at minimum 6 by 9 inches in size, be posted on a metal post at least 3 feet above ground level, and provide notice in both English and Spanish that the area is an ecological preserve with trespassing prohibited. The signs will state the following:

Sensitive Environmental Resources

Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited.

To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Department of Planning and Land Use

Reference: PDS2020-TM-5643

Table 3		
Management and Monitoring Schedule		
Strategy	Task	Timing
Goal 1: Native Vegetation Communities/Habitats		
1.1.1	Initial Fencing/Access Control	Startup task ¹
1.1.2	Initial Trash/Debris Removal	Startup task ¹
1.2.1	Baseline Mapping	First year of implementation of the RMP
1.2.2	Update Vegetation Mapping	Every 5 years
1.2.3	Establish and Maintain a Biological Database	Update annually/as needed, include with Annual Report by January 31 each year
1.3.1	Prepare and Update Invasive Species Map	Year 2 and every 3 years thereafter
1.3.2	Prioritize Areas for Weed Control	Ongoing, as needed
1.4.1	Weed Control in Priority Areas	Ongoing, as needed
1.4.2	Annual Assessment Weed-Related Monitoring	Annually, may be in conjunction with other task visits
1.5.1	Annual Habitat Enhancement Monitoring	Annually, may be in conjunction with other task visits
1.6.1	Habitat Restoration Installation	Prior to, or concurrent with project construction/grading
1.6.2	Habitat Restoration Monitoring and Maintenance	Monthly in Year 1, every other month in Years 2 through 3, and quarterly in Years 4 through 5. Additional visits may be required as conditions warrant. A brief monitoring memo will be prepared following each visit.
1.6.3	Annual Habitat Restoration Monitoring and Reporting	Conducted in the late spring during the 5-year maintenance period followed by preparation of an annual report.
Goal 2: Sensitive Wildlife and Plant Species		
2.1.1	General Survey	During baseline mapping in Year 1 (Strategy 1.2.1)
2.1.2	Monitor Sensitive Plant Species	Two out of every 5 years
2.1.3	Monitor Sensitive Animal Species	Every five years
2.2.1	Other Sensitive Species	As needed
Goal 3: Physical Site Management		
3.1.1	General Monitoring	At least monthly
3.1.2	Control Access	As needed
3.1.3	Remove trash and debris	As needed
3.2.1	Poaching/Collecting Prohibition	As needed, in conjunction with other monitoring tasks
3.3.1	Monitor for Encampments/Squatters	As needed, in conjunction with other monitoring tasks

Table 3 Management and Monitoring Schedule		
Strategy	Task	Timing
3.4.1	Predator/Pest Control	As needed, in conjunction with other monitoring tasks
3.5.1	Coordinate with Fire Services	Upon implementation and as needed thereafter
3.5.2	Prepare, Implement, and Update Fire Plan	Year 2 and as needed thereafter
3.5.3	Work Plan Adjustments Following Fires	As needed
3.6.1	Monitor Potential Erosion Within the RMA	As needed, in conjunction with other monitoring tasks
3.6.2	Install Erosion Control Measures	As needed
3.7.1	Monitor Shooting and Hunting	As needed, in conjunction with other monitoring tasks
3.7.2	Control Hunting/Shooting	As needed
3.8.1	Hazardous Materials Monitoring	As needed
Goal 4: Public Outreach and Education		
4.1.1	Direct Contact	Within the first 18 months of RMP implementation; as needed thereafter
4.2.1	Tours and Site Visits	As needed
4.2.2	Scientific Research	As needed.
4.2.3	MSCP Monitoring Program	As needed and in conjunction with annual reporting
4.3.1	Sensitive Species Data	Annually, in conjunction with annual reporting
Goal 5: Program Administration and Reporting		
5.1.1	Annual Report and Work Plan	Annually
5.1.2	Coordination with County, USFWS, and CDFW	At startup and as needed thereafter
5.2.1	RMP Review	Every 5 years
5.2.2	RMP Revisions	As needed
Goal 6: Property Coordination/Management		
6.1.1	Coordinate with Adjacent Property Owners/Managers, Utility Providers, Easement Holders, and Law Enforcement as Applicable	At startup and/or as needed thereafter

¹To be carried out by the project applicant

Strategy 1.1.2 (Startup Task): Initial Trash/Debris Removal

- Remove trash and debris from within the RMA.

At the onset of management, the project applicant will inspect the site for the presence of trash and debris that may be present. Trash and debris located on the site will be removed from the RMA and disposed of in a legal manner.

Objective 1.2: Vegetation Community/Habitat Mapping

- Maintain accurate vegetation/habitat mapping to guide management decisions.

Strategy 1.2.1 (Startup Task): Baseline Mapping

- Conduct baseline mapping during the first year.

The quantity and quality of vegetation communities within the RMA will be documented during the first year of active management. Vegetation mapping in the baseline survey will follow the latest SANDAG/CDFW vegetation classification system based on the Manual of California Vegetation. Species cover and richness will be visually evaluated. Plant species observed will be recorded and an estimate of the richness (number) of species present on site can be made. This list will be further broken down into native/non-native species. These data will allow the Resource Manager to measure habitat changes caused by natural and human effects and to evaluate management efforts during subsequent years.

The intent of this update is to document current conditions in the open space areas (including graphic and tabular depictions of habitat acreages), document all species observed (either directly or indirectly by sign such as scat, tracks, etc.) within each identified habitat type, and document the locations of any sensitive plant and animal species. Permanent photo documentation points also will be established during the baseline mapping.

The baseline inventory update will be conducted during the spring of the first year of active management. To optimize the probability of detecting sensitive species reported or expected to occur within the RMA, this survey should be conducted between March and May, when the majority of sensitive plant and animal species are most detectable.

Strategy 1.2.2 (Ongoing Task): Update Vegetation/Habitat Mapping

- Update vegetation/habitat mapping every 5 years.

The vegetation/habitat mapping produced under Objective 1.2, Strategy 1.2.1 will be updated every five years. The updates will follow the same methods as the baseline mapping and be based on a combination of field work, information collected during other RMP management activities, information from the regional database or other sources, site-specific mapping, and aerial imagery.

As part of each update, the Resource Manager will identify and evaluate: 1) changes in the amounts of vegetation communities compared with baseline map and specific changes since the last update; 2) the circumstances or likely cause of the changes; 3) whether Goal 1 targets have been met; and any remedial actions or changes to management activities recommended for the upcoming period.

Strategy 1.2.3 (Ongoing Task): Maintain a Biological Database

- Update annually as needed.

All data collected during the Baseline Mapping in Strategy 1.2.1 will be submitted to the San Diego Management and Monitoring Program (SDMMP) data portal to establish a biological database. The database will be updated annually as needed to record changed or new vegetation/habitat, sensitive plant, and/or sensitive animal conditions in the RMA.

Objective 1.3: Non-native and Invasive Plant Map

- Identify and map target invasive plant species.

Strategy 1.3.1 (Startup and Ongoing Task): Prepare and Update Invasive Species Map

- Complete a map of non-native and invasive plant species on the property by the end of Year 2 and update the map every three years thereafter.

In preparation for weed mapping, the Resource Manager will prepare a non-native and invasive plant (weed) watch list for the property. The weed watch list will include species of concern with a potential for occurring on the property. The species of concern will include but not be limited to plants with a Moderate or High rating by the California Invasive Plant Council (Cal-IPC). Table 2 contained the initial general list of weeds of concern for the RMA.

Plant locations will be recorded as either points or polygons depending on the size of the infestation. At a minimum, attribute information will include general and specific location data, GPS coordinates, aspect, infested area (acres, square feet), canopy closure, abundance, vegetation community and associated species, and overall site quality. In addition, each occurrence will be assigned a unique identifier name; these names will be used consistently in all documents, maps, and databases. Finally, an invasive species survey form will be completed for each unique occurrence. The map will be completed no later than the end of the second year of RMP implementation. The map of non-native and invasive plant species will be updated every three years. The weed watch list will be evaluated and modified as appropriate when the updates occur.

These species will form the starting point for identifying the target weed species within the RMA. The Resource Manager will determine priority of target treatment species and infestation areas. The overall weed abatement goal is to maintain a maximum level of five percent for species categorized as Cal-IPC List High or Moderate; excluding common non-native grassland species present prior to long-term management.

Strategy 1.3.2 (Startup and Ongoing Task): Prioritize Areas for Weed Control

- Prioritize locations on the property for weed control measures.

The Resource Manager will prioritize areas for weed control measures based on the results of the mapping effort, an evaluation of the threat posed by existing infestations to sensitive vegetation communities or the habitat of sensitive species, and a consideration of the potential benefits of preventative measures in specific areas. The intent is that priority areas would include locations where the spread of weeds could be prevented as well as locations where treatment would improve existing conditions. An initial list of priority areas may be prepared by the Resource Manager based on available information in Year 1 of RMP implementation. This will allow for

the initiation of some weed control measures in Year 1 and Year 2. The final list of priority areas will be completed no later than the end of Year 3.

The list of priority areas will be re-evaluated and updated when the non-native and invasive plant map is updated (every three years). The Resource Manager also may propose changes to the list at any time based on changed circumstances or new information.

Objective 1.4: Weed Control Strategy

- Implement a weed control strategy to reduce the extent of non-native and invasive plants and control the spread of such species to priority areas within the RMA.

The purpose of the weed control strategy is to address existing infestations that may threaten the long-term persistence and health of native vegetation communities in the RMA and deter the spread and recurrence of highly invasive species. Since eradication is likely infeasible, the treatment and maintenance of infested areas will require a long-term selective approach.

The weed abatement program will be flexible to reflect the potential diversity of weed issues and treatments on the sites. For example, mechanical techniques such as hand pulling would be more appropriate in vernal pools and line trimming and herbicide treatment would be more efficient in grassland areas. Weed abatement is most effective when weeds are removed before setting seed. The weed abatement program will be sensitive to the biology and ecology of resources targeted for protection, such as limiting weed removal in vernal pools to when the pools are dry.

Any herbicide use will be applied in accordance with all federal and state laws. All herbicide use will be under the direction of a licensed pest control and applicator.

The Resource Manager will also have the discretion to adjust the weeding schedule. Higher than normal rainfall can promote excessive weed growth. Under these conditions, an opportunity may exist to take a more proactive approach by expending more resources on the weed abatement program. A more intensive weeding schedule than initially planned, under such conditions and especially if such an opportunity arises in the first two years of the management program, could provide higher returns later. An aggressive weeding schedule during the first two years is expected to significantly reduce the exotic seed bank, while providing native species a competitive advantage. Such “upfront loading” will increase the probability of reducing weed infestations earlier than expected.

Hand pulling of exotic invasive species will be employed in areas interspersed with natives. Effective large-scale removal can be accomplished when plants are small, and soil is moist (e.g., late winter). Prior to implementation of any alternative methods the County, USFWS, and CDFW will be consulted for approval.

Strategy 1.4.1 (Startup and Ongoing Task): Weed Control in Priority Areas

- Implement the appropriate weed control treatments and maintenance measures in priority areas.

As soon as the priority areas have been identified, the Resource Manager will initiate treatment during appropriate seasonal treatment windows. A combination of physical and chemical treatments may be applied. The treatments will be identified in the annual work plan prepared by the Resource Manager each year.

- The Resource Manager will assess the need for weed control and determine the best approach. Weed removal may be performed by a combination of hand, mechanical, and chemical treatments, where and when these different methods are appropriate. The timing of weeding shall be such that impacts to nesting birds are avoided. Herbicides (if/when needed) will be applied in accordance with federal and state laws by a licensed applicator, as directed by the Resource Manager.

Other weed control methods may be proposed and implemented if approved in advance by the County, USFWS, and CDFW. Treatment in locations with sensitive plant or wildlife species will be overseen by a qualified biological monitor, as directed by the Resource Manager. All work will be conducted by a qualified contractor specializing in invasive plant control and habitat enhancement.

When implementation of the weed program commences, the goal each year at a minimum will be to treat an area equal to at least 20 percent of the RMA (approximately 10 acres). The locations and types of treatment may vary from year to year. Some locations may require multiple treatments in a given year or over consecutive years. Treated areas also will require follow-up maintenance and monitoring.

Strategy 1.4.2 (Startup and Ongoing Task): Annual Assessment Weed-Related Monitoring

- Annually monitor treated sites, priority areas, and other locations in the RMA for weed species on the watch list.

A qualified plant ecologist will monitor treated sites, priority areas, and other locations in the RMA on an annual basis for species listed on Table 2. The monitoring will occur through regularly scheduled site visits (at least two per year). Information collected in the monitoring visits will be used to update the weed map and a list of priority areas.

The entire RMA will be searched for new or rapidly expanding invasive plant species locations at least once per year. These observations will be incorporated into the latest map of invasive plant species. These rapid assessments are designed to identify potentially problematic invasive plant locations before they become outbreaks. Rapidly expanding invasive plant species locations will be targeted for removal during the year in which they are observed and will be included in the following year's work plan for follow-up treatment.

Objective 1.5: Habitat Enhancement Strategy

- Prepare and implement a habitat enhancement strategy to monitor and assess the RMA for potential future enhancement needs and opportunities.

Strategy 1.5.1 (Startup and Ongoing Task): Annual Habitat Enhancement Monitoring

- Annually monitor treated sites (if any), priority areas, and other locations on the property for seeding and habitat enhancement status and opportunities/needs.

The purpose of the habitat enhancement strategy is to address the potential that the property is affected by fire, vandalism, trespass, or large areas of weed removal where the affected areas will be monitored and addressed for potential enhancement needs. Spot enhancement, such as seeding or weeding, may occur if deemed necessary, using methods and techniques devised by the Resource Manager and approved by the County, USFWS, and CDFW.

If needed, seed collected from federal- or State-listed plant species will be collected only when population numbers are high locally (>20 individuals). No more than five percent of the projected annual seed population of any individual plant or discrete population of plants will be collected. Seed collection should follow the Center for Plant Conservation's "Genetic Sampling Guidelines for Conservation Collections of Endangered Plants" (Falk and Holsinger 1991). In poor years, such as drought years, there may only be a small number of individuals that produce seed, and there is a risk of collecting a disproportionate amount of seed that could deplete the seed bank. Personnel collecting seed shall be approved by the USFWS and CDFW and have appropriate federal/State collecting permits, as required.

Seed used for enhancement will not be distributed until after the first fall rains to avoid herbivory as well as improve germination and survival. Seed will mainly come from sources in the RMA, but if seed needs to be purchased from an outside source, that seed must come from a source as near as the RMA as possible and must be approved by the County, USFWS, and CDFW. Collection of the seed from the RMA is preferable as this would reduce the potential of genetic contamination from seed collected from distant populations that may be genetically different from populations in the RMA.

Objective 1.6: Habitat Restoration Strategy

- Prepare and implement a strategy to restore mafic southern mixed chaparral/coastal sage scrub ecotone and coastal sage scrub communities, as well create water-holding basins for spadefoot toad breeding.

Strategy 1.6.1 (Startup and Ongoing Task): Habitat Restoration Installation

- Install prior to, or concurrent with, Development Project construction/grading.

The purpose of the strategy is to restore mafic southern mixed chaparral/coastal sage scrub ecotone and coastal sage scrub communities, as well create water-holding basins for spadefoot toad breeding. The mafic southern mixed chaparral/coastal sage scrub ecotone restoration is intended to, over time, provide for a mature native community of shrub species. The coastal sage scrub component is included to help provide for interim native species cover and allow for the slower growing chaparral species to become established.

These communities are important components of the San Diego County ecosystem; they provide habitat for sensitive plant and animal species. Additionally, the constructed basins will specifically support extant populations of spadefoot toad, as well as other species that may utilize the basins when they are holding water.

Strategy 1.6.2 (Ongoing Task): Habitat Restoration Monitoring and Maintenance

- Monthly in Year 1, every other month in Years 2 through 3, and quarterly in Years 4 through 5. Additional visits may be required as conditions warrant. A brief monitoring memo will be prepared following each visit.

The purpose of the strategy is to implement a 5-year maintenance and monitoring program to help ensure the successful establishment and persistence of the habitat restoration.

Strategy 1.6.3 (Ongoing Task): Annual Habitat Restoration Monitoring and Reporting

- Conducted in the late spring each year during the 5-year maintenance period followed by preparation of an annual report.

The purpose of the strategy is to evaluate the success of the habitat restoration effort through the collection and analysis of species richness and cover data.

4.2 GOAL 2: WILDLIFE AND SENSITIVE PLANTS

Conserve, Maintain, and Monitor sensitive wildlife and plant populations.

The purpose of Goal 2 is to conserve sensitive species by collecting information about the status of wildlife and plants in the RMA and using that information in the planning and implementation of management activities. Goal 2 includes strategies that apply to the sensitive plant and animal species within the RMA.

Objective 2.1: Wildlife and Plant Species

- Keep a baseline inventory of wildlife and plants per Strategy 1.2.3 to Establish and Maintain a Biological Database.

Strategy 2.1.1 (Startup Task): General Survey

- Conduct a general biological survey of the RMA.

During baseline mapping in Objective 1.2, Strategy 1.2.1, all species observed (either directly or indirectly by sign such as scat, tracks, etc.) within each identified habitat type will be documented, and sensitive species will be mapped. To optimize the probability of detecting sensitive species reported or expected to occur within the RMA, this survey should be conducted between March and May, when the majority of sensitive plant and animal species are most detectable. Results of the survey will be reported to the SDMMP data portal.

Strategy 2.1.2 (Ongoing Task): Monitor Sensitive Plant Species

- Two out of every 5 years, monitor sensitive species locations and document any changes in the Biological Database.

All sensitive species observed within each identified habitat type will be documented and mapped. To optimize the probability of detecting sensitive species reported or expected to occur within the RMA, this survey should be conducted between March and May, when most sensitive plant species are detectable. Results of surveys will be reported at the end of each survey year to the Biological Database.

Strategy 2.1.3 (Ongoing): Monitor Sensitive Animal Species

- Every five years, conduct surveys for the western spadefoot, southern California rufous-crowned sparrow, and coastal California gnatcatcher.

Survey for the western spadefoot every five years during the rainy season when ponds on site are holding water. The survey will include visits to identify egg masses and tadpoles early in the rainy season. At least one survey visit will be conducted at night during this period to identify spadefoot toads by their calls and direct observation. Additional survey methods may be developed by the Resource Manager, in conjunction with established Wildlife Agency protocols.

Surveys for the sparrow and gnatcatcher shall occur every five years and consist of three site visits consistent with USFWS protocol for the coastal California gnatcatcher (USFWS 1997). If populations of either of these species fall below 80 percent of the baseline population numbers for two consecutive survey periods, initiate discussions with the County and Wildlife Agencies to identify feasible strategies to increase population numbers in the RMA. Such strategies might include habitat enhancement or assessment of potential for non-native predator/cowbird parasitism impacts. Contingency funds may be used for this purpose if deemed appropriate by the Resource Manager, County, and Wildlife Agencies.

Objective 2.2: Other Listed, Proposed, or Candidate Species

- Avoid adverse impacts to other listed, proposed, or candidate species and apply an adaptive management approach should they occur within the RMA.

The purpose of the strategies under this objective is to establish an adaptive management approach to addressing the needs and potential listing of other sensitive species on the property. The intent is to avoid circumstances where management activities (and their beneficial effects for listed and non-listed species) might be delayed or cancelled due to the presence of listed species not covered by this RMP. The intent also is to promote an inclusive approach to planning future management activities. The strategies also assume that all management activities will be conducted in accordance with federal and state regulations that protect listed and other sensitive species. Nothing in this RMP authorizes incidental take of federal- or State-listed species, State Candidate species, State fully protect species, bald or golden eagles, or birds protected by the Migratory Bird Treaty Act.

Strategy 2.2.1 (Startup and Ongoing Task): Other Sensitive Species

- As needed, apply an adaptive management approach to the needs and potential listing of sensitive species.

If a sensitive species that occurs within the RMA is proposed for federal listing or becomes a Candidate species under federal or California regulations, the Resource Manager will (1) prepare a map indicating where that species has been observed and where its habitat occurs on site and (2) identify the management activities planned for those areas. The information will be provided to the County, USFWS, and CDFW. The Resource Manager will work cooperatively with the agencies to determine if management activities need to be modified to avoid adverse impacts to the species and, if so, what the changes should be. The Resource Manager may initiate the assessment and discussions before any formal listing action by the agency with jurisdiction of the species. The Resource Manager also will be responsible for notifying the appropriate members of

the management team of the change in status of the species and any temporary or permanent changes in management activities.

If a species that occurs on site is emergency listed, the Resource Manager will provide the agencies with the same information as above and propose specific actions to ensure that no direct harm to the species would result from management activities. The agency with jurisdiction over the species must concur that the management activities as modified would not result in a take.

At its discretion, the Resource Manager may propose conservation measures for other sensitive species as Additional Activities. Such measures are contingent on additional planning and available funding. The measures also must be consistent with the goals of this plan and must not conflict with the mitigation purposes of the RMA.

4.3 GOAL 3: PHYSICAL SITE MANAGEMENT

Maintain the physical conditions of the RMA and conduct the RMP activities in a way that is consistent with the conservation goals and mitigation purposes of the RMA.

Objective 3.1: Maintenance and Monitoring Visits

- Conduct maintenance and monitoring inspection visits to the RMA at least monthly.

Strategy 3.1.1 (Ongoing Task): General Monitoring

- Conduct general maintenance and monitoring visits at least monthly.

General site visits will be conducted at least monthly each year. The type and purpose of each monthly visit may vary depending upon the season and site conditions. At a minimum, each visit will include an inspection of the fences, signs, general exotic species status, and general state of the preserved habitat. Necessary repairs will be performed during the monitoring visit, if possible. If not, necessary repairs will be scheduled to be performed as soon as possible/practical. These monthly visits may be conducted in conjunction with any other scheduled visits. Results of monthly visits and any actions taken will be reported in the annual report.

Strategy 3.1.2 (Ongoing Task): Control Access

- Maintain fences and signs installed at the onset of management (Strategy 1.1.1).

The Resource Manager will be responsible for ensuring that the fence, gates, and signs are maintained in good condition. Repair/replacement will be conducted as needed. The Resource Manager also will be responsible for altering the type and location of fencing to ensure site protection and to prohibit trespassing. Any additional fencing needs will be identified by the Resource Manager, and a fencing plan will be submitted to the County, USFWS, and CDFW for review prior to installation. Fencing maintenance and replacement costs, along with unforeseen contingency costs are incorporated into the ELM. Such fencing may be required for:

- Prevention of unauthorized vehicle access;
- Protection of focused species locations;
- Protection of open space boundaries; and/or

- Prevention of trail formation within the RMA.

Strategy 3.1.3 (Ongoing): Remove Trash and Debris

- Remove trash and debris from the RMA and dispose of it in a legal manner.

In conjunction with Strategy 1.1.3, continue to remove trash and debris from the RMA as needed. All materials will be removed from the RMA and disposed of in a legal manner.

Objective 3.2: Poaching/Collecting Prohibition

- Prevent unauthorized removal of any natural resources from the RMA.

Strategy 3.2.1 (Startup and Ongoing Task): Poaching/Collecting Prohibition

- The Resource Manager will maintain a log of illegal collecting and will report individuals caught removing natural resources from the RMA to the USFWS, CDFW, County, and/or Sheriff's Office. The collection of native seeds and plant cuttings within the RMA is allowed, as directed by the Resource Manager, to support any habitat management efforts. Any such collection will be limited to not adversely affect local plant populations.

Objective 3.3: Encampments

- Remove encampments from the RMA.

Strategy 3.3.1 (Startup and Ongoing Task): Monitor for Encampments/Squatters

- Concurrently with other site management activities, survey the RMA for evidence of squatting/encampments.

Illegal occupancy is common in open space areas, although this is not anticipated to be an issue in the RMA because of the open nature of the habitat. The Resource Manager will survey the RMA for evidence of illegal access concurrently with other site management activities and file a report with the Sheriff, DEH, and PDS, if necessary.

Objective 3.4: Predator/Pest Control

- Control predators/Pests in the RMA, to the extent practicable.

Strategy 3.4.1 (Ongoing Task): Predator/Pest Control

- Implement methods (e.g., pesticide use, trapping, etc.) as determined by the Resource Manager to minimize/reduce effects of predators/pests.

Pets escaping (cats and dogs) from the adjacent development area are anticipated to be the primary pest/predator issue within the RMA. The development project incorporates barriers to help reduce the potential for pets to enter the RMA. The Resource Manager will be responsible for continued outreach and communication with the adjacent residents to keep them informed on the need to keep their pets out of the RMA.

If other pests/predators become an issue, control/eradication programs should be implemented at the appropriate time of year, depending on the pest species and field conditions, and should be coordinated with efforts on adjacent properties. A moderate tolerance for pest species will be permitted, but if the Resource Manager determines that pest reduction/eradication measures are

required, the County, USFWS, and/or CDFW will be contacted to determine the need and appropriate methods, including potentially hiring a licensed pest control advisor.

Objective 3.5: Fire Management

- Coordinate with applicable fire/emergency agencies and prepare a fire management plan.

Strategy 3.5.1 (Ongoing Task): Coordinate with Fire Services

- The Resource Manager will coordinate with the law enforcement and emergency services, as needed, to provide access and coordinate response planning. This will include providing applicable emergency agencies with any access codes and gate keys.

Strategy 3.5.2 (Year 2 and Ongoing Task): Prepare, Implement, and Update Fire Plan

- Prepare, implement, and periodically update a Fire Plan that addresses wildlife risk management, brush (fuel) management, fire event response, fire suppression methods, and post fire habitat rehabilitation methods. See also Strategy 3.5.3, Work Plan Adjustments Following Fires.

Strategy 3.5.3 (Startup and Ongoing Task): Work Plan Adjustments Following Fires

- Confer with the County, USFWS, and CDFW and modify planned tasks and funding allocations as needed to allow for immediate and long-term fire recovery actions within the RMA.

Following fire events, the Resource Manager will confer with the County, USFWS, and CDFW regarding the extent of damage and will modify the current work plan and structure future work plans to support fire recovery measures within the RMA. Post-fire work plans will focus on the recovery of sensitive vegetation communities and sensitive animal habitat within the RMA. The resulting modifications to any already approved work plan and changes to the frequency and type of tasks identified in this RMP (e.g., required surveys or mapping updates) will not constitute revisions to the RMP. Strategies included in this RMP will be modified and adapted as appropriate into fire recovery measures and will not require separate approval by the County, USFWS, and CDFW. Measures that are not adaptations of strategies in the RMP will require County, USFWS, and CDFW approval in advance of implementation.

Objective 3.6: Erosion Control

- Provide erosion control measures, if necessary, to prevent erosion within the RMA.

Strategy 3.6.1 (Startup and Ongoing Task): Monitor Potential Erosion Within the RMA

- Identify any foreseeable erosion issues onsite during other site visits.

At the present time, erosion is not an identified problem within the Preserve. Erosion control actions, if deemed necessary by the Resource Manager, will be accomplished in a manner approved by the County, USFWS, and CDFW.

Strategy 3.6.2 (Ongoing Task): Install Erosion Control Measures

- Prevent erosion by installing appropriate erosion control measures as needed.

Efforts for potential future erosion areas will include but not be limited to reseeded with a seed mix consisting of native species known to prevent erosion. In addition, such measures as revegetation, slope stabilization, and installation of structural or nonstructural erosion control features, such as fiber rolls, that contribute to erosion control efforts, will be evaluated based upon the advice of an erosion control specialist.

Objective 3.7: Hunting

- Prevent shooting or hunting within the RMA.

Strategy 3.7.1 (Startup and Ongoing Task): Monitor Shooting and Hunting

- Identify any hunting or shooting on site during regular site visits.

The primary goal of the RMA is to serve as preserved open space. As shooting and hunting are inconsistent with this goal and may be in violation of federal, state, and local law, no shooting or hunting of any kind will be allowed on site. At the present time, regular hunting or shooting is not an identified problem within the RMA.

Strategy 3.7.2 (Ongoing Task): Control Hunting/Shooting

- Prevent hunting and shooting within the RMA .

The Resource Manager will report anyone shooting or hunting within the open space to the Sheriff's Office and to the County, USFWS, and CDFW, as applicable.

Objective 3.8: Hazardous Materials Monitoring

- Monitor the RMA for release of hazardous materials.

Strategy 3.8.1 (Ongoing Task): Hazardous Materials Monitoring

- Prevent release of hazardous materials and remove is necessary.

The release of hazardous materials such as fuels, oil, vegetation clippings, trash, and landscaping related chemicals (e.g., pesticides and herbicides) has potential to affect the RMA negatively. Although no specific survey will be conducted, if such hazardous materials are observed within the RMA during regular site visits, remedial measures to remove the material will occur, as directed by the Resource manager.

4.4 GOAL 4: PUBLIC OUTREACH AND EDUCATION

Sustain strong positive relationships with adjacent owners/managers, allow access to the property for educational and scientific purposes, and share information with stakeholders and agencies.

Objective 4.1: Adjacent Owners and Residents

- Establish and maintain direct contact with adjacent owners and residents.

Strategy 4.1.1 (Startup Task): Direct Contact

- Within the first 18 months of RMP implementation, make direct contact with each landowner/resident of adjacent properties.

The Resource Manager will introduce the organization and describe the property's new status as conserved land. Residents will also be provided with the information on the planned 24-hour cell phone number, website, and online reporting system.

Objective 4.2: Public Uses

- Allow limited public access for educational and research purposes.

Strategy 4.2.1 (Startup and Ongoing Task): Tours and Site Visits

- Establish parameters and a protocol for authorizing tours and site visits.

Tours and site visits will be allowed on a limited basis for educational purposes. All tours and site visits will be accompanied by the Resource Manager.

Strategy 4.2.2 (Startup and Ongoing Task): Scientific Research

- Establish parameters and protocol for authorizing research within the RMA.

The RMA will be made available for environmental studies by qualified researchers. Research that entails ground disturbance or habitat disturbance must be approved by the County, USFWS, and CDFW in advance.

Strategy 4.2.3 (Startup and Ongoing Task): MSCP Monitoring Program

- Coordinate with MSCP regional monitoring efforts to ensure access to the RMA for regional surveys.

For draft NCMSCP-covered species, regional monitoring and research may be the most effective means of identifying important habitat features that may improve species-specific management objectives. Coordinate with County MSCP personnel as needed to provide current data, in conjunction with annual reporting.

Objective 4.3: Information Sharing

- Contribute to regional databases.

Strategy 4.3.1 (Startup and Ongoing Task): Sensitive Species Data

- Report data on sensitive species observations.

The Resource Manager will maintain a database of biological resources within the RMA and share this data with the County of San Diego's SanBIOS, the State of California's Biogeographic Information and Observation system (BIOS), California Natural Diversity Database (CNDDDB), and SDMMMP data portal.

4.5 GOAL 5: PROGRAM ADMINISTRATION AND REPORTING

Provide program administration through planning and reporting on the RMP implementation in a consistent and efficient manner.

Objective 5.1: RMP Implementation

- Plan and report RMP implementation annually.

Strategy 5.1.1 (Startup and Ongoing Task): Annual Report and Work Plan

- Prepare and submit an annual report and work plan for the County, USFWS, and CDFW approval.

The annual report and work plan will be a single document in a format determined in cooperation with the County, USFWS, and CDFW. The format will be determined before the first report is prepared and may be changed over time with the concurrence of all parties. The annual report is due by January 31. Each annual report should include the following:

- **General**
 - Photographs and documentation explaining any issues relevant to management of the RMA during that year
 - Summary of the status of the endowment, funds generated, and expenses incurred to performing site management
 - List of all individuals and organizations involved with the management of the RMA and the preparation of the annual report

- ***Management***

- Summary of any enhancement activities, if conducted
- Summary of all relevant management actions taken during the year
- Summary report on the effectiveness of any exotic species eradication programs carried out, including:
 - Graphic representation of locations and extent of exotic species locations
 - Discussion of on-site activities carried out to remove exotic species, a comparison of those efforts to activities carried out in previous years, and an outline of activities to be performed during the following year
 - Photographs of before and after exotic species control measures implemented
 - Discussion of potential reasons for any observed habitat degradation
 - Summary of seed collection and areas needing enhancement
 - Summary of any fire activity on site, including details and maps on suppression efforts and burn severity
 - Discussion of weed control activities, results, and future needs
 - Discussion of pests and exotic or feral animal problems and control measures taken during the year
 - Discussion of management problems confronted during the year, including maps illustrating areas of illegal poaching/collecting, dumping, trespass, erosion, squatting, hunting, or other disturbance
 - Summary of the effectiveness of access/fencing control measures taken to preserve habitat and resource integrity on site

- ***Monitoring***

- Updated list of all plant and animal species occurring on site and general abundance of each of these species in the RMA (attached as appendices)
- Inventory of draft NCMSCP-covered species and other sensitive species observed within the RMA, and how each species was using the habitat
- Map illustrating the locations of draft NCMSCP-covered species and other sensitive species observed within the RMA
- Discussion of potential reasons for any notable absences of sensitive species within the RMA
- Description of existing conditions within the RMA for that year, including general vegetation survey results
- Ground photos from permanent photo stations within the RMA

Each annual report and work plan will be submitted to County, USFWS, and CDFW for review and approval at least 45 days prior to the scheduled start of the new work plan. If comments are received, the Resource Manager will provide any requested information and work with the County, USFWS, and CDFW to make appropriate revisions to the report and work plan. With the written concurrence of the County, USFWS, and CDFW, the Resource Manager may proceed with portions of the work plan that are not in dispute. Implementation of items in dispute may not begin until the County, USFWS, and CDFW document their approval.

Strategy 5.1.2 (Startup and Ongoing Task): Coordination with County, USFWS, and CDFW

- Establish a procedure and schedule for coordinating activities and providing reports to the County, USFWS, and CDFW.

The purpose of this strategy is to coordinate the preparation and delivery of required materials to the County, USFWS, and CDFW and allocate adequate time for communications with the agencies during RMP implementation.

Objective 5.2: RMP Review/Revision

- Review/revise RMP as needed.

Strategy 5.2.1 (Ongoing Task): RMP Review

- Conduct a review of the RMP goals, objectives, and strategies in cooperation with the County, USFWS, and CDFW every five years or other appropriate interval.

The Resource Manager will work in cooperation with the County, USFWS, and CDFW to conduct a periodic review of the RMP goals objectives, and strategies. The first review will occur at the end of Year 5. Subsequent reviews will occur every five years or other interval agreed to by the Resource Manager, County, USFWS, and CDFW. The purpose of the review is to examine the overall management program and identify where modifications to goals, objectives, and strategies are needed.

Strategy 5.2.2 (Ongoing Task): RMP Revisions

- Revise the RMP as needed over time, subject to County, USFWS, and CDFW approval of the modifications.

Modifications to the RMP may be proposed by the Resource Manager at any time, including but not limited to in connection with annual reports or the periodic reviews. Proposed changes will be submitted in writing for County, USFWS, and CDFW approval. The Resource Manager will respond to comments received and will incorporate the changes into the RMP document and distribute electronic copies of the revised RMP to the County, USFWS, and CDFW.

The proposed change must be submitted in writing and will require the concurrence of the County, USFWS, and CDFW. Except where the County, USFWS, and CDFW agree that the change is minor, the 45-day review process will apply.

4.6 GOAL 6: PROPERTY COORDINATION/MANAGEMENT

Coordinate/Integrate Management of the property with adjacent conserved lands.

Objective 6.1: Coordination

- The Resource Manager will coordinate weed control actions, fire management, and public access controls with the County, SDMMMP, and adjacent landowners/managers at least annually.

Strategy 6.1.1 (Ongoing Task): Coordinate with Adjacent Property Owners

- The Resource Manager will meet at least annually with adjacent property owners and regional land managers to coordinate weed control actions, fire management, and access control.

5.0 RESOURCE MANAGEMENT PLAN SUMMARY AND BUDGET

5.1 OPERATIONS AND BUDGET SUMMARY

Management of the RMA will require tasks associated with the biological resources of the property. The primary operation will be protection of the RMA from impacts and vandalism, removal of exotic plant and animal species where applicable, monitoring of sensitive species population sizes, and reporting. A detailed breakdown of the tasks and costs will be presented in the PAR to be prepared.

5.2 MANAGEMENT CONSTRAINTS

This RMP follows the County's regulatory requirements, in accordance with the CDFW and USFWS. Although it anticipates measures for foreseeable contingencies, several external constraints remain. For example, trespassing could negatively impact sensitive species, and environmental factors, such as prolonged drought, could have detrimental effects on vegetation.

5.3 CHANGES/AMENDMENTS

The Resource Manager will have discretion in the use of adaptive management actions deemed necessary for management of the RMA under this RMP. Each annual report will identify actions taken during the previous year and identify deviations from the RMP. Additionally, each annual workplan will identify proposed changes that would be employed in the upcoming year.

In the event of major changes or management failure, the County, UWSFS, and CDFW would be immediately notified. This may include, but would not be limited to, transference of management responsibility, alterations to allowable uses, insufficient endowment funds, and extreme landform changes (fire/flood, etc.).

5.4 EXISTING STAFF AND ADDITIONAL PERSONNEL NEEDS SUMMARY

The proposed Resource Manager (San Diego Foundation) has experience with management of lands and will be sufficient to implement this RMP. Additional staff will not be required.

6.0 REFERENCES

Alden Environmental, Inc. 2024. Biological Technical Report for the Questhaven Tentative Map Project. May 6.

2024. Questhaven Tentative Map Project Habitat Restoration Plan. May 6.

Falk, D.A. and K.E. Holsinger, editors. *Genetics and Conservation of Rare Plants*. Oxford University Press; New York; 1991.

U.S. Fish and Wildlife Service. 1997. Coastal California Gnatcatcher (*Polioptila californica californica*) Presence/Absence Survey Protocol.
<https://www.fws.gov/sites/default/files/documents/survey-protocol-for-coastal-california-gnatcatcher.pdf>

Appendix A

Plant Species Observed

Appendix A
PLANT SPECIES OBSERVED – QUESTHAVEN SITE

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HABITAT</u> ¹
<u>Monocotyledoneae</u>		
Cyperaceae		
<i>Carex spissa</i>	San Diego sedge	EW
<i>Cyperus involucratus</i> ¹	umbrella plant	EW
Juncaceae		
<i>Juncus acutus</i> ssp. <i>Leopoldii</i> ²	southwestern spiny rush	EW
<i>Juncus xiphioides</i>	iris-leaved rush	DCSS, NNG
Liliaceae		
<i>Calochortus splendens</i>	lilac mariposa lily	SMC
Poaceae		
<i>Avena barbata</i> ¹	slender oat	NNG
<i>Avena fatua</i> ¹	wild oats	DCSS, DH, NG, NNG
<i>Brachypodium distachyon</i> ¹	purple false brome	DH, NG, NNG, SMC
<i>Bromus diandrus</i> ¹	common ripgut grass	DCSS, EW, NNG
<i>Bromus hordeaceus</i> ¹	soft brome	NNG
<i>Bromus madritensis</i> ¹	foxtail chess	DCSS, NNG, SMC
<i>Cynodon dactylon</i> ¹	Bermuda grass	NNG
<i>Distichlis spicata</i>	saltgrass	NNG
<i>Ehrharta erecta</i> ¹	panic veldtgrass	EW
<i>Festuca perennis</i> ¹	Italian ryegrass	NNG
<i>Gastridium phleoides</i> ¹	nit grass	NNG
<i>Lamarckia aurea</i> ¹	goldentop	DH, NNG
<i>Polypogon monspeliensis</i> ¹	annual beardgrass	NNG
<i>Stipa lepida</i>	foothill needlegrass	NG, NNG
<i>Stipa miliacea</i> ¹	smilo grass	DCSS, EW, NNG
Themidaceae		
<i>Brodiaea orcuttii</i> ²	Orcutt's brodiaea	NNG
<u>Dicotyledoneae</u>		
Adoxaceae		
<i>Sambucus nigra</i> ssp. <i>caerulea</i>	blue elderberry	DCSS, SMC
Agavaceae		
<i>Chlorogalum pomeridianum</i>	soap plant	SMC

Appendix A (cont.)
PLANT SPECIES OBSERVED – QUESTHAVEN SITE

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HABITAT</u> ¹
Aizoaceae		
<i>Carpobrotus edulis</i> ¹	hottentot-fig	DH, NNG
Anacardiaceae		
<i>Malosma laurina</i>	laurel sumac	DCSS, NG, SMC
<i>Rhus integrifolia</i>	lemonadeberry	DCSS
<i>Schinus molle</i> ¹	Peruvian pepper tree	NNG
<i>Toxicodendron diversilobum</i>	poison oak	EW
Apiaceae		
<i>Daucus pusillus</i>	rattlesnake weed	SMC
<i>Foeniculum vulgare</i> ¹	fennel	EW, NNG
Asteraceae		
<i>Artemisia californica</i>	California sagebrush	DCSS
<i>Artemisia dracuncululus</i>	tarragon	EW
<i>Baccharis pilularis</i>	coyote brush	DCSS, NNG
<i>Baccharis salicifolia</i>	mule fat	EW
<i>Carduus pycnocephalus</i> ¹	Italian thistle	EW, NNG, SMC
<i>Centaurea melitensis</i> ¹	toçalote	DCSS, NNG
<i>Corethrogyne filaginifolia</i>	sand aster	DCSS, DH, NNG
<i>Cynara cardunculus</i> ¹	artichoke thistle	NNG
<i>Deinandra fasciculata</i>	fascicled tarplant	DCSS, DH, NG, NNG, SMC
<i>Encelia californica</i>	California encelia	EW
<i>Grindelia camporum</i>	gum plant	NNG
<i>Hazardia squarrosa</i>	saw-toothed goldenbush	SMC
<i>Hedypnois cretica</i> ¹	Crete hedypnois	NNG
<i>Helminthotheca echioides</i> ¹	bristly ox-tongue	NNG
<i>Isocoma menziesii</i>	goldenbush	DCSS, NNG
<i>Lactuca serriola</i> ¹	wild lettuce	DCSS, EW, NG, NNG, SMC
<i>Logfia gallica</i> ¹	narrow-leaf filago	DCSS, DH
<i>Osmadenia tenella</i>	osmadenia	DCSS
<i>Pseudognaphalium californicum</i>	California everlasting	DCSS, NNG
<i>Pseudognaphalium luteoalbum</i> ¹	everlasting cudweed	NNG
<i>Sonchus asper</i> ¹	prickly sow thistle	NNG
<i>Stephanomeria virgata</i>	virgate wreath-plant	DCSS, NG
Cactaceae		
<i>Opuntia sp.</i>	prickly pear	DCSS, NNG

Appendix A (cont.)
PLANT SPECIES OBSERVED – QUESTHAVEN SITE

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HABITAT</u> ¹
Chenopodiaceae		
<i>Atriplex semibaccata</i> ¹	Australian saltbush	DH, NNG
<i>Salsola tragus</i> ¹	Russian-thistle, tumbleweed	NNG
Cistaceae		
<i>Cistus</i> sp. ¹	ornamental rock rose	NNG
<i>Helianthemum scoparium</i>	peak rush-rose	DCSS, SMC
Convolvulaceae		
<i>Calystegia macrostegia</i>	morning-glory	DCSS, NNG
<i>Convolvulus arvensis</i> ¹	bindweed	DCSS, NNG
Cucurbitaceae		
<i>Marah macrocarpa</i>	wild cucumber	SMC
Euphorbiaceae		
<i>Chamaesyce</i> sp. ¹	spurge	NNG
<i>Croton setigerus</i>	dove weed	DCSS, DH, NNG
<i>Ricinus communis</i> ¹	castor bean	EW
Fabaceae		
<i>Acacia</i> sp. ¹	acacia	EW, NNG
<i>Acmispon americanus</i>	Spanish-clover	NNG
<i>Acmispon glaber</i>	deerweed	DCSS, DH, NG, NNG, SMC
<i>Lathyrus vestitus</i>	sweet pea	SMC
Fagaceae		
<i>Quercus dumosa</i> ²	Nuttall's scrub oak	SMC, SOC
Gentianaceae		
<i>Zeltnera venusta</i>	canchalagua	DCSS, NG, NNG, SMC
Geraniaceae		
<i>Erodium botrys</i> ¹	long-beak filaree	DH, NG, NNG
<i>Erodium cicutarium</i> ¹	redstem filaree	DH, NG, NNG

Appendix A (cont.)
 PLANT SPECIES OBSERVED – QUESTHAVEN SITE

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HABITAT</u> ¹
Grossulariaceae		
<i>Ribes indecorum</i>	white flowering currant	EW
<i>Ribes speciosum</i>	fuschia-flowered gooseberry	SMC
Iridaceae		
<i>Sisyrinchium bellum</i>	blue-eyed grass	DCSS, NNG
Lamiaceae		
<i>Salvia mellifera</i>	black sage	DCSS, SMC
<i>Stachys</i> sp.	hedge-nettle	EW
Lythraceae		
<i>Lythrum hyssopifolia</i> ¹	grass poly	NNG
Malvaceae		
<i>Malacothamnus fasciculatus</i>	chaparral mallow	DCSS
<i>Malvella leprosa</i> ¹	alkali-mallow	EW
Myrsinaceae		
<i>Anagallis arvensis</i> ¹	scarlet pimpernel	DH, NNG
Myrtaceae		
<i>Eucalyptus</i> spp. ¹	eucalyptus	EW
Oleaceae		
<i>Fraxinus uhdei</i> ¹	shamel ash	EW
Onagraceae		
<i>Clarkia purpurea</i>	wine-cups	DCSS, NNG
<i>Clarkia purpurea</i> ssp. <i>quadrivulnera</i>	four-spot clarkia	NNG
Orobanchaceae		
<i>Castilleja affinis</i> ssp. <i>affinis</i>	coast paint-brush	SMC
Phrymaceae		
<i>Mimulus guttatus</i>	monkey-flower	CC, DCSS, SMC

Appendix A (cont.)
PLANT SPECIES OBSERVED – QUESTHAVEN SITE

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HABITAT</u> ¹
Polemoniaceae		
<i>Navarretia hamata</i>	skunkweed	DCSS, SMC
Polygonaceae		
<i>Eriogonum fasciculatum</i>	buckwheat	DCSS, EW
<i>Rumex conglomeratus</i> ¹	dock	EW
<i>Rumex crispus</i> ¹	curly dock	EW, NNG
Primulaceae		
<i>Samolus parviflorus</i>	water pimpernel	EW
Ranunculaceae		
<i>Thalictrum fendleri</i>	meadow rue	EW, SMC
Rhamnaceae		
<i>Rhamnus crocea</i>	spiny redberry	SMC
<i>Rhamnus ilicifolia</i>	holly-leaf redberry	SMC
Rosaceae		
<i>Adenostoma fasciculatum</i>	chamise	CC, SMC
<i>Heteromeles arbutifolia</i>	toyon	SMC
Rubiaceae		
<i>Galium porrigens</i> var. <i>porrigens</i>	San Diego bedstraw	SMC
Salicaceae		
<i>Salix lasiolepis</i>	arroyo willow	EW
Selaginellaceae		
<i>Selaginella cinerascens</i> ²	ashy spike-moss	SMC

Appendix A (cont.)
 PLANT SPECIES OBSERVED – QUESTHAVEN SITE

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>HABITAT</u> ¹
Solanaceae		
<i>Nicotiana glauca</i> ¹	tree tobacco	EW
<i>Solanum</i> sp.	nightshade	DCSS, SMC
Verbenaceae		
<i>Verbena lasiostachys</i>	verbena	NNG

¹Habitat acronyms:

CC = chamise chaparral

DCSS= Diegan coastal sage scrub (including disturbed)

DH=disturbed habitat

EW = eucalyptus woodland

NG = native grassland

NNG = non-native grassland

SMC = southern mixed chaparral

SOC = scrub oak chaparral

¹ = Non-native species

² = Special status species

Appendix B

Animal Species Observed

Appendix B
ANIMAL SPECIES OBSERVED OR DETECTED – QUESTHAVEN

SCIENTIFIC NAME**COMMON NAME****INVERTEBRATES****Butterflies**

<i>Apodemia mormo virgulti</i>	Behr's metalmark
<i>Erynnis funeralis</i>	funereal duskywing
<i>Junonia coenia</i>	common buckeye
<i>Leptotes marina</i>	marine blue
<i>Plebejus acmon</i>	Acmon blue
unidentified	sulphur butterfly
unidentified	white butterfly

VERTEBRATES**Amphibians**

<i>Spea hammondi</i> ¹	western spadefoot toad
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Reptiles

<i>Crotalus oreganus helleri</i>	southern Pacific rattlesnake
<i>Sceloporus</i> sp.	lizard

Birds

<i>Accipiter cooperii</i> ¹	Cooper's hawk
<i>Aeronautes saxatalis</i>	white-throated swift
<i>Aimophila ruficeps canescens</i> ¹	southern California rufous-crowned sparrow
<i>Anas platyrhynchos</i>	mallard
<i>Aphelocoma californica</i>	California scrub jay
<i>Archilochus alexandri</i>	black-chinned hummingbird
<i>Buteo jamaicensis</i>	red-tailed hawk
<i>Callipepla californica</i>	California quail
<i>Calypte anna</i>	Anna's hummingbird
<i>Cardellina pusilla</i>	Wilson's warbler
<i>Chaetura vauxi</i>	Vaux's swift
<i>Chamaea fasciata</i>	wrentit
<i>Chondestes grammacus</i>	lark sparrow
<i>Colaptes auratus</i>	northern flicker
<i>Corvus corax</i>	common raven
<i>Dryobates nuttallii</i>	Nuttall's woodpecker
<i>Empidonax difficilis</i>	Pacific slope flycatcher
<i>Geococcyx californianus</i>	greater roadrunner
<i>Geothlypis trichas</i>	common yellowthroat
<i>Haemorhous mexicanus</i>	house finch
<i>Icterus bullockii</i>	Bullock's oriole

Appendix B (cont.)
ANIMAL SPECIES OBSERVED OR DETECTED – QUESTHAVEN

SCIENTIFIC NAME**COMMON NAME****VERTEBRATES (cont.)****Birds** (cont.)

<i>Icterus cucullatus</i>	hooded oriole
<i>Lonchura punctulata</i>	scaly-breasted munia
<i>Melanerpes formicivorus</i>	acorn woodpecker
<i>Melospiza crissalis</i>	California towhee
<i>Melospiza melodia</i>	song sparrow
<i>Mimus polyglottos</i>	northern mockingbird
<i>Molothus ater</i>	brown-headed cowbird
<i>Myiarchus cinerascens</i>	ash-throated flycatcher
<i>Passerina caerulea</i>	blue grosbeak
<i>Petrochelidon pyrrhonota</i>	cliff swallow
<i>Pheucticus melanocephalus</i>	black-headed grosbeak
<i>Picoides pubescens</i>	downy woodpecker
<i>Pipilo maculatus</i>	spotted towhee
<i>Polioptila caerulea</i>	blue-gray gnatcatcher
<i>Polioptila californica californica</i> ¹	coastal California gnatcatcher
<i>Psaltiriparus minimus</i>	bushtit
<i>Sayornis nigricans</i>	black phoebe
<i>Sayornis saya</i>	Say's phoebe
<i>Selasphorus rufus</i>	rufous hummingbird
<i>Selasphorus sasin</i>	Allen's Hummingbird
<i>Setophaga coronata</i>	yellow-rumped warbler
<i>Spinus psaltria</i>	lesser goldfinch
<i>Stelgidopteryx serripennis</i>	northern rough-winged swallow
<i>Sturnus vulgaris</i>	European starling
<i>Thryomanes bewickii</i>	Bewick's wren
<i>Toxostoma redivivum</i>	California thrasher
<i>Troglodytes aedon</i>	house wren
<i>Tyrannus verticalis</i>	western kingbird
<i>Tyrannus vociferans</i>	Cassin's kingbird
<i>Vermivora celata</i>	orange-crowned warbler
<i>Vireo gilvus</i>	warbling vireo
<i>Vireo huttoni</i>	Hutton's vireo
<i>Zenaida macroura</i>	mourning dove
<i>Zonotrichia leucophrys</i>	white-crowned sparrow

Mammals

<i>Canis latrans</i>	coyote
<i>Otospermophilus beecheyi</i>	California ground squirrel
<i>Sylvilagus audubonii</i>	desert cottontail

¹ = Special status species

Appendix C

**Sensitive Species Evaluated for Potential
to Occur on Site**

Appendix C

SENSITIVE SPECIES¹ EVALUATED FOR POTENTIAL TO OCCUR ON SITE

PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Acanthomintha ilicifolia</i> San Diego thornmint	FT SE Rare Plant Rank 1B.1 List A	Clay lenses in grassy openings in chaparral or sage scrub. Prefers friable or broken, clay soils.	April to June	Low. This annual herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Adolphia californica</i> San Diego adolphia	-- -- Rare Plant Rank 2B.1 List B	Sage scrub but occasionally occurs in peripheral chaparral habitats, particularly hillsides near creeks. Usually associated with xeric locales where shrub canopy reaches 4 or 5 feet.	December to May	Low. A perennial shrub that was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Ambrosia pumila</i> San Diego ambrosia	FE -- Rare Plant Rank 1B.1 List A	Grasslands, valley bottoms and dry drainages, also can occur on slopes, disturbed places, and in coastal sage scrub.	April to October	Low. This perennial, annual herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> Del Mar manzanita	FE -- Rare Plant Rank 1B.1 List A	Maritime chaparral with sandy soil.	December to June	Not expected. Maritime chaparral is not present on site; the species was not found on site; and this perennial, evergreen shrub has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Artemisia palmeri</i> San Diego sagewort	-- -- Rare Plant Rank 4.2 List D	Sandy soils in mesic chaparral; coastal scrub; and riparian forest, scrub, and woodland.	(February) May to September	Low. This perennial, deciduous shrub was not found on site, and it has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

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PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Atriplex pacifica</i> South coast saltscale	-- -- Rare Plant Rank 1B.2 List A	Coastal bluff scrub, coastal dunes, coastal scrub, and playas.	March to October	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Baccharis vanessae</i> Encinitas baccharis	FT SE Rare Plant Rank 1B.1 List A	Sandstone soils in chaparral. Known mainly from the Encinitas area from which it has been nearly extirpated.	August to November	Low. This perennial, deciduous shrub was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Bloomeria clevelandii</i> San Diego goldenstar	-- -- Rare Plant Rank 1B.1 List A	Clay soils on dry mesas and hillsides in coastal sage scrub, chaparral, grassland, and around vernal pools.	April to May	Low. While this species has been reported to the SanBios database or the CNDDDB within 1,000 feet of the site, this perennial, bulbiferous herb was not found on site.
<i>Brodiaea filifolia</i> Thread-leaved brodiaea	FT SE Rare Plant Rank 1B.1 List A	Clay soils in vernal moist grasslands and vernal pool periphery.	March to June	Low. This perennial, bulbiferous herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Brodiaea orcuttii</i> Orcutt's brodiaea	-- -- Rare Plant Rank 1B.1 List A	Mesic closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools—often associated with clay soil.	May to July	Present
<i>Calandrinia breweri</i> Brewer's calandrinia	-- -- Rare Plant Rank 4.2 List D	Chaparral and coastal scrub with sandy or loamy soils; on disturbed sites and burns.	(Jan) March to June	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

1 - 556

PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Ceanothus verrucosus</i> Wart-stemmed ceanothus	-- -- Rare Plant Rank 2B.2 List B	Chaparral	December to May	Low. While this species has been reported to the SanBios database and/or the CNDDDB within 1,000 feet of the site, this perennial, evergreen shrub was not found on site.
<i>Centromadia parryi</i> ssp. <i>australis</i> Southern tarplant	-- -- Rare Plant Rank 1B.1 List A	Margins of marsh and swamps, vernal mesic grasslands, and vernal pools.	May to November	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Chorizanthe orcuttiana</i> Orcutt's spineflower	FE SE Rare Plant Rank 1B.1 List A	Sandy openings in closed-cone coniferous forest, maritime chaparral, and coastal scrub.	March to May	Low. This annual herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i> Long-spined spineflower	-- -- Rare Plant Rank 1B.2 List A	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools, often with clay soil.	April to July	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> Summer holly	-- -- Rare Plant Rank 1B.2 List A --	Chaparral and cismontane woodland.	April to June	Low. While this species has been reported to the SanBios database and/or the CNDDDB within 1,000 feet of the site, this perennial, evergreen shrub was not found on site.
<i>Corethrogyne filaginifolia</i> var. <i>linifolia</i> Del Mar Mesa sand aster	-- -- Rare Plant Rank 1B.1 List A	Sandy soils in maritime chaparral, coastal scrub, or coastal bluff scrub.	May, July to September	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Cryptantha wigginsii</i> Wiggins' cryptantha	-- -- Rare Plant Rank 1B.2 --	Coastal scrub habitat, often with clay soil.	February to June	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i> Blochman's dudleya	-- -- Rare Plant Rank 1B.1 List A	Coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland habitats with rocky, often clay or serpentinite soils.	April to June	Low. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Dudleya variegata</i> Variegated dudleya	-- -- Rare Plant Rank 1B.2 List A	Clay soils near vernal pools, and on metavolcanic rocky soils in open coastal sage scrub, chaparral, and grasslands.	April to June	Not expected. Potential habitat not present. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Dudleya viscida</i> Sticky dudleya	-- -- Rare Plant Rank 1B.2 List A	Grows predominantly on very steep, north-facing slopes in rocky areas of coastal bluff scrub, chaparral, cismontane woodland, and coastal scrub.	May to June	Not expected. Steep slopes not present. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Eryngium aristulatum</i> <i>parishii</i> San Diego button-celery	FE SE Rare Plant Rank 1B.1 List A	Vernal pools or mima mound areas with vernal moist conditions.	April to June	Not expected. Potential habitat not present; the species was not found on site; and this annual/perennial herb has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Ferocactus viridescens</i> San Diego barrel cactus	-- -- Rare Plant Rank 2B.1 List B	Coastal scrub hillsides, often at the crest of slopes and growing among cobbles.	May to June	Low. This perennial stem succulent was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Harpagonella palmeri</i> Palmer's grapplinghook	-- -- Rare Plant Rank 4.2 List D	Open grassy areas with shrubland (chaparral, coastal scrub) and clay soil.	March to May	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Hazardia orcuttii</i> Orcutt's hazardia	-- ST Rare Plant Rank 1B.1 List A	Maritime chaparral and coastal scrub, often with clay soil.	August to October	Not expected. This perennial, evergreen shrub was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Horkelia truncata</i> Ramona horkelia	-- -- Rare Plant Rank 1B.3 List A	Clay or gabbroic soils in chaparral and cismontane woodland.	May to June	Low. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Iva hayesiana</i> San Diego marsh-elder	-- -- Rare Plant Rank 2B.2 List B	Marshes, swamps, and playas.	April to October	Low. Potential habitat absent or very limited. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Juncus acutus</i> ssp. <i>leopoldii</i> Southwestern spiny rush	-- -- Rare Plant Rank 4.2 List D	Mesic coastal dunes; alkaline meadows and seeps; coastal salt marshes and swamps.	(March) May to June	Present
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields	-- -- Rare Plant Rank 1B.1 List A	Coastal salt marshes and swamps; playas; vernal pools.	February to June	Low. Potential habitat absent or very limited. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson pepper grass	-- -- Rare Plant Rank 4.3 List A	Openings in chaparral and sage scrub.	January to July	Low. This annual herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Leptosyne maritima</i> Sea dahlia	-- -- Rare Plant Rank 2B.2 List B	Coastal bluff scrub and coastal scrub.	March to May	Low. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Monardella hypoleuca</i> ssp. <i>lanata</i> Felt-leaved monardella	-- -- Rare Plant Rank 1B.2 List A	Chaparral and cismontane woodland.	June to August	Low. This perennial, rhizomatous herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Navarretia fossalis</i> Spreading navarretia	FT -- Rare Plant Rank 1B.1 List A	Chenopod scrub, marshes and swamps (assorted freshwater habitats), playas, and vernal pools.	April to June	Low. This annual herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Orobanche parishii</i> ssp. <i>brachyloba</i> Short-lobed broomrape	-- -- Rare Plant Rank 4.2 List D	Sandy soils in coastal bluff scrub, coastal dunes, and coastal scrub.	April to October	Low. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Pogogyne abramsii</i> San Diego mesa mint	FE SE Rare Plant Rank 1B.1 List A	Vernal pools	March to July	Not expected. No potential habitat on site. This annual herb was not found on site, and it has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Selaginella cinerascens</i> Ashy spike-moss	-- -- Rare Plant Rank 4.1 List D	Chaparral and coastal scrub	--	Present
<i>Stemodia durantifolia</i> Purple stemodia	-- -- Rare Plant Rank 2B.1 List B	Sonoran desert scrub	(January) April, June, August to October, December	Not expected. Potential habitat not present. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

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PLANTS				
SPECIES	SENSITIVITY ² Federal State CNPS County	HABITAT(S)	BLOOM PERIOD	POTENTIAL TO OCCUR ON SITE
<i>Suaeda esteroa</i> Estuary seablite	-- -- Rare Plant Rank 1B.2 List A	Marshes and swamps	(May) July to October (January)	Not expected. Potential habitat not present. This perennial herb was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Tetracoccus dioicus</i> Parry's tetracoccus	-- -- Rare Plant Rank 1B.2 List A	Chaparral and coastal scrub	April to May	Low. This perennial, deciduous shrub was not found on site, and it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Viguiera laciniata</i> San Diego County viguiera	-- -- Rare Plant Rank 4.3 List D	Chaparral and coastal scrub	February to June (Aug)	Low. This perennial shrub was not found on site, and it has not been reported to the database or the CNDDDB within 1,000 feet of the site.

¹ List of species is from a search of the SanBios and USFWS databases and the CNDDDB for the project site plus a 5-mile radius.

² Explanation of Sensitivity Codes

1 - 561

ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Accipiter cooperii</i> Cooper's hawk	-- WL Group 1	In San Diego County, tends to inhabit lowland riparian areas and oak woodlands in proximity to suitable foraging areas such as scrubland or fields.	Present. Seen flying overhead potentially foraging on site and has potential to nest in the trees on site.
<i>Accipiter striatus</i> Sharp-shinned hawk	-- WL Group 1	Usually observed in areas with tall trees or other vegetative cover but can be observed in a variety of habitats. In San Diego County occurs in small numbers and only in winter.	Low. It only occurs in small numbers and only in winter. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Agelaius tricolor</i> Tricolored blackbird	BCC ST, SSC Group 1	Highly colonial species occurring mostly in coastal lowland grasslands near open water sources for foraging.	Low. Potentially suitable habitat is not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Aimophila ruficeps canescens</i> Southern California rufous-crowned sparrow	-- WL Group 1	Coastal sage scrub and open chaparral as well as shrubby grasslands.	Present
<i>Ammodramus savannarum</i> Grasshopper sparrow	-- SSC Group 1	Typical habitat is dense grasslands that have little or no shrub cover.	Low. This species was not observed/detected on site during the site surveys conducted over the period January through June 2020, including the BUOW survey, which occurred in the grasslands on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Anniella stebbinsi (pulchra pulchra)</i> Southern California (silvery) legless lizard	-- SSC Group 2	Areas with loose soil, particularly in sand dunes and or otherwise sandy soil. Generally found in leaf litter, under rocks, logs, or driftwood in oak woodland, chaparral, and desert scrub.	Low. The soils on site consist primarily of rocky silt loams. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

1 - 562

ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Antrozous pallidus</i> Pallid bat	-- SSC Group 2	Most commonly associated with arid open scrub or grassland and gentle terrain with scattered rocky outcrops.	Low, as rocky outcrops are not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Aquila chrysaetos</i> Golden eagle	BCC, BGEPA WL, FP Group 1	Typical foraging habitat includes grassy and open, shrubby habitats. Generally nests on remote cliffs; requires areas of solitude at a distance from human habitation.	Low. Site and immediate environs are not at distance to human habitation. No reports to the CNDDDB within 5 miles of the site. A record in the SanBios database is from 1998 for the San Diego Natural History Museum in an 8-kilometer area that overlaps with the 5-mile radius of the site.
<i>Ardea herodias</i> Great blue heron	-- -- Group 2	Wetland habitats, but can be observed foraging away from water.	Low. Commonly associated with marshes, mudflats, and agricultural areas not present on site. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Arizona elegans occidentalis</i> California glossy snake	-- SSC --	Arid scrub, rocky washes, grasslands, chaparral. Appears to prefer open areas and areas with soil loose enough for burrowing.	Low. Rocky habitat is not present, and soils may not be suitable for burrowing. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Artemisiospiza belli belli</i> Bell's sage sparrow	BCC WL Group 1	Chaparral and sage scrub. The habitat must not be too dense or have too much leaf litter as this species spends most of its time running on the ground.	Moderate. Potential habitat is present on site and has been reported to the SanBios database within 1,000 feet of the site.
<i>Asio otus</i> Long-eared owl	-- SSC Group 1	Shady oak woodlands and broad riparian forests.	Not expected. No potential habitat is present on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

1 - 563

ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Aspidoscelis hyperythra</i> Orange-throated whiptail	-- WL Group 2	Coastal sage scrub, chaparral, edges of riparian woodlands and washes. Also found in weedy, disturbed areas adjacent to these habitats. Important habitat requirements include open, sunny areas; shaded areas; and abundant invertebrate prey base, particularly termites (<i>Reticulitermes</i> sp.).	Moderate. Potential habitat is present on site, although it has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Aspidoscelis tigris stejnegeri</i> Coastal whiptail	-- SSC Group 2	Open coastal sage scrub, chaparral, and woodlands. Frequently found along the edges of dirt roads traversing its habitats. Important habitat components include open, sunny areas, shrub cover with accumulated leaf litter, and an abundance of insects, spiders, or scorpions.	Moderate. Potential habitat is present on site, although it has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Athene cunicularia hypugea</i> Burrowing owl	BCC SSC Group 1	Open areas such as grasslands, pastures, coastal dunes, desert scrub, and edges of agriculture fields, with underground burrows often excavated by California ground squirrels (<i>Otospermophilus beecheyi</i>), for breeding and foraging.	Low. A focused survey for the BUOW was conducted on site in 2020, and no BUOW was observed nor was any sign of BUOW observed. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Bombus crotchii</i> Crotch's bumble bee	-- SCE --	Found between San Diego and Redding, California in a variety of habitats including open grasslands, shrublands, chaparral, desert margins including Joshua tree and creosote scrub, and semi-urban settings (CDFW 2022). Food plants include <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> (Williams et al. 2014). The species is near endemic to California, with only a few records from Nevada and Mexico (CDFW 2022).	Low. Much of the project footprint is densely vegetated with non-native grasses. Portions of the site do support nectar and pollen resources. A focused survey for the species was conducted in spring 2023, and the species was not found.
<i>Branchinecta sandiegonensis</i> San Diego fairy shrimp	FE -- Group 1	Seasonally astatic pools which occur in tectonic swales or earth slump basins and other areas of shallow, standing water. Often in patches of grassland and agriculture interspersed in coastal sage scrub and chaparral.	Not expected to occur. There is no potential habitat on site. It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Buteo lineatus</i> Red-shouldered hawk	-- -- Group 1	Riparian woodland, oak woodland, orchards, eucalyptus groves, or other areas with tall trees.	Moderate, as potential habitat is present on site. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Buteo regalis</i> Ferruginous hawk	BCC WL Group 1	In San Diego County, occurs only in winter. Found in open country, primarily prairies, plains, and badlands.	Low, as the site is not in open country, and the species only occurs in winter. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

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ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Campylorhynchus brunneicapillus couesi</i> (sandiegensis) San Diego cactus wren	BCC SSC Group 1	Habitat consists of cactus thickets in coastal lowlands of San Diego County.	Low, as cactus thickets are not present on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Cathartes aura</i> Turkey vulture	-- -- Group 1	Foraging habitat includes most open habitats with breeding occurring in crevices among boulders.	Moderate potential to forage on site. No breeding habitat is present. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Chaetodipus californicus femoralis</i> Dulzura pocket mouse	-- SSC Group 2	Primarily associated with mature chaparral. It is known to occur in coastal sage scrub.	Moderate, as potential habitat is present on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Chaetodipus fallax fallax</i> Northwestern San Diego pocket mouse	-- SSC Group 2	Occurs in open areas of coastal sage scrub and weedy growth, often on sandy substrates.	Low, as the site's substrates are primarily rocky silt loams. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Charadrius alexandrinus nivosus</i> Western snowy plover	FT, BCC SSC Group 1	Beaches, dunes, and salt flats.	Not expected due to a lack of potential habitat on site. It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Charina trivirgata roseofusca</i> Rosy boa	-- -- Group 2	Occurs among rocky outcrops in coastal sage scrub, chaparral, and desert scrub.	Low, as rocky outcrops are not present. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Choeronycteris mexicana</i> Mexican long-tongued bat	-- SSC --	Arid habitats along the coast and in inland valleys in urban and suburban situations. Roosts in natural and man-made crevices and structures.	Moderate, as potential habitat is present on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Circus (cyaneus) hudsonius</i> Northern harrier	-- SSC Group 1	Coastal, salt, and freshwater marshlands; grasslands; and prairies.	Low. Not observed during the site surveys conducted over the period January through June 2020. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

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ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Clemmys marmorata pallida</i> Southwestern pond turtle (<i>Emys marmorata</i> , western pond turtle)	-- SSC Group 1	Almost entirely aquatic; occurs in ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation. Requires basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	Low. The drainage on site has an overstory of eucalyptus trees with no suitable basking sites. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Coleonyx variegatus abbottii</i> San Diego banded gecko	-- SSC Group 1 --	Chaparral and coastal sage scrub in areas with rock outcrops.	Low. The site does not contain rock outcrops. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	-- SSC Group 2	Most abundant in mesic habitats. Considered uncommon in California (California Department of Fish and Game 1990). Drinks water and requires caves, mines, tunnels, buildings, or other man-made structures for roosting.	Low, due to its uncommon occurrence in California. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Crotalus ruber</i> Red-diamond rattlesnake	-- SSC Group 2	Chaparral, coastal sage scrub, along creek banks, particularly among rock outcrops or piles of debris with a supply of burrowing rodents for prey.	Low, as rock outcrops and piles of debris are not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Diadophis punctatus similis</i> San Diego ringneck snake	-- -- Group 2	Generally occurs in moist habitats such as oak woodlands and canyon bottoms but is also sometimes encountered in grassland, chaparral, and coastal sage scrub; generally restricted to leaf litter and rarely crosses open areas.	Moderate due to the presence of potential habitat on site. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Elanus leucurus</i> White-tailed kite	-- FP Group 1	Riparian woodlands and oak or sycamore groves adjacent to grassland on coastal slopes in San Diego County. Nests in the crowns of trees, especially coast live oak (<i>Quercus agrifolia</i>).	Low, as potential habitat is not present. Not observed during the site surveys conducted over the period January through June 2020. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Eremophila alpestris actia</i> California horned lark	-- WL Group 1	Sandy beaches and in agricultural fields, grassland, and open areas.	Moderate due to the presence of potential habitat on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Eumops perotis californicus</i> Western mastiff bat	-- SSC Group 2	Suitable habitat consists of extensive open areas with abundant roost locations (crevices in cliff faces, high buildings, trees, tunnels).	Moderate due to the presence of potential habitat on site. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Euphydryas editha quino</i> Quino checkerspot butterfly	FE -- Group 1	Potential habitat includes areas of low-growing and sparse vegetation with primary larval host plants, dwarf plantain (<i>Plantago erecta</i>) and owl's clover (<i>Castilleja exserta</i>).	Not expected. The project site is outside the USFWS' recommended Quino survey area (USFWS 2014). It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Ictera virens</i> Yellow-breasted chat	-- SSC Group 1	Dense riparian habitats.	Not expected. Potential habitat is not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.

1 - 568

ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Ixobrychus exilis</i> Least bittern	BCC SSC Group 2	Freshwater or brackish marshes with tall grasses, cattails, and reeds.	Not expected. Potential habitat is not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Lasiurus blossevillii</i> Western red bat	-- SSC Group 2	Riparian areas dominated by cottonwoods, oaks, sycamores, and walnuts.	Not expected. Potential habitat is not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Lasiurus xanthinus</i> Western yellow bat	-- SSC --	Primarily roosts in the skirts of dead palm tree fronds. Strongly associated with native palm groves with open water.	Not expected. Potential habitat is not present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Lepus californicus bennetii</i> San Diego black-tailed jackrabbit	-- SSC Group 2	Primarily in open habitats including coastal sage scrub, chaparral, grasslands, croplands, and open, disturbed areas if there is at least some shrub cover present.	Moderate. Potential habitat is present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Lycaena hermes</i> Hermes copper	FC -- Group 1	Southern mixed chaparral and coastal sage scrub with mature specimens of its larval host plant, spiny redberry (<i>Rhamnus crocea</i>) with California buckwheat (<i>Eriogonum fasciculatum</i>) generally within 10 feet of the spiny redberry (Attachment B [County of San Diego Guidelines for Hermes Copper] to County 2010).	Low. The entire site was assessed in the field for the species' potential to occur, and no spiny redberry was found in proximity to California buckwheat. It has not been reported to the SanBios or USFWS databases or CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Myotis ciliolabrum</i> Small-footed myotis	-- -- Group 2	Occurs in arid, upland habitats. Prefers open stands in forests and woodlands as well as brushy habitats. Feeds over and drinks from streams, ponds, springs, and stock tanks.	Low. Potentially suitable habitat on site is limited or absent. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Myotis yumanensis</i> Yuma myotis	-- -- Group 2	Open forests and woodland are optimal habitat. Closely tied to bodies of water for foraging and drinking. Roosts in buildings, mines, crevices, caves, and under bridges.	Low. Potentially suitable habitat on site is limited or absent. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Neotoma lepida</i> <i>intermedia</i> San Diego desert woodrat	-- SSC Group 2	Occurs in open chaparral and coastal sage scrub, often building large, stick nests in rock outcrops or around clumps of cactus or yucca.	Moderate. Potential habitat is present. It has not been reported to the SanBios database or CNDDDB within 1,000 feet of the site.
<i>Nyctinomops</i> <i>femorosaccus</i> Pocketed free-tailed bat	-- -- Group 2	Prefers desert habitats with high cliffs or rock outcrops.	Not expected. Potentially suitable habitat is not present. It has not been reported to the SanBios database within 1,000 feet of the site.
<i>Odocoileus hemionus</i> Mule deer	-- -- Group 2	Occurs within a wide range of open habitats associated with expansive open space.	Moderate. Potentially suitable habitat is present, and while not reported to the SanBios database within 1,000 feet of the site, this wide-ranging species has been reported to the SanBios database within 5 miles of the site.
<i>Passerculus</i> <i>sandwichensis beldingi</i> Belding's savannah sparrow	-- SE Group 1	Coastal marshes dominated by pickleweed (<i>Salicornia</i> spp.).	Not expected. Suitable habitat is not present. It has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

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ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Perognathus longimembris pacifica</i> Pacific pocket mouse	FE SSC Group 1	Open coastal sage scrub; fine, alluvial sands near ocean.	Not expected. Currently known from Dana Point Headlands in Orange County, CA and three locations on Marine Corps Base Camp Pendleton in San Diego County (Spencer 2005). It has not been reported to the SanBios or USFWS databases or CNDDDB within 1,000 feet of the site.
<i>Phalacrocorax auratus</i> Double-crested cormorant	-- WL Group 2	Fresh and salt water habitats.	Not expected. Suitable habitat is not present. It has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Phrynosoma blainvillii</i> Coast horned lizard	-- SSC Group 2	Coastal sage scrub and open areas in chaparral, oak woodlands, and coniferous forests with sufficient basking sites, adequate scrub cover, and areas of loose soil; require native ants, especially harvester ants (<i>Pogonomyrmex</i> sp.), and are generally excluded from areas invaded by Argentine ants (<i>Linepithema humile</i>).	Moderate. Potentially suitable habitat present, although it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Plestiodon skiltonianus interparietalis</i> Coronado skink	-- WL Group 2	Grasslands, coastal sage scrub, and open chaparral where there is abundant leaf litter or low herbaceous growth.	Moderate. Potentially suitable habitat present, although it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Polioptila californica californica</i> Coastal California gnatcatcher	FT SSC Group 1	Coastal sage scrub	Present
<i>Pyrocephalus rubinus</i> Vermilion flycatcher	-- SSC Group 1	Riparian habitat	Not expected to occur. There is no potential habitat on site. It has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

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ANIMALS			
SPECIES	SENSITIVITY² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Rallus obsoletus levipes</i> Light-footed Ridgway's rail	FE SE, FP Group 1	Coastal salt marshes, especially those dominated by cordgrass (<i>Spartina</i> sp.), but has been known to use brackish and freshwater sites.	Not expected to occur. There is no potential habitat on site. It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Salvadora hexalepis virgultea</i> Coast patch-nosed snake	-- SSC Group 2	Semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.	Moderate. Potentially suitable habitat present, although it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Spea hammondi</i> Western spadefoot	-- SSC Group 2	Open coastal sage scrub, chaparral, and grassland, along sandy or gravelly washes, floodplains, alluvial fans, or playas; requires temporary pools for breeding and friable soils for burrowing; generally excluded from areas with bullfrogs (<i>Rana catesbiana</i>) or crayfish (<i>Procambarus</i> sp.).	Not expected to occur. Although it has been reported to the CNDDDB within 1,000 feet of the site, there is no potential habitat on site.
<i>Sternula antillarum browni</i> California least tern	FE SE, FP Group 1	Coastal areas adjacent to the ocean. Nests in colonies at sites typically located on barrier dunes at river mouths, at lagoon entrances, and along sandy strips of sparse coastal strand vegetation.	Not expected to occur. There is no potential habitat on site. It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.
<i>Taxidea taxus</i> American badger	-- SSC Group 2	Grasslands, alluvial fans, meadows, and desert. In San Diego County, persists mainly in large blocks of undeveloped land and avoids urbanization.	Low. Potentially suitable habitat limited or absent. It has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.

ANIMALS			
SPECIES	SENSITIVITY ² Federal State County	HABITAT(S)	POTENTIAL TO OCCUR ON SITE
<i>Thamnophis hammondi</i> Two-striped garter snake	-- SSC Group 1	Primarily along permanent creeks and streams but also around vernal pools and along intermittent streams. Occasionally found in chaparral or other habitats relatively far from permanent water.	Moderate. Potentially suitable habitat present, although it has not been reported to the SanBios database or the CNDDDB within 1,000 feet of the site.
<i>Vireo bellii pusillus</i> Least Bell's vireo	FE SE Group 1	Riparian woodland and is most frequent in areas that combine an understory of dense, young willows or mule fat (<i>Baccharis salicifolia</i>) with a canopy of tall willows (<i>Salix</i> spp.).	Not expected to occur. There is no potential habitat on site. It has not been reported to the SanBios or USFWS databases or the CNDDDB within 1,000 feet of the site.

¹ List of species is from a search of the SanBios and USFWS databases and the CNDDDB for the project site plus a 5-mile radius.

² Explanation of Sensitivity Codes

Federal - U.S. Fish and Wildlife Service

- FE Federal listed endangered
- FT Federal listed threatened
- FC Candidate for federal listing
- BCC Non-listed subspecies or populations of federal threatened or endangered species
- BGEPA Prohibits the take, possession, sale, purchase, barter, or offer to sell, purchase, or barter, export or import of the bald (and golden) eagle “at any time or in any manner

State – California Department of Fish and Wildlife

- SE State listed endangered
- ST State listed threatened
- FP State fully protected (may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFW)
- SSC State species of special concern (declining population levels, limited ranges, and/or continuing threats)
- WL Previously SSC but no longer merits SSC status, or which does not meet SSC criteria but for which there is concern and a need for additional information to clarify status.

County of San Diego

Plant Sensitivity

- List A Plants rare, threatened or endangered in California or elsewhere.
- List B Plants rare, threatened or endangered in California but more common elsewhere.
- List C Plants that may be quite rare, but more information is needed to determine rarity status.
- List D Plants of limited distribution and are uncommon, but not presently rare or endangered.

Animal Sensitivity

- Group 1 Animals that have a very high level of sensitivity, either because they are listed as threatened or endangered or because they have very specific natural history requirements.
- Group 2 Animal species that are becoming less common, but are not yet so rare that extirpation or extinction is imminent without immediate action. These species tend to be prolific within their suitable habitat types.

CNPS - California Native Plant Society

California Rare Plant Rank

Threat Rank

- | | |
|--|---|
| 1A = Presumed extirpated in California and either rare or extinct elsewhere. | .1 = Seriously endangered in California (over 80 percent of occurrences threatened/high degree and immediacy of threat) |
| 1B = Rare, threatened, or endangered in California and elsewhere. | |
| 2A= Presumed extirpated in California but more common elsewhere. | .2 = Moderately endangered in California (20 to 80 percent occurrences threatened/moderate degree and immediacy of threat) |
| 2B= Rare, threatened, or endangered in California but more common elsewhere. | |
| 3 = More information is needed. | .3 = Not very threatened in California (less than 20 percent of occurrences threatened/ low degree and immediacy of threat or no current threats known) |
| 4 = A watch list for species of limited distribution. | |

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- Spencer, Wayne D. 2005. Recovery Research for the Endangered Pacific Pocket Mouse: An Overview of Collaborative Studies. USDA Forest Service Gen. Tech. Rep. PSW-GTR-195. http://www.fs.fed.us/psw/publications/documents/psw_gtr195/psw_gtr195_2_107_Spencer.pdf
- U.S. Fish and Wildlife Service. 2014. Quino Checkerspot Butterfly Survey Guidelines. December 15.
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**Orcutt's Brodiaea
Translocation Plan for the
Questhaven Tentative Map Project**

May 6, 2024

Prepared for:

Colrich Communities
444 West Beech Street, Suite 300
San Diego, CA 92101

Prepared by:

Alden Environmental, Inc.
3245 University Avenue, #1188
San Diego, CA 92104



**Orcutt’s Brodiaea
Translocation Plan for the
Questhaven Tentative Map Project**

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1.0 INTRODUCTION

This translocation plan provides the mitigation approach for direct impacts to the Orcutt's brodiaea (*Brodiaea orcuttii*), resulting from development of the Questhaven Tentative Map Project (Questhaven project). Orcutt's brodiaea has a California Native Plant Society (CNPS) Rare Plant Rank of 1B.1 and is a San Diego County List A sensitive plant species. It is a perennial herb with underground bulb-like storage stems, known as corms, in the Themidaceae family. Individual plants are up to 25 centimeters tall, which bears flowers on pedicels each a few centimeters long. The flower has six purple petals each between 1 and 2 centimeters long (CNPS 2022). The measures identified herein are based on those contained in the Questhaven project's Biological Technical Report (Alden Environmental, Inc. [Alden] 2024a).

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The approximately 69.1-acre Questhaven project site is located in the western portion of unincorporated San Diego County within the San Dieguito Community Plan Area. The Questhaven project site is located immediately south and west of the City of San Marcos and east of the City of Carlsbad. Interstate 5 is located approximately 5.3 miles west of the Questhaven project site. Specifically, the Questhaven project site is located south of San Elijo Road and east of Denning Drive (Figures 1 and 2). The Questhaven project site encompasses Assessor's Parcel Number 223-080-46-00 and is located in the west half of the northwest quarter of Section 33, Township 12 South, Range 3 West, San Bernardino Meridian on the U.S. Geological Survey (USGS) 7.5-minute Rancho Santa Fe quadrangle map (Figure 2).

2.2 PROJECT IMPACTS

The project consists of a Tentative Map, Density Bonus Permit, Site Plan Review, and an Administrative Permit for the site. The total number of lots proposed is 93, with 76 residential and 17 non-residential. The project would provide for development of 69 market-rate units and 7 reserved units for affordable housing (18.27 acres), 4 water quality detention basins (2.40 acres), 1 private park parcel (0.31 acres), 4 private road lots (4.34 acres), and 7 open space HOA lots for fire buffer area (10.77 acres). The project also includes a 50.3 acre biological open space area that would provide habitat mitigation for the project and be contiguous with open space lands to the south and west.

Alden prepared a Biological Technical Report that details all of the impacts and required mitigation for the Questhaven project (Alden 2024a). Specifically, this translocation plan addresses only the compensatory mitigation for impacts to Orcutt's brodiaea resulting from the proposed development.

Alden conducted surveyed for Orcutt's brodiaea on site on June 3 and 11, 2020 and again on May 13 and 25, 2023. The staminodia of *Brodiaea* found on site was closely inspected to determine which species is present. All brodiaea found were mapped using global positioning system (GPS) technology with sub-meter accuracy. No *Brodiaea* species other than *orcuttii* was found.

2.3 OWNERSHIP STATUS

The on-site biological open space where the Orcutt's brodiaea would be translocated is owned by Colrich Communities:

Colrich Communities
444 West Beech Street, Suite 300
San Diego, CA 92101

The brodiaea translocation areas are within on-site biological open space to be preserved that is adjacent to off-site Questhaven project mitigation land, all of which is connected to conserved lands to the east, farther west, and south (Figure 2).

3.0 TRANSLOCATION SUMMARY AND GOALS

This effort includes translocation of brodiaea corms from within the Questhaven project impact footprint (donor site) to receptor sites located within the on-site biological open space and associated planting of native grassland habitat.

3.1 DONOR SITE

The donor site (Figure 3) is comprised of non-native grassland totaling approximately 3.4 acres, out of 3.7 acres of suitable habitat for the species mapped there. The majority of the Orcutt's brodiaea plants on site were found in this area. This location is underlain with a majority of Huerhuero loam soil (2 to 9 percent slopes) and a minority of San Miguel rocky silt loam soil (9 to 30 percent slopes).

3.2 RECEPTOR SITE

The receptor site(s) includes 3 areas of non-native grassland on site (Figure 3). The first site is located immediately adjacent to the donor site within the mapped suitable habitat for the species (with the same Huerhuero loam and San Miguel rocky silt loam soils), and Orcutt's brodiaea was observed there, as well. This location also will support several ponds for the spadefoot toad (*Spea hammondi*). The corm translocation will avoid these ponds.

The other 2 areas of non-native grassland to be receptor sites are located to the southeast of the donor site by approximately 525 feet and 1,050 feet (Figure 3). The former is on a southwest-facing slope underlain with San Miguel rocky silt loam soil (9 to 30 percent slopes). The latter is on a southwest-facing slope underlain with San Miguel rocky silt loam soil (9 to 30 percent slopes) and San Miguel-Exchequer rocky silt loam (9 to 70 percent slopes). A small population of Orcutt's brodiaea was found immediately adjacent to this latter receptor site in the Questhaven project impact footprint.

Salvaged Orcutt's brodiaea corms from the donor site will be relocated to the receptor sites. These sites were selected because they have similar soils, slope steepness, slope aspect, and elevation to

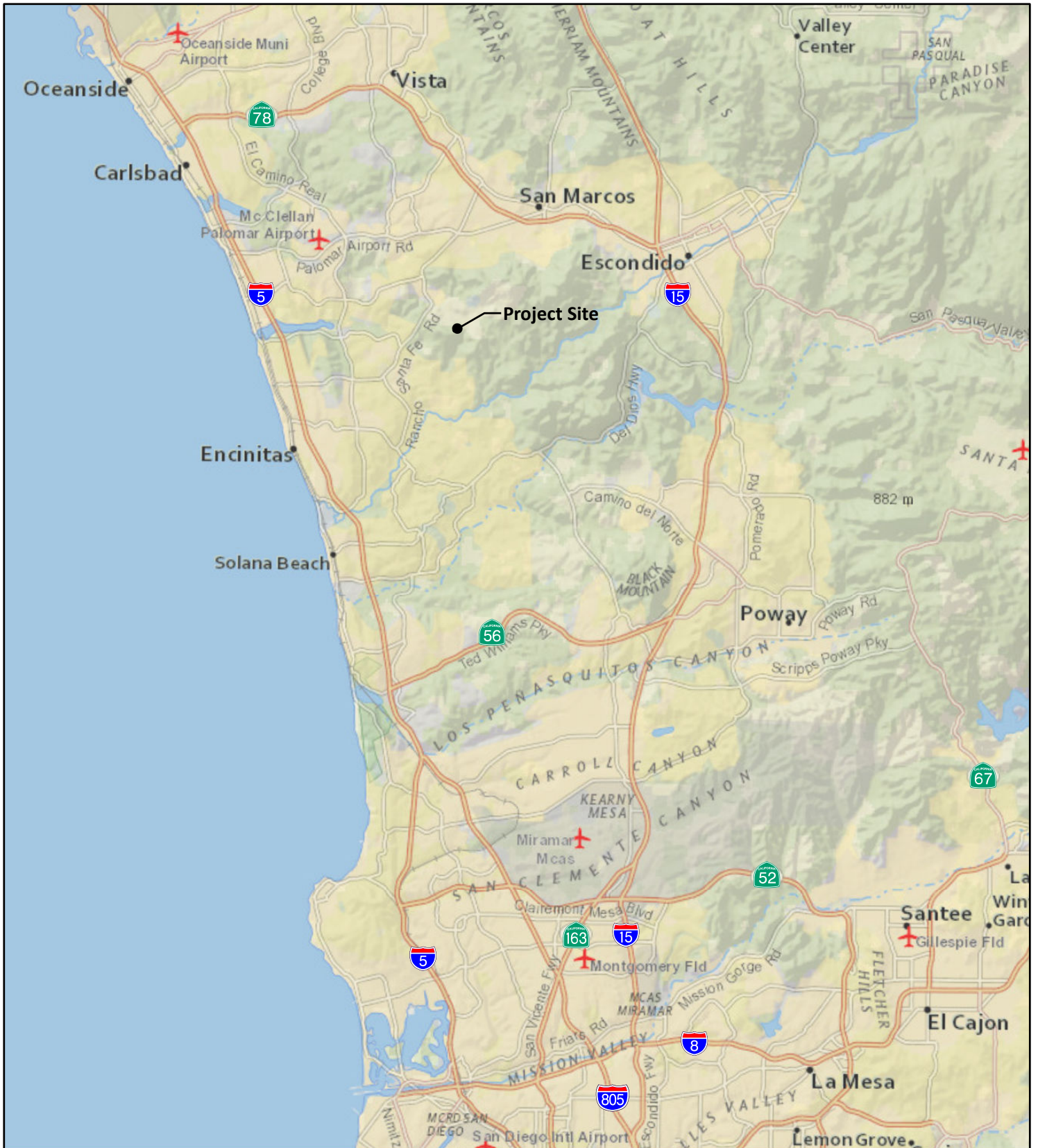
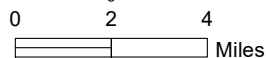


Figure 1

Regional Location

ORCUTT'S BRODIAEA
TRANSLOCATION PLAN FOR THE
QUESTHAVEN TENTATIVE MAP PROJECT



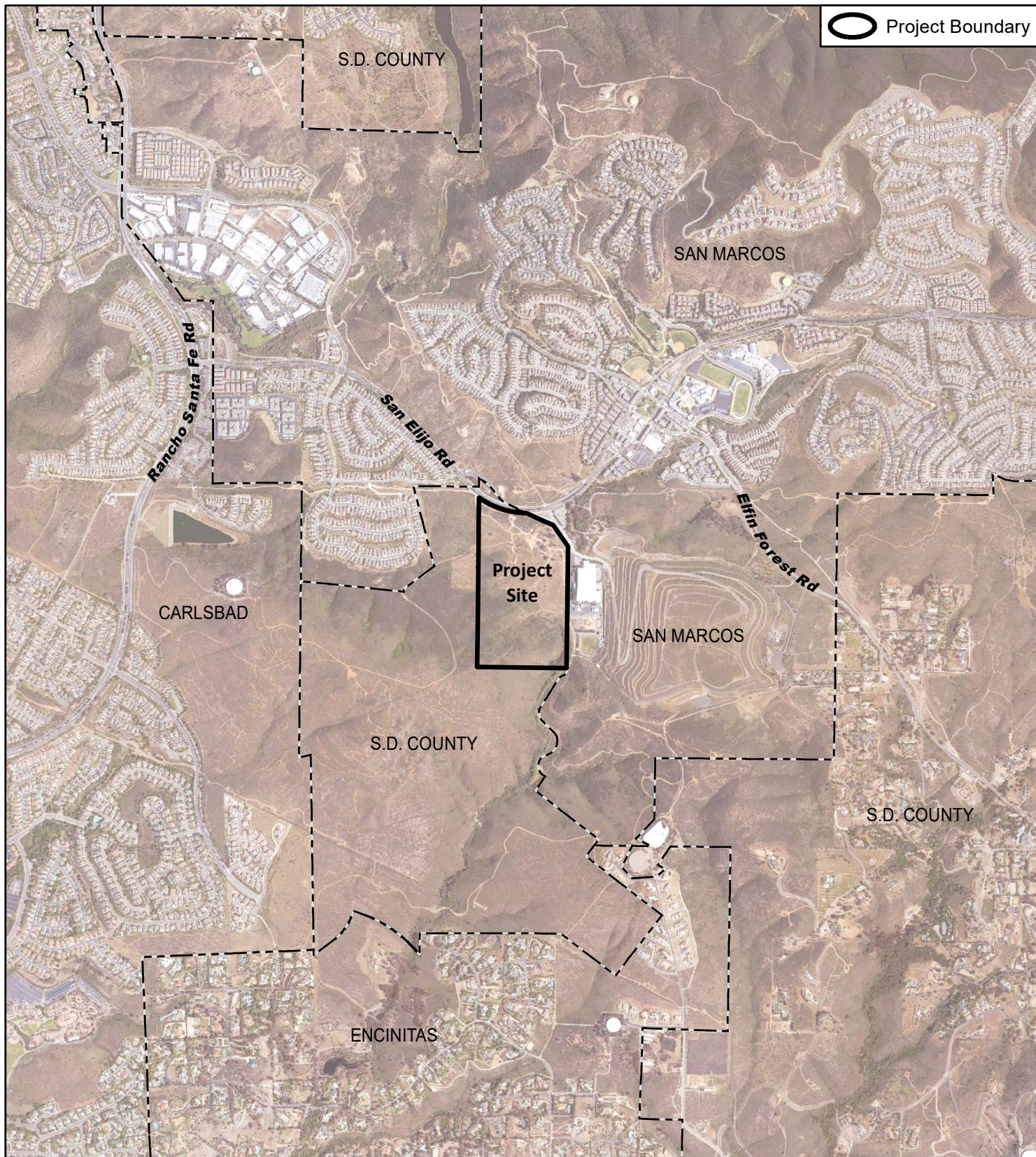
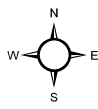


Figure 2






Project Location

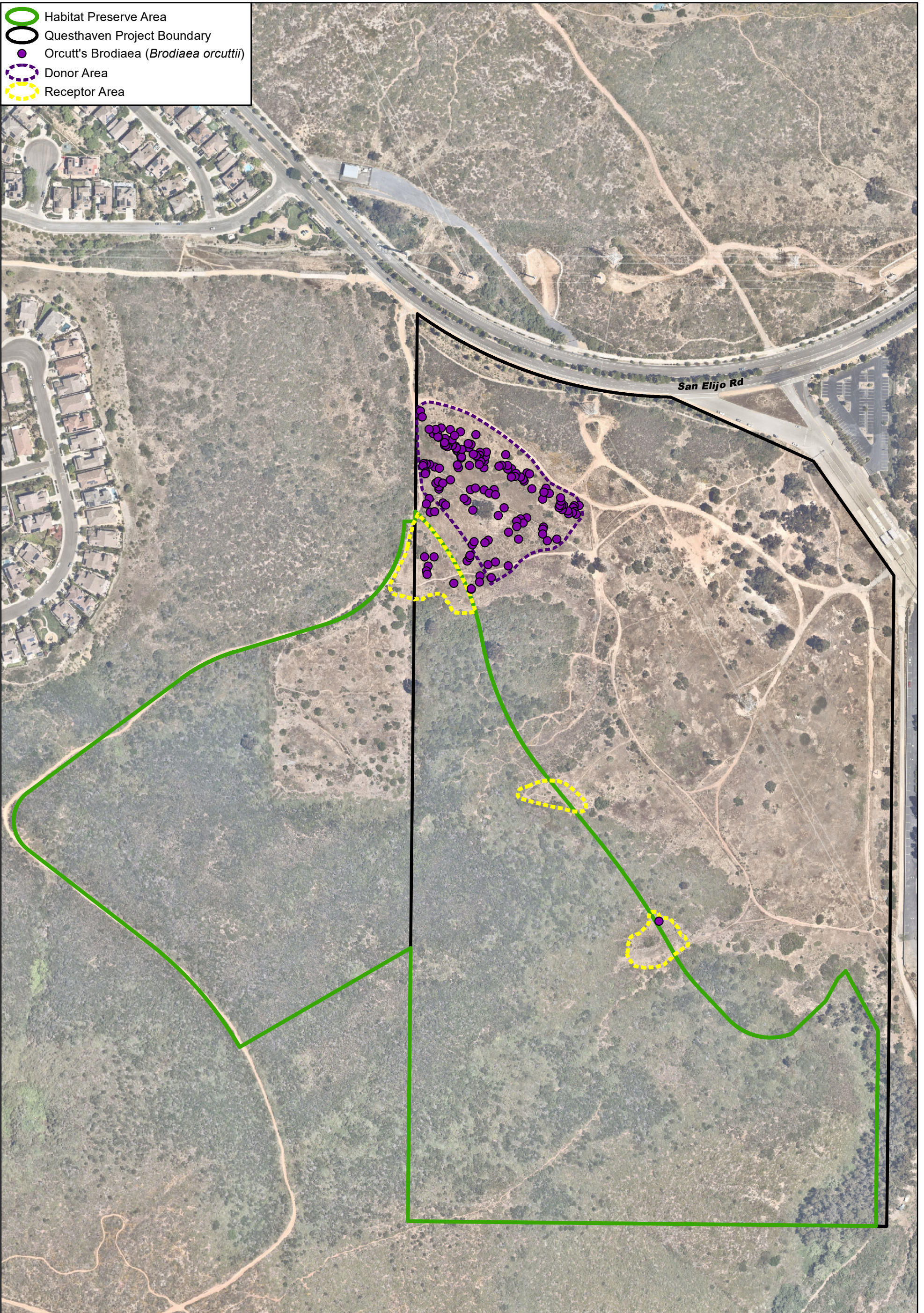
ORCUTT'S BRODIAEA
TRANSLOCATION PLAN FOR THE
QUESTHAVEN TENTATIVE MAP PROJECT



0 1,000 2,000
Feet



-  Habitat Preserve Area
-  Questhaven Project Boundary
-  Orcutt's Brodiaea (*Brodiaea orcuttii*)
-  Donor Area
-  Receptor Area



Aerial Photo: Nearmap 2023

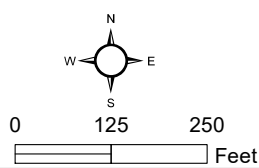


Figure 3

**Orcutt's Brodiaea
Translocation Area**

ORCUTT'S BRODIAEA
TRANSLOCATION PLAN FOR THE
QUESTHAVEN TENTATIVE MAP PROJECT

the donor site. The receptor sites are within the on-site biological open space to be managed in perpetuity, and there are no easements or other potential uses that would conflict with the translocation effort.

The Restoration Specialist will determine how the translocation from donor to receptor sites will occur based on the number of corms to be translocated and site-specific conditions within the receptor sites.

4.0 IMPLEMENTATION PLAN

The brodiaea translocation effort will consist of several components, including:

- Donor site corm salvage
- Receptor site preparation and fencing
- Corm translocation
- Native grassland seeding/planting
- Maintenance and monitoring for a 5-year period

4.1 RATIONALE FOR EXPECTING IMPLEMENTATION SUCCESS

As noted above, the receptor sites selected for the translocation effort currently supports suitable habitat characteristics to support the Orcutt’s brodiaea. Additionally, the species occurs in the vicinity in areas exhibiting the same physical characteristics as the receptor sites.

4.2 RESPONSIBLE PARTIES

4.2.1 Project Proponent

Colrich Communities (or the owner at the time of implementation) will be responsible for financing the installation, maintenance, and monitoring of the restoration/enhancement measures of the translocation project.

4.2.2 Restoration Specialist

Overall supervision of the installation, maintenance, and monitoring of this translocation program will be the responsibility of a Restoration Specialist with a minimum of 5 years of habitat restoration experience. Additionally, the Restoration Specialist must have experience identifying, salvaging, and translocating brodiaea species as well as the ability to distinguish brodiaea corms from those of other geophytes. The Restoration Specialist will educate all participants with regard to program goals and directly oversee all aspects of the translocation project. In addition, the specialist will conduct all monitoring data collection, annual assessments, and prepare all required reports. If necessary, the Restoration Specialist will provide the translocation project proponent and contractor with a brief report, including a written list of items in need of attention following each monitoring visit. The contractor will be responsible for carrying out all required measures in a timely manner. The Restoration Specialist will notify the contractor and responsible party if any requested remediation is not addressed. A checklist with the main tasks and responsibilities is included in Table 1.

4.2.3 Installation/Maintenance Contractor

The installation and maintenance contractor(s) will have habitat restoration experience and will, under the direction of the Restoration Specialist, be responsible for pre-planting weed control, planting, seeding, and maintenance. The Restoration Specialist will educate the contractor(s) on the installation and maintenance of native plant species.

After the installation is complete, maintenance personnel will initiate the 5-year maintenance program under the direction of the Restoration Specialist. Maintenance crews will service the entire enhancement area regularly following installation. Service will include but not be limited to weed control, trash removal, watering, dead plant replacement, and re-seeding. All activities conducted will be seasonally appropriate and approved by the Restoration Specialist. The maintenance crew will meet the Restoration Specialist at the site when requested and will perform all checklist items in a timely manner as directed by the Restoration Specialist. The Restoration Specialist will ensure that maintenance personnel are capable of discerning between native plant species and non-native weed species.

4.3 IMPLEMENTATION SCHEDULE

Implementation of the mitigation program would commence prior to, or in conjunction with the grading of the Questhaven project. The brodiaea corm identification and salvage effort must occur prior to grading within the brodiaea donor site.

4.4 SITE PREPARATION

As described above, the initial site preparation of the receptor sites will involve removal of weeds, refuse, debris, and other deleterious material will be removed and disposed of in a licensed landfill. No grading is proposed as part of this translocation effort.

4.5 FENCING

Prior to and during implementation of the translocation effort, a temporary 3-strand barbless wire fence will restrict access to the receptor sites. As this effort is a part of a larger on-site preserve area for the Questhaven project, no permanent fencing or signs will be installed.

Table 1 MITIGATION PLAN CHECKLIST					
PHASE	TASK	APPLICABLE PARTIES			
		LAND OWNER	INSTALLATION CONTRACTOR	MAINTENANCE CONTRACTOR	RESTORATION SPECIALIST
Preparation	Order seed and container stock		X		
	Attend pre-construction meeting	X	X		X
	Document pre-start conditions				X
	Identify site limits and staging area				X
Corm Salvage	Flag limits of donor site				X
	Excavate soil to search for corms		X		X
	Identify and record corm results				X
	Prepare corms/soil blocks for translocation		X		X
Installation	Delineate boundary of receptor sites		X		X
	Dethatch and mow receptor sites		X		X
	Install temporary fence		X		X
	Install collected corms/soil blocks		X		X
	Install grassland seed mix		X		X
	Prepare/submit as-built report				X
Five-year Maintenance & Monitoring Period	Conduct maintenance monitoring and annual monitoring				X
	Maintenance for remainder of 5 years			X	X

4.6 CORM SALVAGE

The donor site within Questhaven project site must be thoroughly searched for brodiaea corms prior to initiation of grading activity. In order to find and salvage brodiaea corms, the Restoration Specialist will lead an exploratory effort within the donor site. Shovels, hand tools or other equipment will be used to locate corms within the area mapped that would be impacted. The first step will be to lay a search grid pattern over the donor site. Next, a rubber-tired loader (or similar) will use a ripping tyne to turn the soil along a path (determined by the search grid). The Restoration Specialist will follow behind as the machine slowly transits the area. The machine will be halted when corms or corm-like structures are exposed so that they can be identified by the Restoration Specialist. If Orcutt's brodiaea corms are identified, the hand crew will be directed to dig exploratory holes in an effort to identify additional corms and determine if there is a patch or just scattered individuals. Scattered individual brodiaea corms will be collected by hand and placed in a cardboard box for temporary storage.

In the event that larger groupings of corms are encountered, the Restoration Specialist will direct a hand crew to remove soil blocks that contain the corms. The size and depth of the blocks to be removed will depend upon the number of corms present, the depth of the corms, and the condition of the soil (i.e. loose and fragile vs intact clay). It is anticipated that soil blocks will typically be have a depth of 8-12 inches and a surface area of approximately 2-4 square feet. The intent of the soil block method is to ensure that the corms remain undamaged and in their original orientation in the soil. To this end, the soil blocks will be carefully handled and placed in boxes with sufficient soil or other filler material to help maintain their integrity prior to being installed at the receptor sites. If necessary, machinery may be used to help remove the soil blocks from the ground to help keep them intact. Wood also may be used to create box frames for soil blocks that appear to be in danger of collapsing.

The Restoration Specialist will take pre- and post- salvage photographs of the donor site and record all activities undertaken. The numbers of individual corms and soil blocks collected will be recorded, along with specific information regarding the condition of the corms, where they were located within the donor site, and their relative spacing from each other in the soil.

4.7 CORM TRANSLOCATION

Depending on the number of brodiaea corms found and the time of year, individual corms and/or soil blocks containing the corms will be removed from the donor site and translocated immediately to the receptor sites. For individual corms, a pipe- or similar device will be used to create a hole just wide enough to plant a single corm 3-5 inches deep. If soil blocks are used, soil at the receptor site will be excavated to a depth slightly greater than the height of the soil blocks that contain the corms to be transplanted (i.e., 10-14 inches deep). The corms and soil blocks will be spaced in such a way as to mimic the relative spacing observed at the donor site. Displaced soil will be replaced in a manner that will maintain drainage and prevent ponding over the brodiaea. Gaps on the edges of soil blocks will be filled in with native soil and compacted maintain soil structure and stability as much as possible. The receptor sites also may be watered once the corms and soil blocks have been installed. This will help soil to settle in any cracks and fill in air pockets. The location

of each translocated corm and soil block will be recorded with a sub-meter GPS unit to help in relocation and success monitoring.

The Restoration Specialist will notify the County, California Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS) immediately if brodiaea corms are identified at a receptor site. Notification will include the date, time, locations of the corms, and information as to the extent of the occurrence within the receptor site(s). The Restoration Specialist will rebury and flag the previously unmapped corms within the receptor site and will move into areas of the receptor site(s) not occupied by the species to continue the translocation process.

4.8 NURSERY STOCK

Up to 50 percent of any corms found at the donor site will be transferred to a native plant nursery as approved by County, CDFW, and USFWS where they will be propagated. Nursery plants will initially be reserved for planting at the receptor sites if, at any point during the monitoring period, it is determined that the number of the brodiaea individuals originally translocated to the receptor site is not enough to meet the success criteria. The Restoration Specialist will confer with the County, CDFW, and USFWS prior to planting any nursery plants within the receptor sites to determine the reasons for the need for the plantings and to consider whether a receptor site(s) is not functioning adequately and a new receptor site(s) is needed to meet the project requirements. The nursery plants will be used only if their condition is considered satisfactory by the Restoration Specialist and the nursery staff. Any nursery corms or plants left at the end of the monitoring period will be planted at the receptor sites.

4.9 NATIVE GRASSLAND

4.9.1 Seed Mix

Seeding with a native grassland mix (Table 2) will take place within the receptor sites (Figure 3). The species included in the mix were selected because they are native and occur either on the project site or in the project vicinity. The seed will be sourced from as close to the site as possible. The source and proof (tags) for all seed will be provided.

Because of the small size of the receptor sites, the seed will be applied by hand. Seed of different species will only be mixed when they are to be applied to the same location. Individual species may be seeded separately as directed by the Restoration Specialist. Hand broadcasters will be used to help ensure a consistent application of seed. An inert carrier (sand, saw dust) may also be mixed with the seed to help maintain consistency. Seeding will not be conducted during windy conditions. Seed will be raked into soil after application to help increase seed/soil contact.

Table 2 NATIVE GRASSLAND SEED MIX	
SPECIES	POUNDS/ ACRE
Blue dicks (<i>Dichelostemma capitatum</i>)	3
Blue-eyed grass (<i>Sisyrinchium bellum</i>)	3
California everlasting (<i>Pseudognaphalium californicum</i>)	3
Deerweed (<i>Acmispon glaber</i>)	2
Dot-seed plantain (<i>Plantago erecta</i>)	3
Fascicled tarweed (<i>Deinandra fasciculata</i>)	2
Golden yarrow (<i>Eriophyllum confertiflorum</i>)	3
Goldfields (<i>Lasthenia californica</i>)	2
San Diego needlegrass (<i>Stipa lepida</i>)	8
TOTAL	29

4.9.2 Container Stock

In addition to seed, San Diego needle grass plugs will be planted in the receptor sites at a rate of 300 per acre. The grass plugs will be evenly spaced throughout the receptor sites, as well as in a 15-foot buffer area. No grass plugs will be planted within translocated soil blocks. The plant material will be sourced from as close to the site as possible. If container stock is unavailable from the project vicinity, the Restoration Specialist may substitute species as necessary. The source and proof for all plant material will be provided. All container stock will be inspected and approved by the Restoration Specialist prior to being installed.

Specifically, the Restoration Specialist will ensure that:

- The correct number, size, and species ordered are delivered;
- Plants are healthy and showing no sign of disease;
- Roots fill the containers, but are not root bound;
- There is no breakage of plants;
- Plants show no evidence of pests;
- Plants are in a state suitable for outplanting.

The Restoration Specialist will reject any plants not meeting these requirements.

The Installation Contractor will be responsible for planting all container stock within four days following delivery. Container stock will be planted in such a way as to mimic a natural species distribution within the receptor sites, while avoiding the installed soil blocks. The project Restoration Specialist will specify the locations for all planting.

4.9.3 Material Salvage

The seed and container stock identified above is intended to be implemented without using any native plant/soil material salvaged from adjacent development projects. If salvaged upland soil/plant material is made available to the translocation project during the installation phase, it will be incorporated into the receptor sites, to the extent practicable.

4.10 HERBIVORE EXCLUSION

Upon completion of the translocation and native grassland planting efforts, herbivore exclusion fencing will be installed around the limits of the translocated corms within the receptor sites. The exclusion fencing will be trenched at least 12 inches to discourage herbivory. The herbivore exclusion fencing will be removed 2 years after its installation.

4.11 IRRIGATION

The brodiaea translocation effort is designed to be a non-irrigated project. While there will be no irrigation system, maintenance crews may hand water the receptor sites during dry years, as directed by the Restoration Specialist.

4.12 AS-BUILT CONDITIONS

The Restoration Specialist shall prepare and submit a map using showing the as-built conditions of the receptor sites within 8 weeks of completion of site preparation and translocation. Areas of corm/soil block translocation and all seeding and planting shall be shown on the map. The map shall be submitted to the County, CDFW, and USFWS.

5.0 MAINTENANCE PLAN

5.1 HABITAT MAINTENANCE ACTIVITIES

A 5-year maintenance program is proposed to help ensure the successful establishment and persistence of the translocated brodiaea. The maintenance program will involve removal of trash, weed control, fence repair/replacement, and any remedial measures deemed necessary for translocation program success (e.g., re-seeding). Maintenance personnel will visit the site at least monthly as part of the 5-year maintenance program.

5.1.1 Trash Removal

The Maintenance Contractor will remove any trash encountered within the receptor sites during every maintenance event and dispose of it in a legally acceptable fashion.

5.1.2 Weed Control

Particular maintenance emphasis will be placed on pro-active weed control within the receptor sites. All weed species observed will be considered invasive and targeted for removal. All workers conducting weed removal activities will be educated to distinguish between native and non-native species, with special attention paid sensitive plant species.

Weeds will be removed by hand or with small machinery (e.g., line trimmers) whenever possible, but focused herbicide application may be used if needed and requested by the Restoration Specialist. Herbicides will only be applied by workers licensed to use those chemicals. Additionally, herbicide will not be used during wet or windy conditions. Weed control tasks that involve machinery or herbicide use will be timed to avoid the vegetative and flowering period for the brodiaea and would not occur between January through July.

Weeds will be removed from the receptor sites and disposed of in a legal manner. All weeds will be removed prior to reaching 12 inches in height or before reaching seed stage. Leaf and branch drop of native species should be left in place and not removed. Vegetation clearing would be limited to above-ground methods, with vegetation being cut to a height of no more than two inches from the soil surface, with roots left in place. There would be no soil disturbance (e.g., from disking, tilling, etc.).

5.2 HABITAT MAINTENANCE SCHEDULE

Regular maintenance, trash removal, and weed control of the receptor sites will be conducted during the first 5 years following implementation of the translocation program or until the program is deemed successful. Maintenance personnel will visit the site at least monthly for the 5-year maintenance and monitoring period.

6.0 PERFORMANCE STANDARDS

The following sections provide performance standards to determine the successful completion of the 5-year maintenance and monitoring program. Attainment of these standards indicates the brodiaea translocation effort is progressing toward the habitat functions and services specified for this plan. Methods used to measure these performance standards are described in the following text. If the receptor sites fail to meet the Year 5 standards after the full monitoring term, a specific set of remedial measures will be developed, implemented, and the monitoring and maintenance period would be extended until all Year 5 standards are met, or as otherwise provided in this document. If a site does not meet Year 5 standards, the monitoring and maintenance period would be extended at least a full year and until all are standards are met. Only when all receptor sites have attained the Year 5 standards for at least 2 years without irrigation will the entire translocation program be signed off.

6.1 ORCUTT'S BRODIAEA

The brodiaea translocation effort will be considered successful when the following success criteria are met during any 2 of the last 4 years of the monitoring period.

- At least 60% of the translocated corms produce vegetative growth
- 100% of the translocated corms produce flowers
- The receptor sites must be free of human intervention (i.e., supplemental watering and/or planting, excluding measures required by the plan) such that the translocated corms are determined to be self-sustaining.

6.2 CONTAINER STOCK

During each of the 5 annual monitoring events there will be no less than 80% of the initially planted container plants surviving (unless their function has been replaced by natural recruitment).

6.3 NATIVE SPECIES RICHNESS/COVER

At the end of the 5-year monitoring period, the native grassland planting (receptor sites plus a 15-foot buffer) will achieve 80% cover overall of native grassland species and support a minimum of 2 native perennial grassland species that are reproducing. Corrective measures will be implemented in areas not meeting the species richness goals in any given year.

6.4 WEED COVER

General and target weed cover success criteria have been established for the translocation effort. Given the small sizes of the receptor sites and the extent of the existing weed seed bank, 100% eradication for all weed species is not a realistic goal (some species are highly invasive and others are easier to eradicate). Therefore, species in Table 3 are zero tolerance species and will be controlled at 100% on a yearly basis. Other non-native species are more ubiquitous and can never be completely eliminated and will, therefore, be managed to a level of 25% cover or less. If the weed cover success criteria are not met in any given year, then remedial measures will be implemented.

**Table 3
ZERO TOLERANCE WEED SPECIES**

Latin name	Common name	Cal-IPC Rating¹
<i>Acacia</i> sp.	Acacia	L/M
<i>Atriplex semibaccata</i>	Australian saltbush	M
<i>Carpobrotus</i> spp.	Ice plant, Hottentot's fig	H/M
<i>Cynara cardunculus</i>	Artichoke thistle	M
<i>Cynodon dactylon</i>	Bermuda grass	M
<i>Erodium botrys</i>	Long-beak filaree	NR
<i>Erodium cicutarium</i>	Redstem filaree	L
<i>Foeniculum vulgare</i>	Fennel	H
<i>Lythrum hyssopifolium</i>	Grass poly	M
<i>Nicotiana glauca</i>	Tree tobacco	M
<i>Ricinus communis</i>	Castor bean	L
<i>Rumex conglomeratus</i>	dock	NR
<i>Rumex crispus</i>	Curly dock	L
<i>Salsola tragus</i>	Russian thistle	L
<i>Carduus pycnocephalus</i>	Italian thistle	L

¹H= High invasiveness, M= Moderate invasiveness, L= Low invasiveness NR= Not rated

7.0 MONITORING PLAN

7.1 INSTALLATION MONITORING

The Restoration Specialist will be on site daily during the corm collection and translocation to direct all translocation activities including site preparation, weed control, seeding, planting, and watering. Upon completion, the Restoration Specialist will prepare an as-built map and letter and confirm that the 5-year maintenance and monitoring period may begin.

7.2 MAINTENANCE MONITORING

The Restoration Specialist will conduct regular monitoring of the maintenance conducted by the Installation and Maintenance Contractor(s) during the 5-year maintenance period. Maintenance monitoring visits will be conducted by the Restoration Specialist monthly in Years 1 and 2, and every other month in Years 3-5. Additional visits may be required as conditions warrant. During each visit the Restoration Specialist will assess the condition of the receptor sites and identify any necessary remedial measures. Fencing (including the herbivory exclusion fencing) will be inspected, and any trash, debris, or other disturbances will be recorded. The Restoration Specialist also will monitor soil moisture to determine whether seasonal rains are adequate to keep the soil moist throughout the first 3 growing seasons. Supplemental irrigation of the receptor sites may be needed depending on natural rainfall, temperatures, and day length. A brief monitoring memo will be prepared and submitted to the Maintenance Contractor following each maintenance monitoring visit.

7.3 ANNUAL MONITORING

Two quantitative monitoring visits will be conducted by the Restoration Specialist each year. The first will be conducted in January/February to search for and count the number of brodiaea corms that have produced vegetative growth. The second visit will be conducted in May/June/July to identify and record the extent of brodiaea that are flowering. During the annual monitoring events, the number, average size, and overall health of the transplanted corms will be recorded. A qualitative assessment of health and the number of Orcutt's brodiaea observed (vegetative and flowering) also will be conducted. Brodiaea plants also will be inspected to determine if they are producing viable seeds. If viable seeds are present, then up to 2% may be collected for conservation seed storage at the Rancho Santa Ana Botanic Garden. Photographs will be taken from established photo documentation locations. During each annual monitoring event, the success of the translocation effort will be evaluated, and species richness and cover data will be collected. In Years 1 and 2, species richness and cover will be determined by visual assessment. In Years 3-5, quantitative transect data will be collected.

Quantitative transect data will be collected using the point intercept line transect sampling methods described in the California Native Plant Society's Field Sampling Protocol (Sawyer and Keeler-Wolf 1995). A single sampling transect will be established in Year 3 within each receptor site. The ends of each transect will be marked with a re-bar stake and recorded with a GPS unit. The location and length of each transect will depend upon the number of transplanted corms and the size of each receptor site.

Species cover will be determined by dividing each transect into half-meter intervals. A point will be projected into the vegetation at each interval, and any species intercepted by the point will be recorded. Species also will be divided into herb (0-60 cm), shrub (60 cm-3 m), and tree (greater than 3 m) layers. Percent cover will be measured by dividing the number of hits by the number of possible hits. Total native and non-native cover values will be determined separately.

Native species richness (the number of species) will be calculated by counting all of the species encountered within a 5 m-wide belt transect along each transect (2.5 m on each side). All plants observed will be categorized by origin (native/non-native) and height layer.

7.4 ANNUAL REPORTS

As part of the monitoring program, annual reports prepared by the Restoration Specialist will be prepared and submitted evaluating the success of the translocation effort to date, along with any recommendations for future work that may be deemed necessary. Each annual monitoring report will include data collected throughout the year in addition to the annual monitoring visit. To detect the overall trend of the program, the annual monitoring report will contain comparisons of the monitoring data for the years that data are collected. Annual reports will be submitted to the County, CDFW, and USFWS.

7.5 REMEDIAL MEASURES/ADAPTIVE MANAGEMENT

If the program is not progressing as desired, corrective measures may be implemented. Corrective measures may include, but are not limited to: additional planting or seeding, altered maintenance effort, and increased watering regime.

7.6 MONITORING SCHEDULE

As described above, monthly inspections of the translocation and maintenance effort would be performed during Years 1 and 2, and every other month for the remainder of the 5-year maintenance and monitoring period. The first annual botanical monitoring event will occur in the first spring following installation. Reports will be prepared and submitted within 3 months of the annual monitoring visit.

8.0 COMPLETION OF PROGRAM

8.1 NOTIFICATION OF COMPLETION

The land owner shall notify the County, CDFW, and USFWS upon the mitigation site obtaining the Year 5 performance standards through the submittal of the final (Year 5) monitoring report.

8.2 CONFIRMATION

After receipt of the final monitoring report, the County, CDFW, and USFWS may inspect the sites to determine if the brodiaea translocation has been conducted in accordance with this plan.

8.3 LONG-TERM MANAGEMENT

The brodiaea receptor sites are located within the on-site biological open space of the Questhaven project. The Questhaven project will be responsible for establishing a conservation easement over the entire open space area (which also includes adjacent, off-site mitigation land) and will provide for long-term maintenance and monitoring until the sign-off of all on- and off-site mitigation efforts—including the translocation program. At that point, a designated long-term management entity will be responsible for managing the open space in accordance with an approved management plan. A Conceptual Upland Habitat Biological Resources Management Plan (Alden 2024b) has been prepared to guide the long-term management of the entire open space area.

9.0 CONTINGENCY MEASURES

9.1 INITIATING PROCEDURES

An integral part of a successful translocation effort is the ability to detect problems early in the process, determine the cause of the problem, and attempt to modify the program to accommodate emerging issues or situations. Minor problems such as trash, vandalism, isolated instances of plant mortality, or small-scale weed or pest infestations will be rectified as they are discovered during routine monitoring and would not warrant the implementation of contingency measures.

If a performance standard is not met for all or any portion of a receptor site in any year, or if the final performance standards are not met, the Restoration Specialist will prepare an analysis of the cause(s) of failure, and propose remedial action for approval by the County, CDFW, and USFWS. These measures may include additional planting/seeding, adjustment of the management activities, or other design changes.

9.2 FUNDING MECHANISM

The land owner shall be responsible for all costs associated with any remedial measures.

9.3 RESPONSIBLE PARTIES

The land owner shall be the responsible party for any remedial measures.

10.0 REFERENCES CITED

Alden Environmental, Inc. 2024a. Biological Technical Report for the Questhaven Tentative Map Project. May 6.

2024b. Conceptual Upland Habitat Biological Resources Management Plan for the Questhaven Tentative Map Project PDS2020-TM-5643. May 6.

California Native Plant Society. 2022. Calscape, Orcutt's Brodiaea. [https://calscape.org/Brodiaea-orcuttii-\(\)](https://calscape.org/Brodiaea-orcuttii-())

Attachment H – Public Documentation



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
ZONING DIVISION

Record ID(s): PDS2020-TM-5643

Project Name: Questhaven

Planning/Sponsor Group: San Dieguito

Results of Planning/Sponsor Group Review

Meeting Date: AUGUST 8, 2024

A. Comments made by the group on the proposed project.

B. **Advisory Vote:** The Group **Did** **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- Approve without conditions
 - Approve with recommended conditions
 - Deny
 - Continue

VOTE: 10 Yes 0 No 0 Abstain 3 Vacant/Absent

C. Recommended conditions of approval:

PLEASE WORK LEGAL EASEMENT / RIGHT-OF-WAY
ON ADJOINING PARCEL FOR HIKER ACCESS TO
RANCHO LA COSTA RESERVE.

Reported by: *Douglas Dill* Position: CHAIR Date: 08/08/2024
SEAT 11

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to
CommunityGroups.LUEG@sdcounty.ca.gov

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

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



PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

7:00 pm, Thursday, June 13, 2024

MEETING AGENDA

Place of Meeting: RSFFPD Station #4 Meeting Room, 18040 Calle Ambiente, Rancho Santa Fe, CA 92067

You can access the County's digital document search engine by visiting

<http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda

NOTE: Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):**
Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), VACANT (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13)
2. **AGENDA REVIEW**
3. **APPROVAL OF MINUTES:** Circulated to members in advance of meeting for initials/comments. Vote to be called at meeting.
4. **OPEN FORUM**
5. **GENERAL PLANNING ITEMS:**
 - A. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status on current Surf Cup (over use) activities/status; not in compliance with property lease/deed restrictions, and related developments with adjacent 22nd DAA Horse Park and proposed Del Mar Sports Complex. SDPG Lead: Beth Nelson.
Continue to June 2024 SDPG Meeting
 - B. **RSF Village Signage Permitting Process.** Determine permit policy for commercial signs in the RSF Village Historic District as compared to signage outside of the Covenant. SDPG Member: Beth Nelson.
Continue to June 2024 SDPG Meeting
 - C. **San Dieguito Community Plan Dark Sky Policy.** With a long-established Community Planning area Dark Sky policy NOT permitting lighted tennis courts, work with the County to sync policy with County Zoning Desk permitting of private sports courts in the San Dieguito Planning Area. SDPG Member: Beth Nelson.
Continue to June 2024 SDPG Meeting
6. **MAJOR PROJECTS AND LAND USE ITEMS:**

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

- A. **PDS2024-MUP-01-005W1M8 - Stretch Zone Sign Permit.** Internally illuminated channel letter and logo signage. Located at 16621 Dove Canyon Road, Suite 111, San Diego, CA 92127, APN: 678-600-04-00. Project Manager: Jessica Jimenez (Swain Sign, Inc.), 909-460-2530, x104; Permit Consultant: Tim Seaman, 619-993-8846; PDS Planner: Martha Elena Sanchez, 619-495-8517; SDPG Member: Jennifer Callow.
- B. **PDS2023-MUP-23-002 New AT&T Mono-Pine Cell Site in Rancho del Rio.** Determine to hear this project or continue to later PG meeting. Removed from June 2023 SDPG agenda as project applicant postponed or cancelled. To be located at 17272 La Brisa, Rancho Santa Fe CA 92067 at Calle Dos Lagos; APN: 267-051-20-00. Applicant Contact: Carol Kincheloe, 619-488-0933; PDS Planner: Hayley Makinster, 619-629-4434; SDPG Member: Don Willis.
Continue to June 2024 SDPG Meeting
- C. **PDS2023 - Proposed Detached Horse Barn D-Designator Recommendation.** Proposed detached horse barn for personal use (horse keeping) located at 15611 Via De Santa Fe (APN 269-080-16-00). Owner: Darryl Hensley; Applicant: John Kavan (Architect) 760-402-6383; PDS Planner: Jason Neagles, Jr., 858-495-5201; SDPG Member: Laurel Lemarie.
Continue to July 2024 SDPG Meeting
- D. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** Status update (if any), no action or vote planned. Proposed project location: 925 Country Club Drive, Escondido, CA 92029, APN: 232-491-12; 232-491-16; 232-491-17; 232-491-20. AES Representatives: Adam Furman, 714-814-7845; Ana Douglas, 813-482-5508; PDS Planner: Nick Koutoufidis, 619-356-8348; SDPG member(s): Susan Williams; and Doug Dill.
Continue to June 2024 SDPG Meeting
- E. **PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** No action or vote planned for this meeting. Proposed Chabad Center on two lots zoned single family residential (2.43 acres total). Site location: 14906 Via De La Valle, Rancho Santa Fe, CA 92067, APN: 302-110-29 and 302-110-30. Applicant contact: Theodore R. L. Shaw, 619-405-1707; PDS Planner: Cathleen Phan, 619-756-5903; SDPG Member: Sharon Fogg.
Continue to July 2024 SDPG Meeting
- F. **PDS2023-ZAP-23-005 Tsavo's Canine Rehab Center Minor Use Permit.** Minor Use Permit to allow a 'Commercial Animal Sales and Services' indoor treatment center to be less than 100 feet from property line and an outdoor treatment center less than 200 feet from property line. Property is zoned A70. If a proposed animal treatment center does not meet these requirements, may be allowed upon issuance of a Minor Use Permit. Tsavo's Canine Rehabilitation Center, Inc. was constructed in 2020, and passed final inspection on 1/11/21 (record# PDS2020-RESALT0-12454). Project location: 1027 Country Club Drive (on Huston Ranch Road at Hill Valley Drive – both private), Escondido (Eden Valley), CA 92029, APN: 232-491-42-00. Owner/Applicant: Maja Wichtowski, 619-846-9531; PDS Planner: Daniella Hofreiter, 619-629-4431; SDPG Member: Susan Williams.
Continue to June 2024 SDPG Meeting
- G. **PDS2023-MUP-23-019 New Francisco Restaurant – RSF Village.** Project location: 6015 Paseo Delicias, Rancho Santa Fe, CA 92027, APN: 266-285-03-00. Remodel interior that includes rooftop expansion for restaurant/market use. 4,918 square feet of floor area for a total of 7,742 square feet including roof deck. MUP in process. Applicant representative, P. Soutowood awaiting RSFA Art Jury approval. Applicant contact: Peter Soutowood, 619-606-2028; PDS Planner: Sean Oberbauer, 619-323-5287; SDPG Member: Joe Zagara.
Continue to June 2024 SDPG Meeting
- H. **PDS2024-STP-24-002 Rancho Reposo 2nd Story Addition.** Proposed 2nd Story Addition, 4117/4792 Square Feet Dwelling Unit, 59,677 Square Feet lot. Location: 4634 Rancho Reposo, Del Mar, CA 92014; APN: 302-210-10-00. Applicant: William Naumann, 619-987-6024; Applicant Contact: Victor Gutierrez

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(Metro D&C Group) 619-930-2315; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Don Willis.
Continue to June 2024 SDPG Meeting

- I. **PDS2023-MUP-23-018 Helen Woodward Cell Site.** Helen Woodward Cell Site (CAL02983/RSF02) located at 6525 Helen Woodward Way, RSF, CA 92067 (fronting El Apajo), APN: 269-080-05-00. Applicant Contact: Carol Kincheloe, 619-488-0933; County Planner: Andrew Holtz, 619-458-2038; SDPG Member: Don Willis.
Continue to June 2024 SDPG Meeting
- J. **PDS2024-TM-5575TER Valiano Tentative Map.** Discuss community comments letter and possible vote to be taken. Resubmittal of proposed 243 single-family detached dwelling unit subdivision (reduced from 334 du) located in Eden Valley. Located at 1805 Country Club Drive and Mount Whitney Road (and adjacent parcels), Escondido, CA 92029. APNS:232-013-02, 232-013-03, 232-020-55, 232-500-20, 232-500-23, 232-500-24, 232-500-19, 232-500-22, 232-500-18, 232-500-21, 232-492-01, 228-313-13, 228-313-18, 228-311-15, 232-013-01. Applicant Contacts: Eden Hills, LLC (Integral Communities) Gil Miltenberger,760-944-7577; Matt Simmons, Consultants Collaborative, 760-484-8832; PDS Planner: Greg Mattson (contractor from Rick Engineering), 619-895-7177; SDPG Member(s) Doug Dill and Susan Williams.
Continue to June SDPG Meeting
- K. **PDS2024-STP-24-007 Harmony Grove Village Center Live-Work Units.** 29 Live/Work dwelling units ranging from 2,200 TO 2,700 SF. Replacing original proposed strip-mall style, multi-tenant commercial development project. Located at 21485 & 21505 Trail Blazer Lane, Escondido, CA 92029; APN: 471-451-18-00 and 472-451-19-00. Closest cross street: Country Living Way. Applicant: New Urban West, Inc. (NUWI), Glenn Cardoso, 310-394-3379; Applicant Representative: Jeannette Temple, 619-861-6734; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Susan Williams.
Continue to June 2024 SDPG Meeting
- L. **PDS2020-TM-5643 San Elijo Hills 'Questhaven' Subdivision Draft EIR Public Review.** County PDS is targeting the public review date for the draft EIR to be May 16th. This proposed 64 dwelling-unit 'in-fill' project between SEH and Copper Creek subdivisions located on San Elijo Hill Road. The SDPG provided project pre-EIR comments to the County in September 2022. Applicant: ColRich, Rita Mohoney, 858-490-0264; County Planner: Sean Oberbauer, 619-323-5287; SDPG Member: Doug Dill.
Continue to June 2024 SDPG Meeting
- M. **PDS2024-TPM-21463 Elfin Forest Lot Split.** A proposed lot split at 1735 Rancho Summit Drive just south of the existing 28-dwelling unit One Oak subdivision in the City of Encinitas (Olivenhain). APN: 264-450-08; 9.87 acre lot split to two lots, Lot 1 - 4.93 acres, Lot 2 - 4.94 acres. Applicant Contact: Michael Hada, 760-744-0011; County PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Doug Dill.
- N. **PDS2024-MUP-24-005 HGV Yoz Community Center.** A 1.85-acre site for a non-profit educational, cultural center providing religious services for the Muslim community. The project includes a 20,245 square foot building with 99 parking spaces. The project has been designed as a three-story building at a maximum height of 40-feet. A height exception is requested for three proposed towers that are 46-feet pursuant Zoning Ordinance Section 4620(g). The project will include 116 tulip flower shaped turbines (4 turbines of 6-ft high blades and 112 turbines of 3-ft high blades) that would be proposed on the roof of the building. These turbines would vary between 5 ft and 20 ft in height. The site is in the Harmony Grove Village Specific Plan (HGVSP) area at 2625 Harmony Grove Village Parkway, Harmony Grove, CA 92029; APN: 235-562-03-00. Applicant Contact: Brice Bossler, brice@bosslergroup.com; PDS Planner Christopher Jacobs, 619-323-8718; SDPG Member: Susan Williams.
Continue to June 2024 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
- B. Consideration and comments on circulation mail

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- C. Future agenda items and planning
1.) Regular 'Live' meetings are now held at Cielo Fire Station #4 training room.
- D. Prospective & returning Planning Group members:
Processing Planning Group candidate - Dr. Thomas Velky Jr. application through ROV, PDS and District 2 BOS staff.
SDPG member L. Kent is now secretary as of March 2024 SPDG Meeting.
SDPG member seats #10 and #13 are OPEN.
- E. Supply orders and reimbursement of expenses.

NOTE: The San Dieguito Planning Group currently has ONE vacancy; Seat #13. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates 07/11/2024 08/08/2024 09/12/2024 10/10/2024 11/14/2024 12/12/2024

Doug Dill, Chair e-mail: theddills@att.net
Phil Fisch Vice-Chair e-mail: philipfisch@gmail.com
Lorraine Kent Secretary e-mail: rsfkent@gmail.com

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SAN DIEGUITO PLANNING GROUP
7:00 pm, Thursday, June 13, 2024
MEETING MINUTES

Place of Meeting: RSFFPD Station #4 Meeting Room, 18040 Calle Ambiente, Rancho Santa Fe, CA 92067

1. CALL TO ORDER/ROLL CALL (Seat #): 7:00 PM
Present: Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Nicko Christenfeld (9), Candidate: Dr. Thomas Velky Jr. (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13),
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote to be called at meeting.
4. OPEN FORUM
Phil Fisch – SDPG may see Mr. Feliz’s oversized garage/Barn back on the agenda per county planner regarding new additional information.
5. GENERAL PLANNING ITEMS:
 - A. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status on current Surf Cup (over use) activities/status. Project is not in compliance with property lease/deed restrictions, and related developments with adjacent 22nd DAA Horse Park and proposed Del Mar Sports Complex. SDPG Lead: Beth Nelson. Current activity of trailer removal from Polo Fields
Continue to July 2024 SDPG Meeting
 - B. **RSF Village Signage Permitting Process.** SDPG Member: Beth Nelson. Sean Oberbauer, County of SD PDS, explained the permit policy for any new commercial signs (in RSF Village Historical District) are based on 3 types of criteria 1) “D” designator criteria, 2) “B” designator criteria-basic generic, 3) Zoning on whether SDPG weighs in is required. Check zoning before calling Code Enforcement. To verify Zoning requirements, contact Mike Johnson or Sean Oberbauer. If determined code enforcement is required contact Brent Panas or Conor McGee. Review Code 7609D section. All signs in the “right of way” for sight distance issues need to contact Public Works. Staff works with Businesses on code compliance issues.
 - C. **San Dieguito Community Plan Dark Sky Policy.** SDPG Member: Beth Nelson. Tennis Court lighting not in compliance with San Dieguito Planning area Dark Sky policy is being approved at the County zoning desk. Discussion with Mike Johnson highlighted the problem is only 2 types of permits go to SDPG; 1)Discretionary - i.e., in the setback or 2) Variance modifications. Tennis court approvals that don’t need above permits get automatically approved. The solution requires an amendment to the County Ordinance, which would require staff time thus requiring a request and approval from Board of Supervisors for an amended county ordinance. Suggestion: write a letter to the county supervisor, Lawson-Remer requesting the amendment to the zoning ordinance to comply with the San Dieguito Dark Sky policy.
Continue to July 2024 SDPG Meeting
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **PDS2024-MUP-01-005W1M8 – Stretch Zone Sign Permit.** Presentation given by Jessica from Swain Sign. Internally illuminated channel letter and logo signage. Located at 16621 Dove Canyon Road, Suite 111, San

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Diego, CA 92127, APN: 678-600-04-00. Project Manager: Jessica Jimenez (Swain Sign, Inc.), 909-460-2530, x104; Permit Consultant: Tim Seaman, 619-993-8846; PDS Planner: Martha Elena Sanchez, 619-495-8517; SDPG Member: Jennifer Callow

MOTION: (J. Callow): Recommend approval as presented.

SECOND: (L. Lemarie)

VOTE: 11-Yes; 0-No; 0-Abstain; 0-Absent; 2-Vacant

- B. PDS2023-MUP-23-002 New AT&T Mono-Pine Cell Site in Rancho del Rio.** Determine to hear this project or continue to later PG meeting. Removed from June 2023 SDPG agenda as project applicant postponed or cancelled. To be located at 17272 La Brisa, Rancho Santa Fe CA 92067 at Calle Dos Lagos; APN: 267-051-20-00. Applicant Contact: Carol Kincheloe, 619-488-0933; PDS Planner: Hayley Makinster, 619-629-4434; SDPG Member: Don Willis.
Continue to August 2024 SDPG Meeting
- C. PDS2023 - Proposed Detached Horse Barn D-Designator Recommendation.** Proposed detached horse barn for personal use (horse keeping) located at 15611 Via De Santa Fe (APN 269-080-16-00). Owner: Darryl Hensley; Applicant: John Kavan (Architect) 760-402-6383; PDS Planner: Jason Neagles, Jr., 858-495-5201; SDPG Member: Laurel Lemarie.
Continue to July 2024 SDPG Meeting
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Continue to July 2024 SDPG Meeting
- E. PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** Proposed Chabad Center on two lots zoned single family residential (2.43 acres total). Site location: 14906 Via De La Valle, Rancho Santa Fe, CA 92067, APN: 302-110-29 and 302-110-30. Applicant contact: Theodore R. L. Shaw, 619-405-1707; PDS Planner: Cathleen Phan, 619-756-5903; SDPG Member: Sharon Fogg.
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SDPG hearing was pending outcome of the RSFA Art Jury approval (AJ approval 2-yes;1-no, 1-Abstain). However, there are conditions for the Art Jury approval: 1) RSF Historical Society review, 2) County Historical Site Board review, then back to Art Jury to send to RSFA Board of Directors for final Association Board approval.

SDPG member comments: N. Nicholas: regarding parking was not addressed, if plan changed in capacity, it could impact project.

D. Willis: appears premature since RSFA Board needs to approve before planning group can weigh in. (A non-project coming before us).

S. Williams: inquired on community comments, It appears this application requires add'l Art Jury review after historical application reviews from RSF Historical Society and County Historical Site Board input.

L. Lemarie: Inquired on history of ownership (possible plan changes after approvals), no off-street parking & awaiting county parking analysis, Sound concerns for neighborhood from roof top noise, Lighting concerns and CCRs prohibition alcohol sales (bars)

D. Dill: Ownership in question-does the MUP become null and void when limitations were not discussed.

P. Fisch: Lease sign brings up more questions, Art Jury requirements with historical weigh-in, parking and sound concerns.

J. Zagara; Addressing parking maybe prejudice, approval of Art Jury was conditional, then our planner and Planning group decision is conditional too.

B. Nelson: Use of space in question (sale vs lease), an important community aspect for the project was Market benefits as a condition for the whole project, concern on historical preservation and maintaining historical integrity.

Public comments: Kelli Hillard (Art Jury Vice President) commented as a 13 yr. resident she loved the Mkt Space concept, however maintaining the Lillian Rice architecture is important to maintain preservation, defining feature needs to stay significant, entire village is historic, architecture details obscured if altered silhouettes.

No vote taken at this time due to unknowns, pending Art Jury conditions, and county historical review results. Continue to July meeting when applicant representatives and county planner provide more details:

Continue to July 2024 SDPG Meeting

- H. **PDS2024-STP-24-002 Rancho Reposo 2nd Story Addition.** Proposed 2nd Story Addition, 4117/4792 Square Feet Dwelling Unit, 59,677 Square Feet lot. Location: 4634 Rancho Reposo, Del Mar, CA 92014; APN: 302-210-10-00. Applicant: William Naumann, 619-987-6024; Applicant Contact: Victor Gutierrez (Metro D&C Group) 619-930-2315; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Don Willis.
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Pulled from Agenda
- J. **PDS2024-TM-5575TER Valiano Tentative Map.** Located at 1805 Country Club Drive and Mount Whitney Road (and adjacent parcels), Escondido, CA 92029. APNS:232-013-02, 232-013-03, 232-020-55, 232-500-20, 232-500-23, 232-500-24, 232-500-19, 232-500-22, 232-500-18, 232-500-21, 232-492-01, 228-313-13, 228-313-18, 228-311-15, 232-013-01. Applicant Contacts: Eden Hills, LLC (Integral Communities) Gil Miltenberger, 760-944-7577; Matt Simmons, Consultants Collaborative, 760-484-8832; PDS Planner: Greg Mattson (contractor from Rick Engineering), 619-895-7177; SDPG Member(s) Doug Dill and Susan Williams.
No action/vote was taken. Resubmittal of proposed 243 single-family detached dwelling unit subdivision (reduced from 334 du) located in Eden Valley. Discussion regarding stop lights: 243 units does not require a Stop Light (300-unit threshold).
Continue to July 2024 SDPG Meeting
- K. **PDS2024-STP-24-007 Harmony Grove Village Center Live-Work Units.** 29 Live/Work dwelling units ranging from 2,200 TO 2,700 SF. Replacing original proposed strip-mall style, multi-tenant commercial

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development project. Located at 21485 & 21505 Trail Blazer Lane, Escondido, CA 92029; APN: 471-451-18-00 and 472-451-19-00. Closest cross street: Country Living Way. Applicant: New Urban West, Inc. (NUWI), Glenn Cardoso, 310-394-3379; Applicant Representative: Jeannette Temple, 619-861-6734; PDS Planner: Adian Pulley, 619-972-8234; SDPG Member: Susan Williams.

Continue to July 2024 SDPG Meeting

- L. **PDS2020-TM-5643 San Elijo Hills 'CR Questhaven, LLC' Subdivision Draft EIR Public Review.** The SDPG provided project pre-EIR comments to the County in September 2022. Applicant: ColRich, Rita Mohoney, 858-490-0264; County Planner: Sean Oberbauer, 619-323-5287. No vote or recommendation taken, informational and feedback only. Presentation by Emilie Colwell (T&B Planning, Inc.) and Mike Levin (Excel Engineering) Location is between San Elijo Hills and Copper Creek. Aerial photo depicted SDG&E right of way and Fig Farm. Proposed 76 single-family dwellings units, a park, and open space (63.9 acres) of 89.2-acre project site. Two access driveways with a single traffic signal at San Elijo driveway. and no noise walls. AB 2345 "Density Bonus Law" allowances with 7 units to low-income households, Title 24 part 6 Energy requirement for on-site solar energy generation, installation of EV chargers, No natural gas connections, and planting of 299 new trees. Trails and Parking: 10 public parking stalls for trail access (10-ft wide trails connection to existing Copper Creek Trail" south of site. On-going coordination between county of SD and city of San Marcos on trail access and ownership. Project is 100% compliant. EIR available on SD County Website.
- SDPG member comments:** N. Christenfeld: comments on fire barrier SDG&E corridor in middle of site and land management.
- T. Velky Jr.: Open space enhancements should use native materials.
- D. Willis: Conservation easement of open space held by another entity to maintain, not fully dedicated open space, has 55 yr. open space requirement.
- J. Callow: concerns over fire safety on EV Chargers, vetted fire plan reviewed by RSF Fire details in E.I.R.
- S. Williams: Trail questions on usage (people, horses) and access.
- L. Lemarie: questions on Stop lights, project did not meet threshold for a study.
- D. Dill: questions on open space owner "Center of Land Management", Historical access on easement of an old private road and public use of trail to get to open space through SDG&E easements.
- P. Fisch: Timing questions on comment E.I.R timing and timing of recommendations (Vote: Sept. 2024 for SDPG).
- J. Zagara: Parking by fire lane concerns and Conservation deed to preserve open spaces.
- D. Willis: Wanted to see all building setbacks with no D & B designators for the buildings.
- B. Nelson: Clarify density bonus increases and criteria for low income, be sensitive to biological resources considerations.
- Public comments:** Denise Rainey: Major fire evacuation concerns, 400 homes next door at 'Oak creek Ranch' where she lives and 5 interagency sharing of fire responsibilities, along with San Marcos School District impact, and signal by Eden Park.
- Camille Perkins: Lives south of project; has concerns on impact to Copper Creek with Storm Water and creek overflow/drainage issues. Mr. Levin commented a complete hydro modification analysis was conducted and within county guidelines. Second concern was Copper Creek trail has never been permitted and safety issues regarding mine shaft, overnight stays, habitat erosion and area not patrolled. Major concern is trail leads to private property, leading to owner liability, not safe, not legal or permitted. Lastly, concerns over fire evacuations since there is evidence of bonfires in the area.
- Although 2 community members spoke, 9 members were in attendance supporting the 2 members who spoke regarding negative impacts dwelling-unit 'in-fill' project between SEH and Copper Creek subdivisions located on San Elijo Hill Road.
- Continue to July 2024 SDPG Meeting**
- M. **PDS2024-TPM-21463 Elfin Forest Lot Split.** Discussion on a proposed lot split at 1735 Rancho Summit Drive just south of the existing 28-dwelling unit One Oak subdivision in the City of Encinitas (Olivenhain) ensued. APN: 264-450-08; 9.87 acre lot split to two lots, Lot 1 - 4.93 acres, Lot 2 - 4.94 acres. Applicant

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Contact: Michael Hada, 760-744-0011; County PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Doug Dill.

MOTION (D. Dill): Recommend for approval as presented.

SECOND: S. Williams

VOTE: 10 - Yes; 0 - No; 1 – Abstain (not present when presented) B. Nelson; 0 - Absent; 2 - Vacant

- N. **PDS2024-MUP-24-005 HGV Yoz Community Center.** A 1.85-acre site for a non-profit educational, cultural center providing religious services for the Muslim community. The project includes a 20,245 square foot building with 99 parking spaces. The project has been designed as a three-story building at a maximum height of 40-feet. A height exception is requested for three proposed towers that are 46-feet pursuant Zoning Ordinance Section 4620(g). The project will include 116 tulip flower shaped turbines (4 turbines of 6-ft high blades and 112 turbines of 3-ft high blades) that would be proposed on the roof of the building. These turbines would vary between 5 ft and 20 ft in height. The site is in the Harmony Grove Village Specific Plan (HGVSP) area at 2625 Harmony Grove Village Parkway, Harmony Grove, CA 92029; APN: 235-562-03-00. Applicant Contact: Brice Bossler, brice@bosslergroup.com; PDS Planner Christopher Jacobs, 619-323-8718; SDPG Member: Susan Williams.
Continue to July 2024 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

- A. Community Reports
N. *Christenfeld* – Del Dios Highway resurfacing.
S. Williams – Citracado road work almost complete
L. Lemarie – Del Mar looking at affordable housing
P. Fisch – New 4-S Park in use, cars and dog owners appreciate new park
- B. Consideration and comments on circulation mail
- C. Future agenda items and planning
1.) Regular 'Live' meetings are now held at Cielo Fire Station #4 training room.
- D. Prospective & returning Planning Group members:
Processing Planning Group candidate - Dr. Thomas Velky Jr. application through ROV, PDS and District 2 BOS staff.
SDPG member L. Kent is now secretary as of March 2024 SPDG Meeting.
SDPG member seat #13 is OPEN.
- E. Supply orders and reimbursement of expenses.

8. ADJOURNMENT: 9:45 pm

NOTE: The San Dieguito Planning Group currently has ONE vacancy; Seat #13. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend 2 or 3 meetings in advance of processing your application for membership.

Future Meeting Dates 07/11/2024 08/08/2024 09/12/2024 10/10/2024 11/14/2024

Doug Dill, Chair e-mail: theddills@att.net
Phil Fisch Vice-Chair e-mail: philipfisch@gmail.com
Lorraine Kent Secretary e-mail: rsfkent@gmail.com

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PUBLIC NOTICE

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

7:00 pm, Thursday, August 8, 2024

MEETING AGENDA

Place of Meeting: RSFFPD station number 5, 2604 Overlook Point Road, Harmony Grove, CA 92029 for the August meeting. We return to our normal Cielo #4 location for September.

You can access the County's digital document search engine by visiting <http://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

Matters on the agenda are NOT necessarily heard in the order listed. Continuances, if any, will be announced at the start of the meeting or may be contained in a final agenda. Time devoted to an item will vary depending on its complexity, importance to the group and public, and the length of the agenda

NOTE: Please complete a speaker slip if you wish to speak on an issue. (Including Open Forum)

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE (Seat #):
Don Willis (1), Sharon Fogg (2), Phil Fisch (Vice-Chair) (3), Laurel Lemarie (4), Joe Zagara (5), Jennifer Callow (6), Susan Williams (7), Lorraine Kent (8), Nicholas Christenfeld (9), Thomas Velky (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13)
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Circulated to members in advance of meeting for initials/comments. Vote to be called at meeting.
4. OPEN FORUM
5. GENERAL PLANNING ITEMS:
 - A. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status on current Surf Cup (over use) activities/status; not in compliance with property lease/deed restrictions, and related developments with adjacent 22nd DAA Horse Park and proposed Del Mar Sports Complex. SDPG Lead: Beth Nelson.
Continue to August 2024 SDPG Meeting
 - B. **San Dieguito Community Plan Dark Sky Policy.** With a long-established Community Planning area Dark Sky policy NOT permitting lighted tennis courts, work with the County to sync policy with County Zoning Desk permitting of private sports courts in the San Dieguito Planning Area. SDPG Member: Beth Nelson.
Continue to August 2024 SDPG Meeting
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **PDS2023-MUP-23-002 New AT&T Mono-Pine Cell Site in Rancho del Rio.** Determine to hear this project or continue to later PG meeting. Removed from June 2023 SDPG agenda as project applicant postponed or cancelled. To be located at 17272 La Brisa, Rancho Santa Fe CA 92067 at Calle Dos Lagos; APN: 267-051-20-00. Applicant Contact: Carol Kincheloe, 619-488-0933; PDS Planner: Hayley Makinster, 619-629-4434; SDPG Member: Don Willis.

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Continue to August 2024 SDPG Meeting

- B. PDS2023 - Proposed Detached Horse Barn D-Designator Recommendation.** Proposed detached horse barn for personal use (horse keeping) located at 15611 Via De Santa Fe (APN 269-080-16-00). Owner: Darryl Hensley; Applicant: John Kavan (Architect) 760-402-6383; PDS Planner: Jason Neagles, Jr., 858-495-5201; SDPG Member: Laurel Lemarie.
Continue to August 2024 SDPG Meeting
- C. PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** Status update (if any), no action or vote planned. Proposed project location: 925 Country Club Drive, Escondido, CA 92029, APN: 232-491-12; 232-491-16; 232-491-17; 232-491-20. AES Representatives: Adam Furman, 714-814-7845; Ana Douglas, 813-482-5508; PDS Planner: Nick Koutoufidis, 619-356-8348; SDPG member(s): Susan Williams; and Doug Dill.
Continue to September 2024 SDPG Meeting
- D. PDS2023-MUP-23-013 Chabad of RSF Major Use Permit.** Update only, no action or vote planned. Proposed Chabad Center on two lots zoned single family residential (2.43 acres total). Site location: 14906 Via De La Valle, Rancho Santa Fe, CA 92067, APN: 302-110-29 and 302-110-30. Applicant contact: Theodore R. L. Shaw, 619-405-1707; PDS Planner: Cathleen Phan, 619-756-5903; SDPG Member: Sharon Fogg.
Continue to August 2024 SDPG Meeting
- E. PDS2023-MUP-23-019 New Francisco Restaurant – RSF Village.** Project location: 6015 Paseo Delicias, Rancho Santa Fe, CA 92027, APN: 266-285-03-00. Remodel interior that includes rooftop expansion for restaurant/market use. 4,918 square feet of floor area for a total of 7,742 square feet including roof deck. MUP in process. Applicant representative, P. Soutowood awaiting RSFA Art Jury approval. Applicant contact: Peter Soutowood, 619-606-2028; PDS Planner: Sean Oberbauer, 619-323-5287; SDPG Member: Joe Zagara.
Continue to August 2024 SDPG Meeting
- F. PDS2024-STP-24-002 Rancho Reposo 2nd Story Addition.** Proposed 2nd Story Addition, 4117/4792 Square Feet Dwelling Unit, 59,677 Square Feet lot. Location: 4634 Rancho Reposo, Del Mar, CA 92014; APN: 302-210-10-00. Applicant: William Naumann, 619-987-6024; Applicant Contact: Victor Gutierrez (Metro D&C Group) 619-930-2315; PDS Planner: Aidan Pulley, 619-972-8234; SDPG Member: Don Willis.
Continue to August 2024 SDPG Meeting
- G. PDS2024-TM-5575TER Valiano Tentative Map.** Update only, no action schedule. Resubmittal of proposed 243 single-family detached dwelling unit subdivision (reduced from 334 du) located in Eden Valley. Located at 1805 Country Club Drive and Mount Whitney Road (and adjacent parcels), Escondido, CA 92029. APNS:232-013-02, 232-013-03, 232-020-55, 232-500-20, 232-500-23, 232-500-24, 232-500-19, 232-500-22, 232-500-18, 232-500-21, 232-492-01, 228-313-13, 228-313-18, 228-311-15, 232-013-01. Applicant Contacts: Eden Hills, LLC (Integral Communities) Gil Miltenberger,760-944-7577; Matt Simmons, Consultants Collaborative, 760-484-8832; PDS Planner: Greg Mattson (contractor from Rick Engineering), 619-895-7177; SDPG Member(s) Doug Dill and Susan Williams.
Continue to September SDPG Meeting
- H. PDS2024-STP-24-007 Harmony Grove Village Center Live-Work Units.** 29 Live/Work dwelling units ranging from 2,200 TO 2,700 SF. Replacing original proposed strip-mall style, multi-tenant commercial development project. Located at 21485 & 21505 Trail Blazer Lane, Escondido, CA 92029; APN: 471-451-18-00 and 472-451-19-00. Closest cross street: Country Living Way. Applicant: New Urban West, Inc. (NUWI), Glenn Cardoso, 310-394-3379; Applicant Representative: Jeannette Temple, 619-861-6734; PDS Planner: Adian Pulley, 619-972-8234; SDPG Member: Susan Williams.
Continue to August 2024 SDPG Meeting

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- I. **PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS-REZ-15-003, PDS2015-TM-5600; PDS2015-MUP-15-00 Harmony Grove Village South.** Possible consideration of a comment letter regarding County announcement of 45-day public comment period for the re-issue of a partial EIR. Proposed development south of Harmony Grove Village and Escondido Creek along Country Club Drive frontage for 453 dwelling unit residential village (39 acres), 72 acres of open space, and trails, currently zoned A70 and RR. APN's 235-011-06, 238-021-08, 238-021-09, 238-021-10. Applicant: David Kovach representing RCS Harmony Partners, LLC, 949-300-6742; PDS Planner: Mark Slovak; SDPG Members: Doug Dill, Susan Williams.
- J. **PDS2020-TM-5643 San Elijo Hills 'Questhaven' Subdivision.** County PDS is seeking planning group vote on this project with update presented at the June meeting. This proposed 76 dwelling-unit 'in-fill' project between SEH and Copper Creek subdivisions located on San Elijo Hill Road. The SDPG provided project pre-EIR comments to the County in September 2022. Applicant: ColRich, Rita Mohoney, 858-490-0264; County Planner: Sean Oberbauer, 619-323-5287; SDPG Member: Doug Dill.
Continue to August 2024 SDPG Meeting
- K. **PDS2023-IC-23-0011 Kohler Artesian Trail Subdivision.** Applicant requests preliminary feedback on proposed project before formal submittal to County. Location: South of Artesian Road in the Santa Fe Hills, comprised of 4 lots, APN 267-142-16, 267-142-21 (one 10-acre lot), 267-142-20 (5-acre lot), 267-142-37 (5-acre lot), 267-142-38 (5-acre lot). Applicant: Kevin Kohler, 858-649-3025; SDPG Member(s): Phil Fisch, Jennifer Callow.
- L. **PDS2024-MUP-24-005 HGV Yoz Community Center.** A 1.85-acre site for a non-profit educational, cultural center providing religious services for the Muslim community. The project includes a 20,245 square foot building with 99 parking spaces. The project has been designed as a three-story building at a maximum height of 40-feet. A height exception is requested for three proposed towers that are 46-feet pursuant Zoning Ordinance Section 4620(g). The project will include 116 tulip flower shaped turbines (4 turbines of 6-ft high blades and 112 turbines of 3-ft high blades) that would be proposed on the roof of the building. These turbines would vary between 5 ft and 20 ft in height. The site is in the Harmony Grove Village Specific Plan (HGVSP) area at 2625 Harmony Grove Village Parkway, Harmony Grove, CA 92029; APN: 235-562-03-00. Applicant Contact: Brice Bossler, brice@bosslergroup.com; PDS Planner Christopher Jacobs, 619-323-8718; SDPG Member: Susan Williams.
Continue to August 2024 SDPG Meeting

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- A. Community Reports
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- C. Future agenda items and planning
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Future Meeting Dates 09/12/2024 10/10/2024 11/14/2024 12/12/2024 01/09/2025 02/13/2025

Doug Dill, Chair	e-mail: theddills@att.net
Phil Fisch Vice-Chair	e-mail: philipfisch@gmail.com
Lorraine Kent Secretary	e-mail: rsfkent@gmail.com

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SAN DIEGUITO PLANNING GROUP
7:04 pm, Thursday, August 8, 2024
MEETING MINUTES

Place of Meeting: RSFFPD station number 5, 2604 Overlook Point Road, Harmony Grove, CA 92029

1. CALL TO ORDER/ROLL CALL (Seat #): 7:04 PM
Present: Don Willis (1), Sharon Fogg (2), Laurel Lemarie (4), Joe Zagara (5), Susan Williams (7), Lorraine Kent (8), Nicko Christenfeld (9), Dr. Thomas Velky Jr. (10), Douglas Dill (Chair) (11), Beth Nelson (12), VACANT (13) *Absent:* Phil Fisch (Vice-Chair) (3), Jennifer Callow (6)

2. AGENDA REVIEW

3. APPROVAL OF MINUTES: Circulated to members for initials/comments before the meeting. A vote was called at the meeting.

4. OPEN FORUM
No Comments

5. GENERAL PLANNING ITEMS:
 - A. **Surf Cup/Polo Fields/Horse Park/Surf Del Mar Sports Complex** – Status on current Surf Cup (overuse) activities/status. The project does not comply with property lease/deed restrictions and related developments with the adjacent 22nd DAA Horse Park and the proposed Del Mar Sports Complex. SDPG Lead: Beth Nelson. **Update:** A recent Rancho Santa Fe Association (RSFA) meeting discussed the proposed Sports Complex and Surf Cup problems with traffic.
Continue to September 2024 SDPG Meeting

 - B. **San Dieguito Community Plan Dark Sky Policy** With a long-established Community Planning area Dark Sky policy NOT permitting lighted tennis courts, work with the County to sync policy with the County Zoning Desk permitting private sports courts in the San Dieguito Planning Area. SDPG Member: Beth Nelson.
Continue to September 2024 SDPG Meeting

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- C. **PDS2023-MUP-23-012 - AES Battery Energy Storage System (BESS) project Major Use Permit.** Status update (if any): No action or vote is planned. Proposed project location: 925 Country Club Drive, Escondido, CA 92029, APN: 232-491-12; 232-491-16; 232-491-17; 232-491-20. AES Representatives: Adam Furman, 714-814-7845; Ana Douglas, 813-482-5508; PDS Planner: Nick Koutoufidis, 619-356-8348; SDPG member(s): Susan Williams; and Doug Dill.
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Removed from Agenda per SDPG member at Meeting
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Continue to September 2024 SDPG Meeting
- H. **PDS2024-STP-24-007 Harmony Grove Village Center Live-Work Units.** 29 Live/Work dwelling units ranging from 2,200 TO 2,700 SF. Replacing the original proposed strip mall style, multi-tenant commercial development project. Located at 21485 & 21505 Trail Blazer Lane, Escondido, CA 92029; APN: 471-451-18-00 and 472-451-19-00. The closest cross street is Country Living Way. Applicant: New Urban West, Inc. (NUWI), Glenn Cardoso, 310-394-3379; Applicant Representative: Jeannette Temple, 619-861-6734; PDS Planner: Adian Pulley, 619-972-8234; SDPG Member: Susan Williams.
Continue to September 2024 SDPG Meeting
- I. **PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-00 Harmony Grove Village South.** Possible consideration of a comment letter regarding the County announcement of a 45-day public comment period for the re-issue of a partial EIR. Proposed development south of Harmony Grove Village and Escondido Creek along Country Club Drive frontage for 453 dwelling unit residential village (39 acres), 72 acres of open space, and trails, currently zoned A70 and RR. APN's 235-011-06, 238-021-08, 238-021-09, 238-021-10. Applicant: David Kovach representing RCS Harmony Partners, LLC, 949-300-6742; PDS Planner: Mark Slovak; SDPG Members: Doug Dill, Susan Williams.
Update / Discussion: 39 acres with 453 dwelling units, concerns over new fire standards, and dead-end

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roads now requiring secondary access. There was a lawsuit and judgment. The county had to resend disapproved new laws regarding fire safety.

Continue to September 2024 SDPG Meeting

- J. **PDS2020-TM-5643 San Elijo Hills 'Questhaven' Subdivision.** County PDS is seeking a planning group vote on this project with an update presented at the June meeting. This proposed 76 dwelling-unit 'in-fill' project between SEH and Copper Creek subdivisions located on San Elijo Hill Road. The SDPG provided project pre-EIR comments to the County in September 2022. Applicant: ColRich, Rita Mohoney, 858-490-0264; County Planner: Sean Oberbauer, 619-323-5287; SDPG Member: Doug Dill.
Presentation Given: Emily Colwell's presentation on EIR Review seeks a recommendation on the project. A critical point is a density bonus law, which allows development for seven low-income homes. Comment letters touched on traffic, light reduction, school being taken into traffic planning, evacuation (the fire department has signed off), trail access, trail connections, ownership of trail access, and other access issues.
SDPG Comments:
D. Willis – commented on Low-income housing, bonus laws, and deed restrictions for 55 years (Heather Riley-Lawyer commented it is a signed agreement with local housing AMI) whether this project was part of the Harmony Grove project or has always been a stand-alone project.
L. Lemarie—There is no way around sale restrictions. A gated community and parking outside of the community are concerns for access to open space in perpetuity.
D. Dill- The project next to the landfill's main entrance and a broken trail next to the trash plant are concerns. I recommend the evaluation of the ownership of trail inherent and chronic problems in the traffic where all these problems already exist—questioned how Copper Creek and other bordering agencies are dealing with the runoff issues.
J. Zagara- Questioned if the Fire Dept. evaluated the shelter-in-place and fire protection plan options. Questioned the long-term viability of the San Diego Housing Commission and County monitoring these special bonus laws.
N. Christenfeld - Commented on the sphere of influence of San Marcos, yet it is a County project, and wanted to know if both were in communication.
S. Williams- The Conception plan has no architectural details other than a gated HOA, which was a concern.
Public Comments: R. Banister – Questions on market price regarding area median income based on year-for-sale range of values, subsidies, grants, and density bonus requirements.
Lynn – Questions on Mello-roos. (This project is considered in-fill development -No Mello-roos.)
Bob – Questions on low-income households and regulations estimates by zoning standards. (All homes are the same size)
MOTION (D. DILL): Recommend approval with a stipulation that a legal process for a Trail system be put in place.
SECOND: (N. Christenfeld)
VOTE: 10- yes; 0 -no; 2- Absent; 1-Open
- K. **PDS2023-IC-23-0011 Kohler Artesian Trail Subdivision.** The applicant requests preliminary feedback on the proposed project before formal submittal to the County. Location: South of Artesian Road in the Santa Fe Hills, comprised of 4 lots, APN 267-142-16, 267-142-21 (one 10-acre lot), 267-142-20 (5-acre lot), 267-142-37 (5-acre lot), 267-142-38 (5-acre lot). Applicant: Kevin Kohler, 858-649-3025; SDPG Member(s): Phil Fisch, Jennifer Callow.
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height of 40 feet. A height exception is requested for three proposed towers that are 46 feet pursuant to Zoning.

Ordinance Section 4620(g). The project will include 116 tulip flower-shaped turbines (4 turbines with 6-ft high blades and 112 turbines with 3-ft high blades) that will be proposed on the roof of the building. These turbines would vary between 5 ft and 20 ft in height. The site is in the Harmony Grove Village Specific Plan (HGVSP) area at 2625 Harmony Grove Village Parkway, Harmony Grove, CA 92029; APN: 235-562-03-00. Applicant Contact: Brice Bossler, brice@bosslergroup.com; PDS Planner Christopher Jacobs, 619-323-8718; SDPG Member: Susan Williams.

Presentation Given: Mr. Azizi Maeum (Project Architect) gave an overview. The property was purchased in 2021, and management plans to donate to center trustee members for oversight. The wind turbines were eliminated from the scope of work. The facility programs will have a variety of uses that fall under civic uses and will not require any county waivers. Buildings are situated high above the street level. The entrance was changed to accommodate fire engine turnaround, and the gate was eliminated due to county requirements. A 2-minute video was shown of the facility. The site will have an on-site caretaker living on the property, electronic monitoring, and property fences compliant with Harmony Grove fences. There will be 96 parking spaces, 17 electrical charging stations, and 12 bicycle lockers. 33 parking spaces will be under the building. The building is three stories with three suites (1 for a caretaker and two guest lecture overnight rooms). The project is 40 feet max height, with solar panels and skylights. Dark sky lighting and concrete pillars and planters were used to stop any potential rolling boulders from the mountain.

SDPG Comments:

D. Willis – Question if the community center has the same praying as a Mosque. Answer by Mr Maeum: Center hours are 8 am – 10 pm, and call to pray only inside the building. Not viewed as a Mosque, the Center will have regulated functions such as Ramadan. Praying only a few times per year, there may be a religious practice such as a prep room (with a dead body), and then the body is transferred to a mortuary.

L. Lemarie – Questioned whether a special county permit is needed to bathe a dead body on the premises.

T. Velky—Questions on elevation compliance on towers with stairs screens and additional footage to screen HVAC equipment on the roof to meet the 40-foot limit. The dome looks to be higher than the maximum limit.

N. Christenfeld- Parking questions on moving parking under the building to comply with turnaround requirements and site analysis.

S. Williams—Concerns about consistency with the Community Character in conformance with site-specific plans based on western farmhouse architecture. This is a D designation. The design presented today does not seem consistent with the Harmony Grove plan. Discussion ensued around pg. 21 of the Specific Plan and page 95 of “J” county zoning. Two concerns: exterior and interior lighting: light spilling from the classrooms and clear windows from the building to neighboring homes across the street (no glare lighting or light pollution from glass walls/windows). Glass reflections can burn grass /melt furniture. The signage needs approval – the current sign glows. Noise concerns from open concept carry over to other areas or bounce off the hill. Discussion ensued around the number of current members (82-120 Members), final capacity, and parking spaces (95 spaces) for 20,500 sq ft. Occupancy seating fixed seating vs. prayer twice a year (religious holidays) 10 continual days for one holiday. No street parking is allowed, so there is concern over where others will park—question on plans for the retention basin.

D. Dill – Underground parking at night may create lighting pollution. The staircase color green stands out and may look out of character.

L. Kent– Concerns if the plan fits with community character and on capacity overflow parking.

J. Zagara—Discussion on the gate and turnaround. Concerns on wind turbines are not allowed by the county.

B. Nelson— It doesn't feel compatible with the HG community architecture/aesthetic. It looks more like a business park than a community center. With less than 2 acres, sitting up on the hill at the community entrance, consider reducing visibility/prominence on the front edge of the site by pushing the building development back along the hill (base of slope) with a parking lot in the front, which is easily screened from the road below with landscaping. In the current location, consider a 2-story parking garage and 2-story building vs a 3-story building with parking underneath. The main turnaround element is limited; the County allowed 40 feet max building height, and the top appears to be 6 feet more than the maximum allowance. The same concerns are expressed in lighting and light sheds with walls of glass. Exposed lights in stairwells will be visible. Landscaping can mitigate 1-floor parking car lights.

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Access and Correction of Personal Information

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S. Fog- Less glass windows and functional yet soft window awnings.

Public Comments:

Susan D.- Out of character with the community. Any homeowner additions are very strict. Concerns over sunsets and the glare of the rock hill create heat effects. Entrance monuments and signage need to reflect a harmonious look and feel. Can you walk up to the property? It appears only driveable. More natural materials would fit in with the community.

Rick B. – Use a drone to view down to see where the light goes; the Mosque looks vs. this building looks like a business building. A Community building should look like a community, not a Mosque—concern about the Noise levels for Middle Eastern weddings.

Jim A.- Echo previous comments on the Sound, Noise, Lighting, and mostly the fit within the community. The structure doesn't look like it fits within the community. The front entrance sign of the community center and the community area sign don't align and beg the question of what you are driving into here. The land has many building constraints; why don't the Harmony Grove community plan and site-specific plan have nothing to do with the business plans for the community? County zoned for the specific use should benefit the economy and homes in the area.

Jacob C. – It appears to be a square peg in a round hole. I echo concerns about lighting, noise, and parking. This community center uses in Harmony Grove Village doesn't feel like it is in the right space.

Martin D. – Agrees with others; it is a beautiful building but looks like a community college.

Marian- Most community architecture looks like the current community. This building doesn't look like the majority of the community or feel like it serves the majority of the community as a community center. Jahan, we moved here to get away from structures like this (industrial and commercial-looking). Why wasn't the building tucked away in the hill so it's not front and center?

Continue to September 2024 SDPG Meeting

7. ADMINISTRATIVE MATTERS:

A. Community Reports

B. Nelson attended the CIP project meeting in Ramona. The County is holding a CIP meeting in June 2025 at RSF Library to discuss CIP.

L. Kent received an email requesting that road repair/resurfacing on **El Acebo Rd** be added to the county's list of much-needed road resurfacing.

D. Dill suggested a limit of 20 minutes for presentations to be considered.

B. Consideration and comments on circulation mail

C. Future agenda items and planning

1.) Regular 'Live' meetings are now held at Cielo Fire Station #4 training room.

D. Prospective & returning Planning Group members:

An odd number of seats on SDPG need to file paperwork by Monday, August 5, for election.

SDPG member seat #13 is OPEN.

E. Supply orders and reimbursement of expenses.

8. ADJOURNMENT: 10:31 pm

NOTE: The San Dieguito Planning Group currently has ONE vacancy: Seat #13. If you wish to become a member of the SDPG, please provide the chair with your current resume and plan to attend two or three meetings before your membership application is processed.

Future Meeting Dates 09/12/2024 10/10/2024 11/14/2024

Doug Dill, Chair e-mail: theddills@att.net
Phil Fisch Vice-Chair e-mail: philipfisch@gmail.com
Lorraine Kent Secretary e-mail: rsfkent@gmail.com

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August 5, 2024

VIA EMAIL AND U.S. MAIL

County of San Diego
Sean Oberbauer
Sean.oberbauer@sdcounty.ca.gov

CR Questhaven, LLC
444 W Beech Street, Suite 300
San Diego, CA 92101

San Dieguito Community Planning Group
Doug Dill, Chair
theddills@att.net

Re: 1601 San Elijo Road, San Marcos CA – Landfill/Recycling Facility

R|R Client: Loma San Marcos, LLC

R|R File No.: 9469.0001

Subject: Advisory re Public Disclosure – The Questhaven Project

To Whom It May Concern:

We represent Loma San Marcos, LLC, the owner of the former landfill and recycling facility located at 1601 San Elijo Road, San Marcos, CA 92078, adjacent to the proposed residential development known as the Questhaven Project. This project includes entitlement applications for a Tentative Map (PDS-2020-TM-5643), Density Bonus Permit (PDS2021-DB-21-001), Site Plan Review (PDS2022-STP-22-018), and an Administrative Permit (PDS2020-AD-20-011), covering approximately 89.23 acres. The Questhaven Project is more thoroughly detailed in the Questhaven Environmental Impact Report (EIR) and related documents. This letter serves as a formal advisory to the County of San Diego, the San Dieguito Community Planning Group, the developer, and the public regarding the history and potential ongoing issues associated with this property.

Historical Use of the Property

The property in question was utilized as a landfill from 1979 to 1997 and subsequently served as an indoor trash transfer station. The Environmental Site Assessment (ESA) conducted for the Questhaven project reviewed several historical sources and noted the presence of the former San Marcos Landfill adjacent to the proposed development site. This historical use raises significant environmental disclosure concerns, including but not limited to disclosures regarding groundwater quality, methane gas emissions, and other environmental conditions typical of a landfill and transfer station. These factors may have substantial implications for the proposed residential development.

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Our client's property currently accommodates a variety of activities, including trucking, heavy and light equipment operations, potential loud noises, backup diesel generators, large diesel water suppression equipment, an intercom system, and a large 4-megawatt substation for power regeneration and facility operations, as well as parking and building lights. These ongoing activities could impact the quality of life and personal enjoyment of nearby homes. Therefore, it is essential that future residents are informed about and made aware of these conditions to prevent any misunderstandings or legal issues arising from non-disclosure.

Project Description and Objectives

The Questhaven Project consists of entitlement applications for a Tentative Map, Density Bonus Permit, Site Plan Review, and an Administrative Permit on approximately 89.23 acres. The project includes:

- 76 single-family residential homes on 18.27 acres
- Recreation uses on 0.31 acres
- Water quality detention basins on 2.4 acres
- Open space on approximately 63.9 acres, providing for biological open space, biological open space buffers, and utility easements

The project is designed to cluster development in the northern portion of the site to allow for residential uses while preserving biological open space in the southern portion of the site. It also proposes seven affordable housing units as part of the Density Bonus application. The zoning use regulations for the site include Rural Residential (RR) and Open Space (S80).

The Questhaven Project aims to meet several objectives that pertain to existing surrounding property conditions and uses, including:

- Establishing a residential development that is sensitive to the environment and complementary to surrounding land uses, particularly considering the proximity to the former landfill and recycling facility.
- Developing a residential community with a design that considers topographic, geologic, hydrologic, and environmental opportunities and constraints, particularly those related to the historical landfill and current industrial activities.
- Ensuring compatibility of design between on-site land uses and surrounding properties, taking into account the impact of ongoing commercial and industrial activities on the quality of life for future residents.

Findings from Environmental Reports

The Questhaven EIR identified several potential hazards and hazardous materials related to the former landfill and recycling facility:

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- **Methane Gas Emissions:** The presence of the landfill poses a risk of methane gas emissions, which can be hazardous to the proposed residential development.
- **Groundwater Contamination:** Historical uses of the property have raised concerns about potential groundwater contamination. The ESA highlighted the need for ongoing monitoring to detect any environmental impacts arising from past activities.
- **Proximity to Former Landfill:** The ESA noted that the project site is located within 1,000 feet of the former San Marcos Landfill. Despite the ESA concluding no apparent impacts from the landfill, the close proximity warrants thorough and continuous evaluation.

Disclosure and Compliance Requirements

We emphasize the critical importance of your transparency and compliance with all applicable regulations. The developer must undertake the following steps:

1. **Full Disclosure:** Ensure comprehensive disclosure of the property's history, including its prior use as a landfill, to all prospective buyers and during all stages of the development and permitting process.
2. **Environmental Assessments:** Conduct thorough environmental assessments to identify any latent environmental issues arising from the historical use of the property. This includes monitoring groundwater quality and methane emissions consistent with the standards set forth in applicable regulations.
3. **Regulatory Compliance:** Adhere to all directives issued by the San Diego Regional Water Quality Control Board and other regulatory agencies to mitigate any potential environmental hazards. This includes installing and maintaining groundwater monitoring wells and any other measures deemed necessary by the regulatory agencies.
4. **Indemnification and Liability:** Acknowledge that the County of San Diego and the developer bear responsibility for ensuring that all environmental issues are adequately addressed and disclosed prior to project approval. Failure to comply with these requirements may result in significant legal and financial consequences.

Conclusion

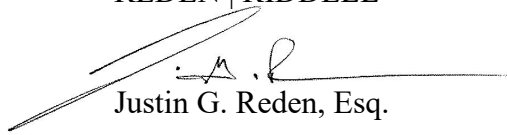
In summary, we seek to ensure that all parties are fully informed about the historical use of the property, its potential environmental issues, and its current and planned uses. This transparency is crucial to mitigate any future claims or litigation resulting from a lack of disclosure. My client reserves all rights to pursue legal remedies should these requirements not be met.

Thank you for your attention to this important matter. Please feel free to contact me directly if you have any questions or need further information.

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Very truly yours,

REDEN | RIDDELL

A handwritten signature in black ink, appearing to read "Justin G. Reden", is written over a horizontal line. The signature is stylized and includes a large flourish at the end.

Justin G. Reden, Esq.

(jreden@redenriddell.com)
JGR/tld

Attachment I – Ownership Disclosure



County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2020-TM-5643; PDS2022-STP-22-018; PDS2020-AD-20-011

Assessor's Parcel Number(s)

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.

Four horizontal lines for listing names of persons with ownership interest.

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.

Four horizontal lines for listing names of individuals with significant ownership in corporations or partnerships.

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.

Four horizontal lines for listing names of persons serving in non-profit organizations or trusts.

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

Print Name

Date

OFFICIAL USE ONLY

