



County of San Diego

VINCE NICOLETTI
INTERIM DIRECTOR

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

December 6, 2024

TO: Planning Commission
FROM: Vince Nicoletti, Interim Director
Planning & Development Services

SUBJECT: Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Time Extension, Revised Vesting Tentative Map PDS2024-TM-5575TER, and Revised Vesting Site Plan PDS2024-STP-13-003W1 and Adopting the Addendum PDS2024-ER-13-08-002B for the Valiano Project.
(District 3: Item #H1)

Item # H1 TIME EXTENSION, REVISED VESTING TENTATIVE MAP, REVISED VESTING SITE PLAN AND ADDENDUM INFORMATIONAL ITEM

PURPOSE

The purpose of this Informational Item is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time for six years (Time Extension) for the Valiano Vesting Tentative Map (TM 5575TER) to allow completion of the Final Map. The applicant is also requesting site layout changes, reduction to grading, reduced number of units, and modifications to Vesting Tentative Map 5575 through a Revised Vesting Tentative Map and Vesting Site Plan. These modifications and conditions are explained in detail below and are necessary to ensure the Project is implemented in a manner consistent with State Law and County of San Diego Regulations. The Project remains subject to the Mitigation Measures and Conditions of Approvals pursuant to Resolution of Approval dated July 25, 2018, unless amended by the Condition of Approvals to reflect the revised site improvements or modified design features.

The Director's decisions approving the Vesting Tentative Map Time Extension, Revised Vesting Tentative Map (PDS2024-TM-5575TER and Adopting the Addendum (PDS2024-ER-13-08-002B) will become final and effective unless the Planning Commission takes action to schedule the Time Extension, Revised Vesting Tentative Map and Vesting Site Plan Modification for the Planning Commission's consideration at a noticed hearing. If the Planning Commission schedules the matter for a public hearing, the Planning Commission will be the decision-making authority for these projects. In the event that the Planning Commission does not take action to schedule the projects for the Planning Commission's consideration, the Revised Site Plan will be issued on December 6, 2024, by the Director.

BACKGROUND

The Valiano project (Project) is located at 1805 County Club Drive, between Hill Valley Road and Mt. Whitney Road in the San Dieguito Community Plan Area, a portion of which is located

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within the Elfin Forest-Harmony Grove Subarea Plan area.

On July 25, 2018 the Board of Supervisors (Board) approved a General Plan Amendment (PDS2013-GPA-13-001), Specific Plan (PDS2013-SP-13-001), Zone Reclassification (PDS2013-REZ-13-001), Vesting Tentative Map (PDS2013-TM-5575), Vesting Site Plan (PDS2013-STP-13-003), Major Use Permit (PDS2014-MUP-14-019) and Final Environmental Impact Report (FEIR) (PDS2013-ER-13-08-002) with Mitigation Measures, Conditions of Approval and Environmental Findings prepared in accordance with the California Environmental Quality Act (CEQA) for the Project.

The Board actions allowed the applicant to subdivide 239 acres into a 326-unit residential development, including 53 detached condominiums and 273 single family residential units; 31 acres of biological open space, 35 acres of agricultural easement; one 2.7-acre public park and two private parks; 2.6 miles of public trails and an on-site wastewater treatment facility.

1. Time Extension

The Tentative Map was originally approved by the County Board on July 25, 2018; however, the Tentative Map became effective thirty (30) days after the adoption of the resolution on August 24, 2018. The Tentative Map was valid for thirty-six (36) months with an original expiration date of August 24, 2021.

The Valiano project was challenged in two actions brought forth by the Elfin Forest Harmony Grove Town Council (Case No. 37-2018-00043049-CU-TT-CTL) and the Sierra Club (Case No. 37-2018-00043084-CU-TT-CTL). During the intervening time, the Project Applicant has worked closely with the community group and Sierra Club to reach settlements resulting in modification of the Project including a reduction in the number of housing units, grading, and the overall project footprint. Subsequently the following actions occurred:

- On May 1, 2020, the applicant requested a litigation stay for Tentative Map No. 5575 to extend the expiration of the Tentative Map for the period of time not to exceed five (5) years from August 25, 2021 to August 25, 2026.
- On December 21, 2021, the County approved a stay of the time period to file a Final Map for Integral Communities, LLC and The Eden Hills Project Owner, LLC, who requested that a stay shall be for a period of up to five years from the dates of approval of those listed actions pursuant to the Subdivision Map Act, California Subdivision Map Act Section 66452.6(c).
- The Vesting Tentative Map PDS2013-TM 5575 expires on the earlier of: (a) August 17, 2026, or (b) three years from the date that the lawsuit(s) listed above are concluded including any appeals of the final order in any litigation challenging this Tentative Map.
- On December 18, 2023, Integral Communities, LLC and The Eden Hills Project Owner, LLC, filed applications for a Time Extension, Revised Vesting Tentative Map and Revised Vesting Site Plan. These applications are under consideration at this time. If approved, the time extension would have a new expiration date not to exceed six years from the current expiration date of August 25, 2026. This time extension is set to expire on December 25, 2032. No additional time extension will be permitted for PDS2024-TM-5575TER.
- The granting of the time extension will not affect the applicant's compliance requirements for all mitigation measures and/or conditions of approval applied to the Vesting Tentative Maps and Vesting Site Plan, and shall remain in effect and

enforceable.

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

The approved Major Use Permit (MUP) (PDS2014-MUP-14-019) was required for a wastewater treatment and water reclamation plant, in association with a Vesting Tentative Map, PDS2013-VTM-5575, however, the applicant has reached an agreement with the City of Escondido to provide sewer services to the project site and the MUP is no longer required.

2. Revised Vesting Site Plan and Revised Vesting Tentative Map

Based on the results of the settlement agreements, the Project Applicant has worked closely with the Elfin Forest Harmony Grove Town Council and Sierra Club to reach mutual project modifications to the Project design, layout, and conditions. These Project-related modifications and amended conditions of approval are related to only the current Revised Vesting Tentative Map and Revised Site Plan. The changes include the following:

- Reduction in number of lots from 326 to 243 (83 less residential units)
- Reduction of the development footprint by approximately 7 acres.
- Addition of a fire emergency access road from Hill Valley Road to La Moree Road (within City of San Marcos).
- Neighborhood 5 lot count reduced from 55 to 25 to allow for larger lots and equestrian activities. The lot reduction is included with the overall 83 lot reduction.
- Elimination of Wastewater Treatment and Water Reclamation Facility (WTWRF) and installation of new sewer lift station and force main into the City of Escondido system.

3. Environment Impact Report - Addendum

The Valiano Project occurs within the approved Valiano Project Specific Plan area, for which a Final Environmental Impact Report (SCH. No. 20130610420) (FEIR or Valiano FEIR) was certified by the Board in July 2018.

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering a project for which a subsequent discretionary action is required.

An Addendum has been prepared in accordance with CEQA Guidelines Section 15164 to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action. An Initial Study Checklist and updated technical studies were prepared for the Project to provide evidence that the changes to the previously approved project do not result in any new or more severe impacts than disclosed in the FEIR (SCH. #20130610420). These updated technical studies were reviewed by County departments, such as the Department of Public Works, Park and Recreation, County Fire Department, Land Development, and internal county specialists to determine the adequacy of environmental studies and whether any changes result in new or more severe environmental impacts.

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In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), related to the time extension requirement to file a Notice of the Preliminary Decision of the Director of Planning & Development Services (November 27, 2024) with the Planning Commission as an Informational Item. The Notice of Preliminary Decision is to approve the Time Extension PDS2024-TM-5575TER, Revised Vesting Tentative Map, and Project Addendum PDS2024-ER-13-08-002B (Attachment B), has been issued. In the event that the Planning Commission does not take action to schedule the projects for the Planning Commission's consideration, the Revised Site Plan will be issued on December 6, 2024, by the Director.

ATTACHMENTS:

Attachment A - Planning Documentation

Attachment B - Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving, a Time Extension for PDS2024-TM-5575TER, Revised Vesting Tentative Map, and adopting an Addendum PDS2024-ER-13-08-002B.

Attachment C – Site Plan Decision

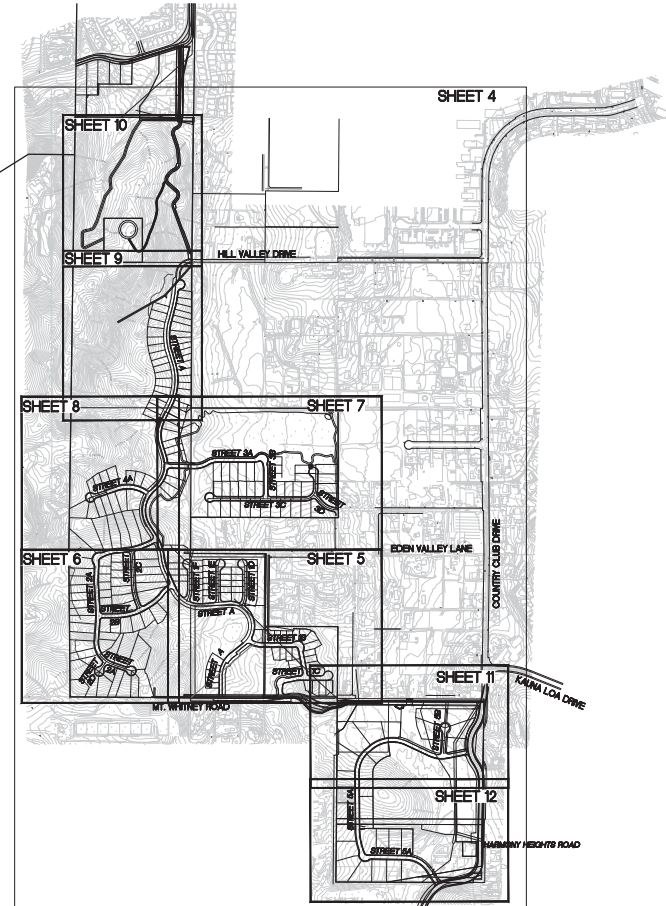
Attachment D - Environmental Documentation

Attachment E - Ownership Disclosure

**ATTACHMENT A –
PLANNING DOCUMENTATION**

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴ VESTING TENTATIVE MAP VALIANO

NOTE: DESIGN LEVEL, HYDROLOGY AND HYDRANCS, PIPE SIZES AND LOCATIONS ARE TO BE DETERMINED UPON SUBMITTAL AND APPROVAL OF THE IMPROVEMENT PLANS.



INDEX MAP
SCALE 1" = 400'

TOPOGRAPHY

AERIAL TOPOGRAPHY BY:
PHOTO SCIENTIFIC CORPORATION
3008 ALPINE BLVD., SUITE C
ALPINE, CA
ELEVATION: 100
FLY DATE: 03-10-05

PROPOSED GRADING

DATE: 04/20/07
CITY: SAN DIEGO, CA
DESIGNER'S ESTIMATE ONLY, NOT FOR BID PURPOSES

PROPOSED IMPROVEMENTS

PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF PRIVATE SEWER, WATER AND STORM DRAIN SYSTEMS, AND PRIVATE TRAILS AS INDICATED ON THESE PLANS.

OWNER/APPLICANT

THE DEER HILLS PROJECT OWNER, LLC
303 PALMVALE AVENUE, SUITE 170
CARLSBAD, CA 92011
(760) 944-7511

ENGINEER

FUSCO ENGINEERING, SAN DIEGO, INC.
6300 GILBERT AVENUE, SUITE 170
SAN DIEGO, CA 92121
(619)654-1500

OWNER/DEVELOPER

THE DEER HILLS PROJECT OWNER, LLC
303 PALMVALE AVENUE, SUITE 170
CARLSBAD, CA 92011
(760) 944-7511

LAKE WHITE

LEGAL DESCRIPTION

NORTHEAST CORNERS AND 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 2 WEST, SAN JUAN BAUTISTA COMMUNITY PLAN, THIS MAP SHEET, AND PORTION OF LOT 11 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 2 WEST, SAN JUAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOLAR ACCESS NOTE

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF UNIMPAVED SURFACE AREAS BEING UNIMPAVED, UNLESS OTHERWISE SPECIFIED.

SPECIAL ASSESSMENT ACT STATEMENT:

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF WATER UTILITY AND WASTEWATER INFRASTRUCTURE.

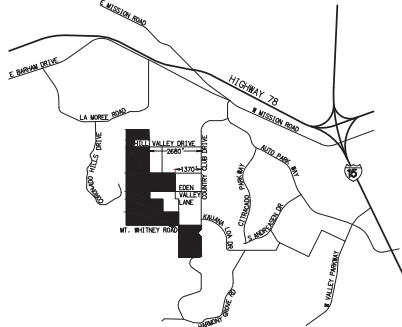
STREET LIGHT STATEMENT:

STREET LIGHTING SHALL BE DESIGNED TO COMPLY WITH THE DARK SKY POLICY OF THE SAN DIEGO COUNTY PLAN. THIS INCLUDES INSTALLING STREET LIGHTS ONLY WITH RECYCLED GLASS SHIELDS AT ROAD INTERSECTIONS, AS WELL AS COLLECTING LIGHT TO MINIMIZE THE IMPACTS ON THE DARK SKY AND TO MINIMIZE POLLUTED AND ALLEGED PROPERTIES. THE EXISTING LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADVISE THE SUBDIVIDER OF ANY REQUIREMENTS TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

PARK LAND DEDICATION STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION REQUIREMENTS OF THE REGULATION OF PARK LAND AND SOIL BY THE PROVISIONS OF FEES AS ALLOWED AND REQUIRED BY THE ORDINANCE.

ASSESSOR'S PARCEL NUMBER	LAND USE DESIGNATION	COMMUNITY PLAN	TAX RATE
229-312-15	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	70511
229-013-01	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
229-013-02	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGO	74035
229-013-03	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGO	74034
229-020-58	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74034
229-482-01	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74034
229-500-18	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74034
229-500-19	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74034
229-500-20	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74034
229-500-21	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
229-500-22	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
229-500-23	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
229-500-24	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74228



VICINITY MAP
NOT TO SCALE

WATER AND SEWER

WATER:
CITY OF SAN DIEGO MUNICIPAL WATER
1500 DEER LANE
ESCONDIDO, CA 92026
(760)740-5522

SCHOOL DISTRICTS

ESCONDIDO ELEMENTARY
1202 E. GRAND AVENUE
ESCONDIDO, CA 92027
(760)740-5400

HIGH SCHOOL

SEE W. MOUNTAIN DRIVE
ESCONDIDO, CA 92027
(760)740-5300

FIRE DISTRICT

CITY OF SAN DIEGO FIRE PROTECTION DISTRICT
1 CALVERT DRIVE
SAN DIEGO, CA 92109
(619) 594-1000

EXISTING ZONING

SEE SHEET 2 FOR TABULATION OF EXISTING ZONING FOR EXISTING PARCELS.

PROPOSED ZONING

SEE SHEET 2 FOR TABULATION OF PROPOSED ZONING FOR PROPOSED PLANNING AREAS.

GROSS/NET AREA

238.8 ACRES

NUMBER OF LOTS

SINGLE FAMILY RESIDENTIAL	243
OPEN SPACE	20
TOTAL	263

LEGEND

ITEMS	STAD. DWGS.	SYMBOL
WATER		—
FIRE HYDRANT	(8" x 1)	—
SEWER		—
SEWER MANHOLE	(36" x 02)	—
SEWER LIFT STATION		—
STORM DRAIN	(18" x 02)	—
EXISTING CONTOUR		—
CURB INLET	(18" x 02)	—
STORM DRAIN CLEANOUT	(18" x 08)	—
RIP RAP ENERGY DISSIPATOR	(18" x 40)	—
HEADWALL	(0 - 34, 0 - 35)	—
DETENTION BASIN RISER		—
STREET LIGHT	(C - 1)	—
100 YEAR LINE OF FUNDATION		—
TRAIL BOUNDARY		—
OPEN SPACE EASEMENT		—
OPEN SPACE LOT		—
RESIDENTIAL LOT		—
PAID ELEVATION		—
LOT SIZE		—
LOT LINE		—
UNIT / HOUSING BOUNDARY		—
FUEL MANAGEMENT ZONE 1		—
FUEL MANAGEMENT ZONE 2		—
PROPOSED CURB C&E	(04 -)	—
4" WIDE CURB TYPE C AND R.A.L.		—
PUBLIC TRAIL WITH 12' EASEMENT		—
EXISTING TRAIL		—
PRIVATE TRAIL		—
BIOLOGICAL OPEN SPACE EASEMENT		—
LIMITED BUILDING ZONE		—
R.F.A. RETAIN		—
AGRICULTURAL PRESERVE		—
STEEP SLOPE EASEMENT		—
5' DECOMPOSED GRANITE TRAIL		—

NOTE:
SAN DIEGO REGIONAL STANDARD DRAWINGS (2010) APPLY FOR THIS PROJECT

MINIMUM PROPOSED LOT SIZE: 5,000 sq. ft.

TOTAL NUMBER OF DWELLING UNITS: 243

GRADING PLAN NOTE:

THIS TENTATIVE MAP IS ALSO A PRELIMINARY GRADING PLAN PROVIDED TO ALLOW FOR THE FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT. THE PROPERTY OWNER KNOWS/KNOWS THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.

DESIGN STANDARDS:

1. STANDARDS FOR RR ROADWAY DESIGN WITHIN THIS PROJECT SHALL CONFORM WITH THE PARAMETERS LISTED FOR EACH ROADWAY SECTION ON SHEET TWO OF THIS MAP AND THE GUIDELINES OF THE VALIANO SPECIFIC PLAN. ELEMENTS SUCH AS DESIGN SPEED, MAXIMUM GRADE AND MINIMUM HORIZONTAL CURVE RADIUS MAY VARY FROM THE COUNTY OF SAN DIEGO PUBLIC ROAD STANDARDS.

EMERGENCY ACCESS GATE NOTE:

1. AUTOMATIC GATES REQUIRE A KNOX RAPID ENTRY SYSTEM AND EMERGENCY VEHICLE STORAGE DETECTOR.
2. AUTOMATIC GATES REQUIRE SOME KEYS BYPASS.
3. NO GATE IS PROPOSED FOR THE EMERGENCY ACCESS TO MOUNT WHITNEY ROAD.

RELINQUISHMENT OF INGRESS AND EGRESS RIGHTS

THE FOLLOWING LOTS SHALL RELINQUISH ALL RIGHTS TO INGRESS AND EGRESS FROM THE FOLLOWING PRIVATE STREETS TO PRESENT OR FUTURE LOT(S):

LOT NUMBER(S)	STREET TO WHICH ACCESS RIGHTS ARE RELINQUISHED
4, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241	COUNTRY CLUB DRIVE

FIRE DEPARTMENT NOTES

1. SIGNS READING "NO PARKING FIRE LANE" ARE REQUIRED FOR PUBLIC AND PRIVATE STREETS THAT ARE 24 FEET OR LESS IN WIDTH PER CALIFORNIA VEHICLE CODE, SECTION 22600.1, 22600.6, AND SAN MARCOS FIRE PROTECTION DISTRICT.
2. PROPOSED MOUNTAIN DRIVE IS KEY LOCATIONS AS DETERMINED BY THE SAN MARCOS FIRE DEPARTMENT.
3. FIRE DEPARTMENT BLUE DOT MARKERS SHALL BE INSTALLED TO INDICATE LOCATION OF ALL FIRE HYDRANTS.
4. ALL FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS REQUIRED BY THE FIRE DEPARTMENT. THE MINIMUM FIRE FLOW REQUIRED IS 1,500 GPM FOR TWO HOURS.
5. ALL FIRE HYDRANTS FOR THIS PROJECT SHALL BE INSTALLED PER LOCAL WATER DISTRICT AND FIRE DEPARTMENT SPECIFICATIONS. FIRE HYDRANT TYPE SHALL BE 4-INCH OR 6-INCH WITH ONE 4-INCH CONNECTION AND ONE 2-1/2 INCH CONNECTION.
6. ROADS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WHICH IS APPROXIMATELY 70,000 LBS.

SAN DIEGO GAS AND ELECTRIC NOTE

1. OPEN SPACE EASEMENTS GRANTED ON THIS MAP OR AS A REQUIREMENT OF THIS MAP ARE GRANTED SUBJECT TO THE PROPER EASEMENT RIGHTS OF SOGAS INCLUDING BUT NOT LIMITED TO ACCESS BY PRACTICAL ROUTE OR ROUTES TO SOGAS PRESENT AND FUTURE FACILITIES.
2. ALL FENCING IN THE SOGAS EASEMENT TO BE REVIEWED AND APPROVED BY SOGAS INCLUDING TRAIL FENCING IF ANY.
3. PUBLIC TRAILS WITHIN SOGAS EASEMENTS ARE SUBJECT TO SOGAS AND COUNTY OF SAN DIEGO TRAILS AGREEMENT DATED 12/15/06 TO USE OF LAND APPROVED BY THE COUNTY ON OCTOBER 22, 2007.
4. PRIOR TO ISSUANCE OF A PERMIT FOR ANY GRADING OR CONSTRUCTION ON THE LOTS IN THIS MAP, PLANS SHALL BE SUBMITTED TO SOGAS LAND MANAGEMENT DEPARTMENT FOR REVIEW AND ISSUANCE OF A LETTER OF PERMISSION TO GRADE CONSTRUCT IMPROVEMENTS.

VESTING TENTATIVE MAP

SHEET 1 OF 12

NO.	DATE	REVISION

ENGINEER OF WORK
FUSCO ENGINEERING INC.
6300 GILBERT AVENUE, SUITE 170
SAN DIEGO, CA 92121
(619)654-1500



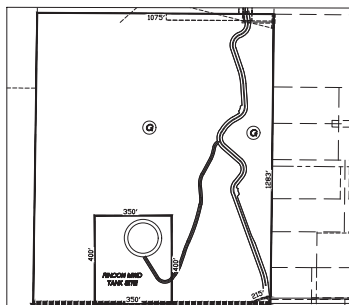
KENNETH L. AOZAK
NO. 92718
DATE



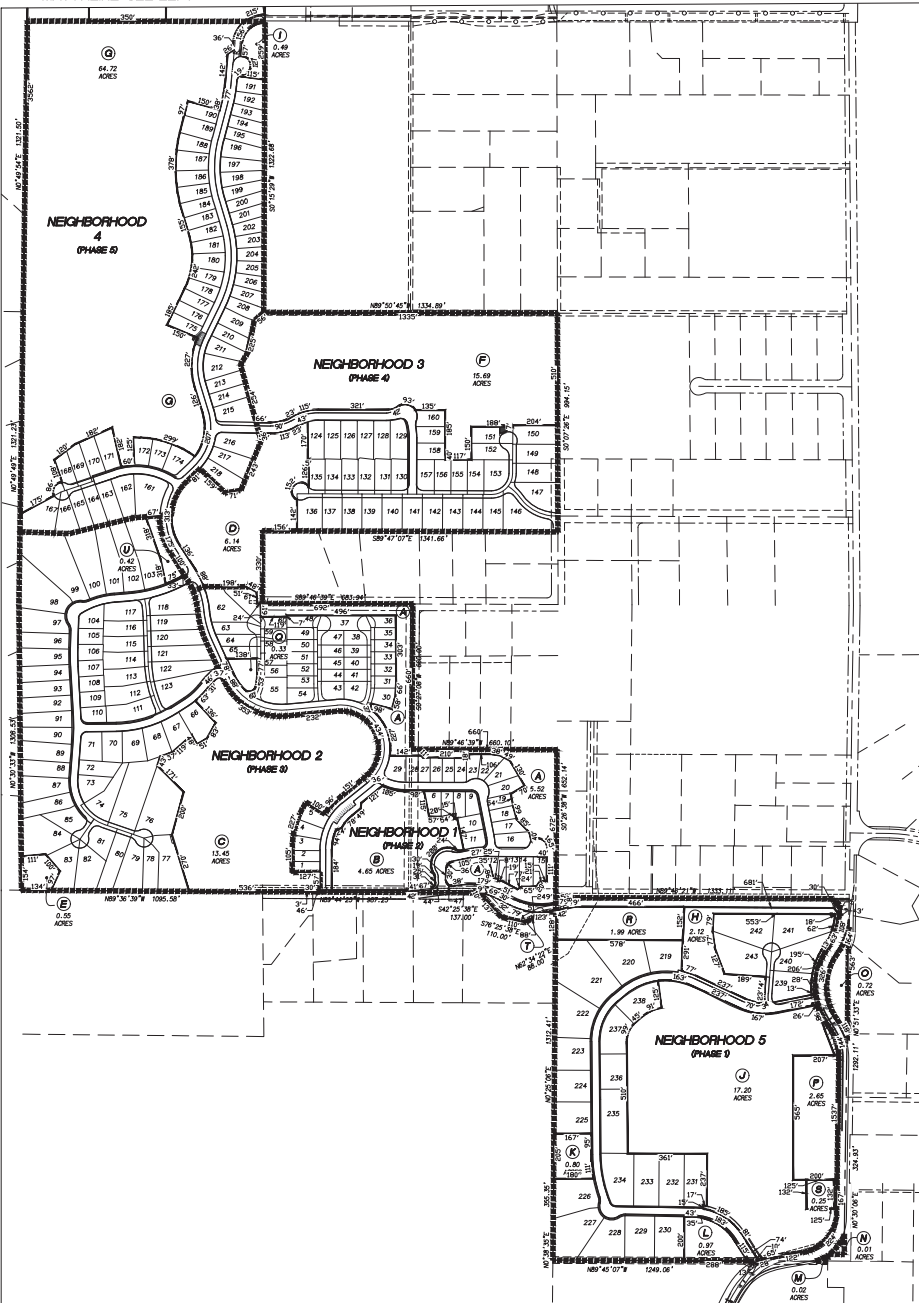
6300 Gilchristway Drive
San Diego, CA 92122
fuscoe.com

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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴ VESTING TENTATIVE MAP VALIANO



MATCHLINE: SEE LEFT



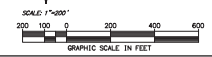
NEIGHBORHOOD 1	NEIGHBORHOOD 2	NEIGHBORHOOD 3	NEIGHBORHOOD 4	NEIGHBORHOOD 5	
LOT #	AREA (SQ)	LOT #	AREA (SQ)	LOT #	AREA (SQ)
1	6,251	66	17,180	134	11,140
2	6,151	67	13,520	135	13,800
3	7,621	68	15,960	136	11,130
4	7,940	69	14,940	137	11,000
5	9,714	70	12,920	138	11,130
6	7,440	71	12,750	139	11,900
7	6,050	72	12,120	140	11,940
8	6,490	73	12,610	141	11,920
9	6,270	74	24,910	142	12,600
10	7,640	75	41,990	143	11,670
11	8,090	76	43,170	144	11,900
12	7,560	77	27,070	145	11,800
13	8,020	78	24,710	146	11,650
14	8,530	79	24,700	147	11,600
15	7,460	80	20,010	148	11,900
16	8,450	81	17,460	149	12,920
17	8,790	82	21,990	150	15,500
18	8,530	83	20,310	151	15,500
19	8,080	84	33,340	152	15,500
20	8,000	85	16,310	153	15,500
21	8,830	86	16,720	154	15,500
22	8,420	87	20,940	155	15,780
23	8,570	88	16,990	156	15,800
24	8,000	89	19,510	157	14,130
25	8,140	90	16,180	158	9,130
26	8,720	91	16,130	159	10,110
27	8,160	92	16,110	160	12,730
28	8,020	93	16,000	161	17,000
29	10,000	94	16,110	162	17,000
30	8,940	95	17,990	163	18,000
31	8,790	96	16,900	164	11,810
32	8,270	97	21,990	165	11,800
33	8,730	98	37,020	166	11,800
34	8,730	99	24,360	167	12,990
35	8,280	100	13,880	168	9,600
36	8,820	101	25,490	169	9,800
37	15,990	102	26,230	170	11,130
38	8,130	103	31,880	171	11,100
39	8,760	104	16,900	172	10,510
40	8,740	105	8,990	173	9,570
41	8,740	106	8,990	174	8,730
42	11,020	107	8,190	175	10,500
43	10,070	108	7,070	176	12,100
44	6,090	109	7,990	177	11,810
45	6,000	110	8,130	178	9,940
46	6,090	111	16,430	179	9,940
47	3,930	112	17,290	180	11,800
48	6,070	113	15,710	181	11,800
49	7,640	114	15,710	182	11,800
50	7,640	115	14,900	183	11,800
51	7,640	116	14,900	184	11,800
52	7,640	117	14,900	185	11,800
53	7,640	118	26,110	186	11,800
54	8,420	119	16,790	187	10,600
55	10,080	120	16,790	188	15,500
56	6,540	121	20,010	189	15,500
57	6,540	122	20,200	190	15,500
58	6,540	123	26,140	191	15,500
59	6,540			192	15,500
60	6,540			193	15,500
61	14,900			194	15,500
62	12,670			195	15,500
63	11,180			196	15,500
64	10,990			197	15,500
65	8,250			198	15,500

OPEN SPACE (LOTS)	BIU SPACE	PURPOSE	MAINTAINED BY	
A	5.52	0.20	DRAINAGE BASIN & BIOLOGICAL OPEN SPACE & F&M	HOA
B	4.05	1.95	RECREATION AREA & DRAINAGE BASIN & B.I.D. & F&M	HOA
C	11.45	2.43	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & F&M	HOA
D	6.14	3.83	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & F&M	HOA
E	0.55	0.55	DRAINAGE BASIN & F&M MANAGEMENT ZONES	HOA
F	15.69	8.62	BIOLOGICAL OPEN SPACE & DRAINAGE BASIN & F&M	HOA
G	64.72	31.86	AGRICULTURE & BOW & F&M & F&M ACCESS ROAD	HOA
H	2.12	-	DRAINAGE BASIN & F&M	HOA
I	0.89	-	DRAINAGE BASIN & F&M MANAGEMENT ZONES	HOA
J	17.20	3.00	B.I.D. & B.I.D. & F&M & SOURCE ENGINE & ELECTRICAL CENTER	HOA
K	0.8	-	SAN DIEGO GAS & ELECTRIC EQUIPMENT & F&M	HOA
L	0.89	-	LANDSCAPE & F&M MANAGEMENT ZONES	HOA
M	0.02	-	UNDEVELOPED	HOA
N	0.02	-	UNDEVELOPED	HOA
O	0.72	-	LANDSCAPING	HOA
P	2.05	0.14	PUBLIC COMMUNITY PARK & F&M MANAGEMENT ZONES	CITY
Q	0.16	-	DRAINAGE BASIN	HOA
R	1.99	-	WET WEATHER STORAGE	HOA
S	0.70	-	PREFABRICATED WASTEWATER PLUMBING STATION	HOA
T	0.30	-	DRAINAGE BASIN	HOA
U	0.43	-	LANDSCAPING	HOA

H1-8

VESTING TENTATIVE MAP
SHEET 3 OF 12

ENGINEER OF WORK
RENEW E. ROZER RCE 1783 DATE



6390 Greenview Dr. San Diego, CA 92122. 619.554.1500. fuscoco.com

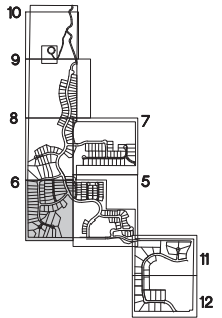
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
 VESTING TENTATIVE MAP
 VALIANO

SEE SHEET 8



NEIGHBORHOOD 2
(PHASE 3)

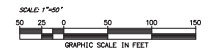
SEE SHEET 5



INDEX MAP
SCALE: 1"=100'

VESTING TENTATIVE MAP
 SHEET 6 OF 12

NO.	DATE	REVISION



ENGINEER OF WORK
 FUSCOE ENGINEERING INC.
 6300 GARDNER DRIVE, STE. 170
 SAN DIEGO, CA 92121
 (619)504-1500

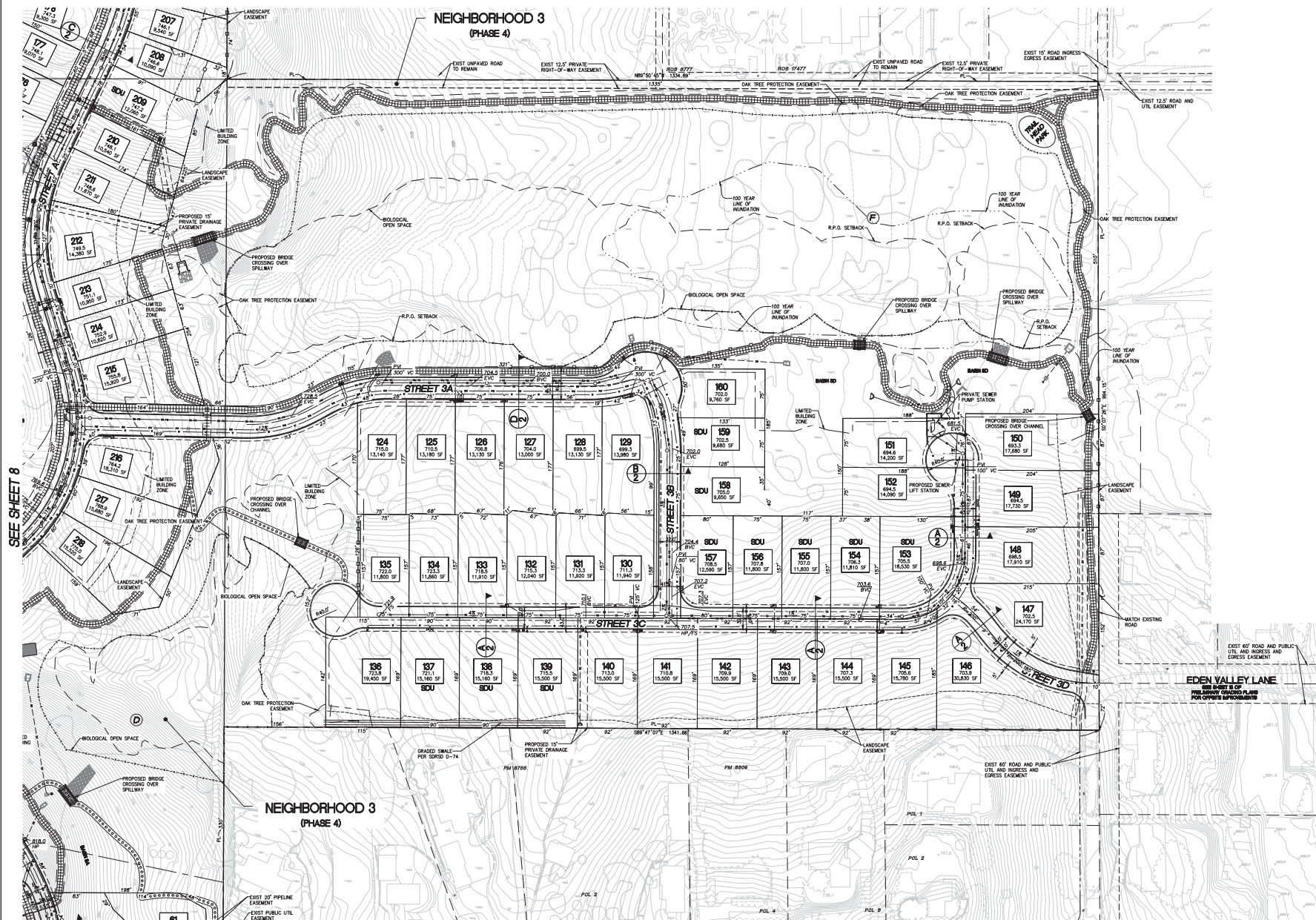


KENNETH L. AOKIKI ROE 7183 DATE

6330 Greenlwich Dr 858.554.1500
 Suite 170 San Diego, CA 92121 fuscoe.com

H1-11

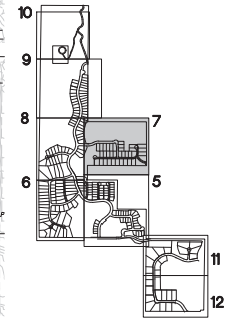
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING TENTATIVE MAP
VALIANO



SEE SHEET 8

SEE SHEET 5

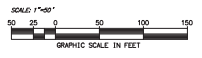
H1-12



INDEX MAP
SCALE: 1"=100'

VESTING TENTATIVE MAP
SHEET 7 OF 12

NO.	DATE	REVISION



ENGINEER OF WORK
 FUSCOE ENGINEERING INC.
 6300 GREENWICH DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (619)554-1500



KENNETH L. AOKI ROE 71883 DATE

6300 Greenwich Dr 619.554.1500
 Suite 170 San Diego, Ca 92122 fuscoe.com

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
 VESTING TENTATIVE MAP
 VALIANO

SEE SHEET 9

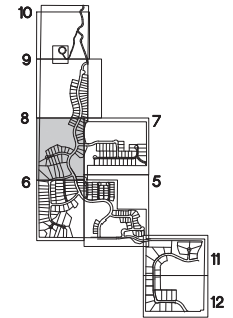


NEIGHBORHOOD 4
(PHASE 5)

NEIGHBORHOOD 2
(PHASE 3)

SEE SHEET 6

SEE SHEET 7

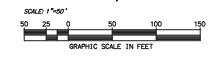


INDEX MAP
SCALE: 1"=100'

VESTING TENTATIVE MAP
 SHEET 8 OF 12

NO.	DATE	REVISION

ENGINEER OF WORK
 FUSCOE ENGINEERING INC.
 6300 GREENWICH DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (619)504-1500

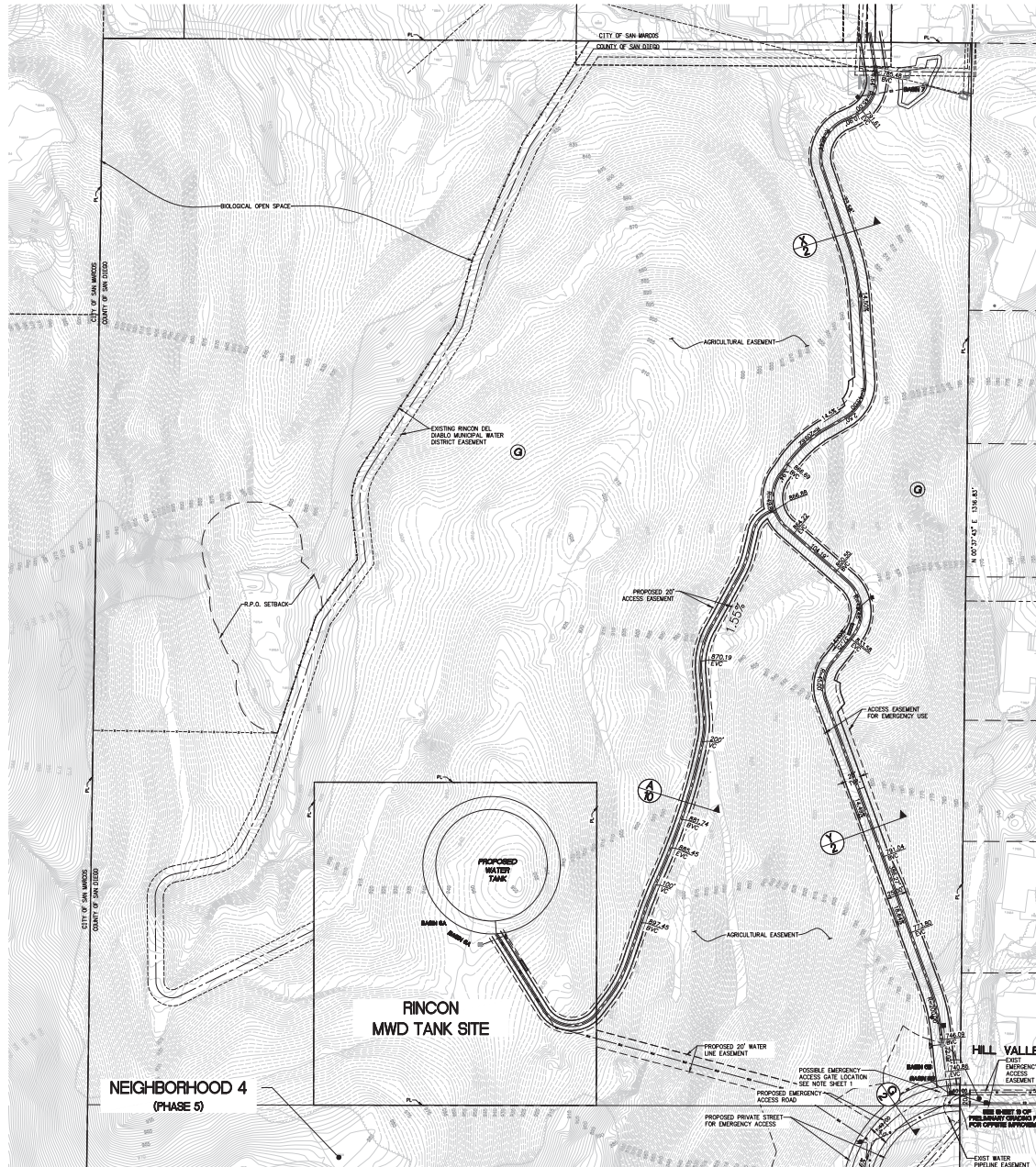


ROBERT L. ADICK ROE 71883 DATE

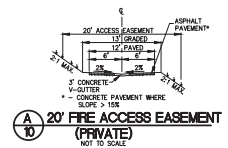
6300 Greenwich Dr San Diego, Ca 92122 fuscoe.com

H1 - 13

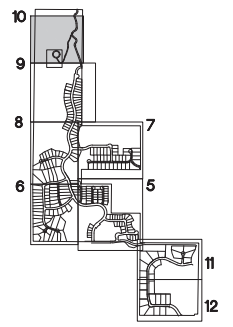
COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING TENTATIVE MAP
VALIANO



SEE SHEET 9



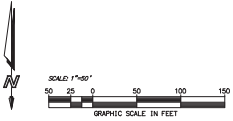
20' FIRE ACCESS EASEMENT (PRIVATE)
NOT TO SCALE



INDEX MAP
SCALE: 1"=100'

VESTING TENTATIVE MAP
SHEET 10 OF 12

NO.	DATE	REVISION



ENGINEER OF WORK
FUSCO ENGINEERING INC.
 6300 GREENWICH DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (619)504-1500



ROBERT L. ADICK ROE 7183 DATE

FUSCO ENGINEERING
 6300 GREENWICH DR
 SUITE 170
 SAN DIEGO, CA 92122 FUSCOE.COM
 619.504.1500

H1 - 15

DATE PLOTTED: 08/01/2017 10:58:34 AM. PLOTTER: HP DesignJet T1100E. PLOT SCALE: 1"=60'

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴ VESTING SITE PLAN VALIANO

ITEMS	STAND. DWGS.	SYMBOL
RETAINING WALL	(C-1)	
EXISTING CONTOUR		
PROPOSED CONTOUR	(E-2)	
SHOW DITCH	(D-2)	
BOUNDARY		
EASEMENT		
RESIDENTIAL LOT		
PAV ELEVATION		
LOT SIZE		
OPEN SPACE LOT		
100 YEAR LINE OF INUNDATION		
EASEMENT		
LOT LINE		
UNIT / NEIGHBORHOOD BOUNDARY		
SETBACK		
SEWER LINE		
CUT/FILL SLOPE 2:1 OR AS NOTED		
PUBLIC TRAIL		
EXISTING TRAIL		
PROPOSED TRAIL		
FUEL MANAGEMENT ZONE 1		
FUEL MANAGEMENT ZONE 2		
PROPOSED EASE		
4" WIDE CURB TYPE C AND P.O.B. (C-5)		
BIOLOGICAL OPEN SPACE EASEMENT		
LIMITED BUILDING ZONE		
R.P.O. SETBACK		
ARTIFICIAL PRESERVE		
STEEP SLOPE EASEMENT		
SECONDARY DWELLING UNIT		

47
748.9
3,307 SF
E

WATER AND SEWER

WATER
REGION DEL SUREÑO MUNICIPAL WATER DISTRICT
3000 3RD LINE
ESCONDIDO, CA 92026
(760)745-5022

SEWER
CITY OF ESCONDIDO

SCHOOL DISTRICTS

ESCONDIDO ELEMENTARY
1330 E. GRAND AVENUE
ESCONDIDO, CA 92027
(760)432-2400

WINDY HILLS
322 N. WINDY DRIVE
ESCONDIDO, CA 92027
(760)291-3300

FIRE DISTRICT

CITY OF SAN DIEGO FIRE PROTECTION DISTRICT
1 CIVIC CENTER DRIVE
SAN DIEGO, CA 92101
(619) 541-1000

EXISTING ZONING

SEE SHEET 2 FOR TABULATION OF EXISTING ZONING FOR EXISTING PARCELS.

PROPOSED ZONING

SEE SHEET 2 FOR TABULATION OF PROPOSED ZONING FOR PROPOSED PLANNING AREAS.

GROSS/NET AREA

238.8 ACRES GROSS AND NET

NUMBER OF LOTS

SINGLE FAMILY RESIDENTIAL 243
TOTAL 243

LANDSCAPE PLANS

SPRICKS GARDEN HILL
LANDSCAPE ARCHITECTURE/PLANNING
LAKEMAN, CALIF. CA
(415)375-2023

SAN DIEGO GAS AND ELECTRIC NOTE

1. THE GRANTING OF OPEN SPACE WITHIN EASEMENTS IS SUBJECT TO APPROVAL BY SDGE.

MINIMUM PROPOSED LOT SIZE: 5,000 sq. ft.

TOTAL NUMBER OF DWELLING UNITS: 243

SECONDARY DWELLING UNITS

TOTAL: 54 SDU
NOTE: THE LOTS THAT COULD ACCOMMODATE SECOND DWELLING UNITS ARE MARKED SDU ON THE PLAN SHEETS.

ASSESSOR'S PARCEL NUMBERS	LAND USE DESCRIPTION	COMMUNITY PLAN	TAX RATE
238-312-13	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	76011
232-013-01	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
232-013-02	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGO	74035
232-013-03	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGO	74034
232-020-05	SEMI-RURAL RESIDENTIAL (SR-1)	SAN DIEGO	74034
232-492-01	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
232-500-18	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74034
232-500-19	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74034
232-500-20	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74034
232-500-21	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
232-500-22	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
232-500-23	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74035
232-500-24	SEMI-RURAL RESIDENTIAL (SR-2)	SAN DIEGO	74228

TOPOGRAPHY

ADINA LINDENBACH INC.
PLOT PLAN/COMPOSITE
2005 ALPINE BLVD, SUITE C
ALPINE, CA
(925)411-1266
FLIGHT DATE: 10-10-05

PROPOSED GRADING

CUT: \$10.00 CY
FILL: \$10.00 CY
ENGINEER'S ESTIMATE ONLY, NOT FOR BID PURPOSES

PROPOSED IMPROVEMENTS

PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF PRIVATE SEWER, WATER AND STORM DRAIN SYSTEMS, AND PRIVATE ROADS AS INDICATED ON THESE PLANS.

OWNER/APPLICANT

THE EDEN HILLS PROJECT OWNER, LLC
705 TALLMAN LARSON RD, SUITE 130
CARLSBAD, CA 92011
(760) 434-7211

ENGINEER

FUSCO ENGINEERING INC.
4100 WINTERMEYER DRIVE, STE. 170
SAN DIEGO, CA 92122
(619)594-1500

OWNER/DEVELOPER

THE EDEN HILLS PROJECT OWNER, LLC
705 TALLMAN LARSON RD, SUITE 130
CARLSBAD, CA 92011
(760) 434-7211

LEGAL DESCRIPTION

PORTIONS OF LOTS 1, 3 AND 5 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 10 WEST, RANGE 187 EAST, SAN DIEGO COUNTY, CALIFORNIA, MORE OR LESS, AND A PORTION OF LOT 11 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOLAR ACCESS NOTE

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT/COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.

SPECIAL ASSESSMENT ACT STATEMENT:

THE SUBDIVIDER HAS MADE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

STREET LIGHT STATEMENT:

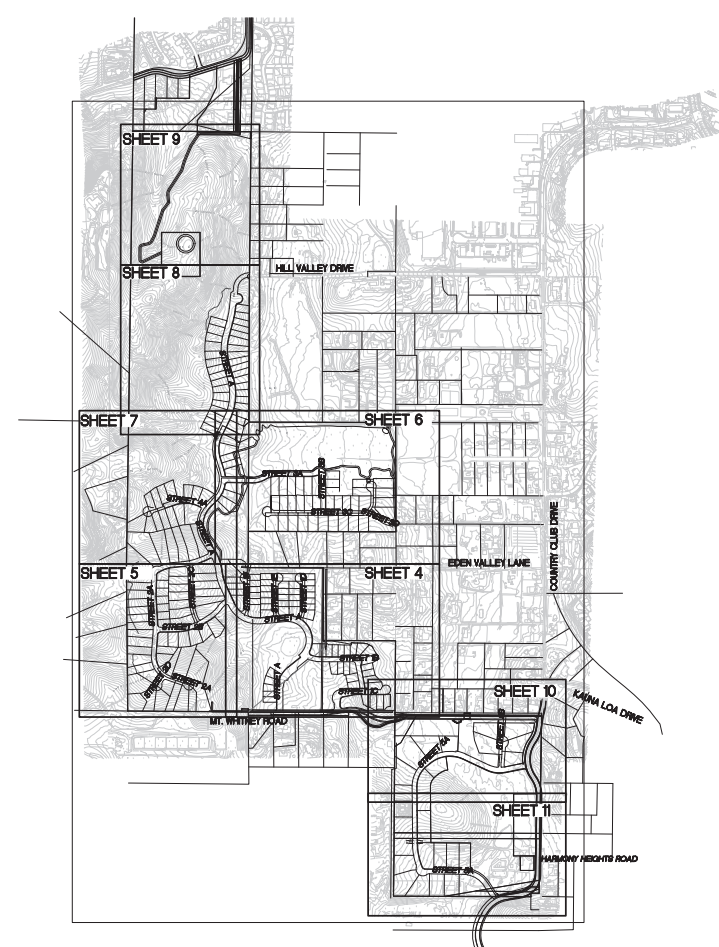
STREET LIGHTING SHALL BE DESIGNED TO COMPLY WITH THE DARK SKIES POLICY OF THE SAN DIEGO COUNTY PLAN. THIS POLICY REQUIRES THE STREET LIGHTING ONLY WHEN NECESSARY FOR PUBLIC SAFETY AT ROAD INTERSECTIONS, AS WELL AS AT CERTAIN LOCATIONS THAT ARE HIGH TRAFFIC, TRUCK STOP, BUS STOPS, AND SPREADS TO MINIMIZE THE IMPACTS ON THE DARK SKY AND TO MINIMIZE SPILLAGE INTO ADJACENT PROPERTIES. THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD CHARTERS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE Ongoing MAINTENANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

PARK LAND DEDICATION STATEMENT:

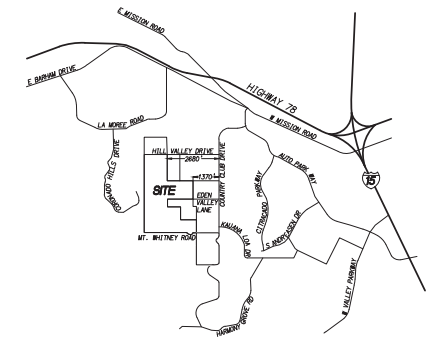
THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION REQUIREMENTS THROUGH A CONTRIBUTION OF THE DEDICATION OF PARK LAND AND BY THE PAYMENT OF FEES AS ALLOWED AND REQUIRED BY THE ORDINANCE.

SHEET INDEX:

- 1. TITLE SHEET (THIS SHEET) LEGEND & NOTES
- 2. FOOTNOTES AND STRIBES
- 3. NEIGHBORHOOD MAP
- 4. SITE PLAN
- 5. SITE PLAN
- 6. SITE PLAN
- 7. SITE PLAN
- 8. SITE PLAN
- 9. SITE PLAN
- 10. SITE PLAN
- 11. SITE PLAN



INDEX MAP
SCALE: 1" = 400'



NEIGHBORHOOD MAP
NOT TO SCALE

ENGINEER OF WORK
FUSCO ENGINEERING INC.
4100 WINTERMEYER DRIVE, STE. 170
SAN DIEGO, CA 92122
(619)594-1500



VESTING SITE PLAN
SHEET 1 OF 11

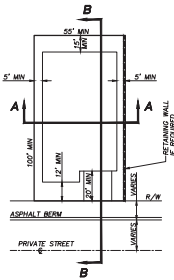
NO.	DATE	REVISION

FUSCO ENGINEERING
3970 Granddunes Drive, Suite 170
San Diego, California 92122
Tel: 619.594.1500 • Fax: 619.597.9335
www.fusco.com

H118

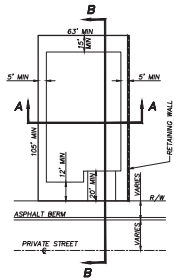
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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO



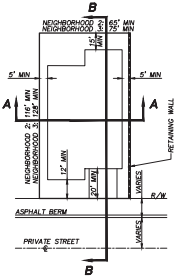
PRODUCT 1, INTERIOR LOTS
 5900 SF MIN
 NEIGHBORHOOD 1

NO SCALE



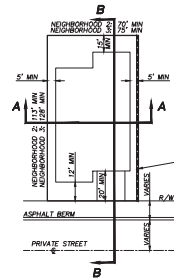
PRODUCT 3, INTERIOR LOTS
 7000 SF MIN
 NEIGHBORHOOD 4

NO SCALE



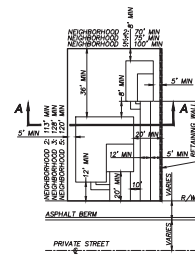
PRODUCT 4, INTERIOR LOT
 NEIGHBORHOOD 2: 65'x118' MIN, 7,350 SF MIN
 NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN

NO SCALE



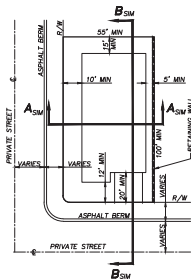
PRODUCT 4, INTERIOR LOT
 NEIGHBORHOOD 2: 70'x118' MIN, 7,350 SF MIN
 NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN

NO SCALE



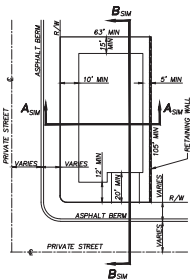
PRODUCT 4, INTERIOR LOT
 SECOND DWELLING UNIT SETBACK DETACHED W/ GARAGE
 NEIGHBORHOOD 2: 70'x118' MIN, 7,350 SF MIN
 NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
 NEIGHBORHOOD 5: 100'x120' MIN, 20,000 SF MIN

NO SCALE



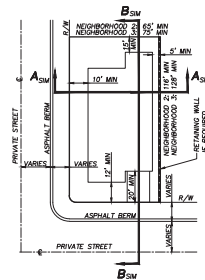
PRODUCT 1, EXTERIOR LOTS
 6500 SF MIN
 NEIGHBORHOOD 1

NO SCALE



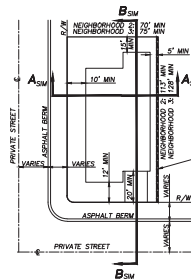
PRODUCT 3, EXTERIOR LOTS
 7000 SF MIN
 NEIGHBORHOOD 4

NO SCALE



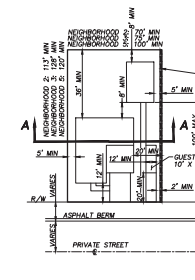
PRODUCT 4, EXTERIOR LOTS
 NEIGHBORHOOD 2: 65'x118' MIN, 7,350 SF MIN
 NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN

NO SCALE



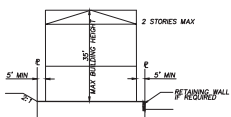
PRODUCT 4, EXTERIOR LOTS
 NEIGHBORHOOD 2: 70'x118' MIN, 7,350 SF MIN
 NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN

NO SCALE

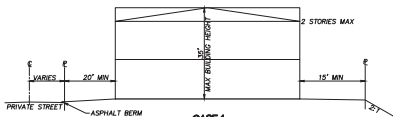


PRODUCT 4, INTERIOR LOTS
 SECOND DWELLING UNIT SETBACK
 DETACHED W/ GUEST SPACE
 NEIGHBORHOOD 2: 70'x118' MIN, 7,350 SF MIN
 NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
 NEIGHBORHOOD 5: 100'x120' MIN, 20,000 SF MIN

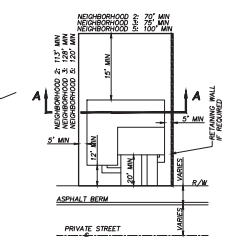
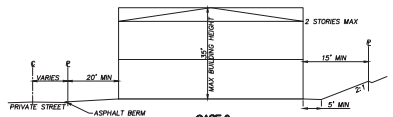
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SECTION 'A'-'A'
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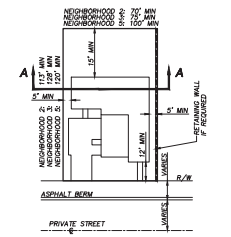


SECTION 'B'-'B'
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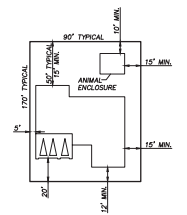
PRODUCT 4, INTERIOR LOTS
 SECOND DWELLING UNIT SETBACK
 ATTACHED ABOVE GARAGE
 NEIGHBORHOOD 2: 70'x118' MIN, 7,350 SF MIN
 NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
 NEIGHBORHOOD 5: 100'x120' MIN, 20,000 SF MIN

NO SCALE



PRODUCT 4, INTERIOR LOTS
 SECOND DWELLING UNIT SETBACK
 ATTACHED ABOVE GARAGE
 NEIGHBORHOOD 2: 70'x118' MIN, 7,350 SF MIN
 NEIGHBORHOOD 3: 75'x128' MIN, 9,650 SF MIN
 NEIGHBORHOOD 5: 100'x120' MIN, 20,000 SF MIN

NO SCALE



PRODUCT 5
 EQUESTRIAN LOTS
 15,000 SF MIN
 NEIGHBORHOOD 3,5

NO SCALE

NOTES:
 - MINIMUM FLAT DIMENSIONS ARE TO PROPERTY LINE, TOE OF SLOPE OR RETAINING WALL.
 - SETBACKS ARE TYPICAL UNLESS DIMENSIONED OTHERWISE ON THE PLAN.
 - WHERE LOT EXTENDS TO CENTERLINE OF PRIVATE STREET, FRONT SETBACK SHALL BE 10' FROM PRIVATE STREET CENTERLINE.

ENGINEER OF WORK
 FUSCOE ENGINEERING INC.
 5470 Greenwood Street, Suite 170
 San Diego, CA 92122
 (619) 584-1000



DATE: _____ TIME: _____ DATE: _____

VESTING SITE PLAN
SHEET 2 OF 11

NO.	DATE	REVISION

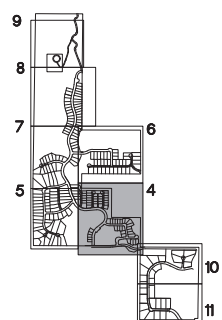
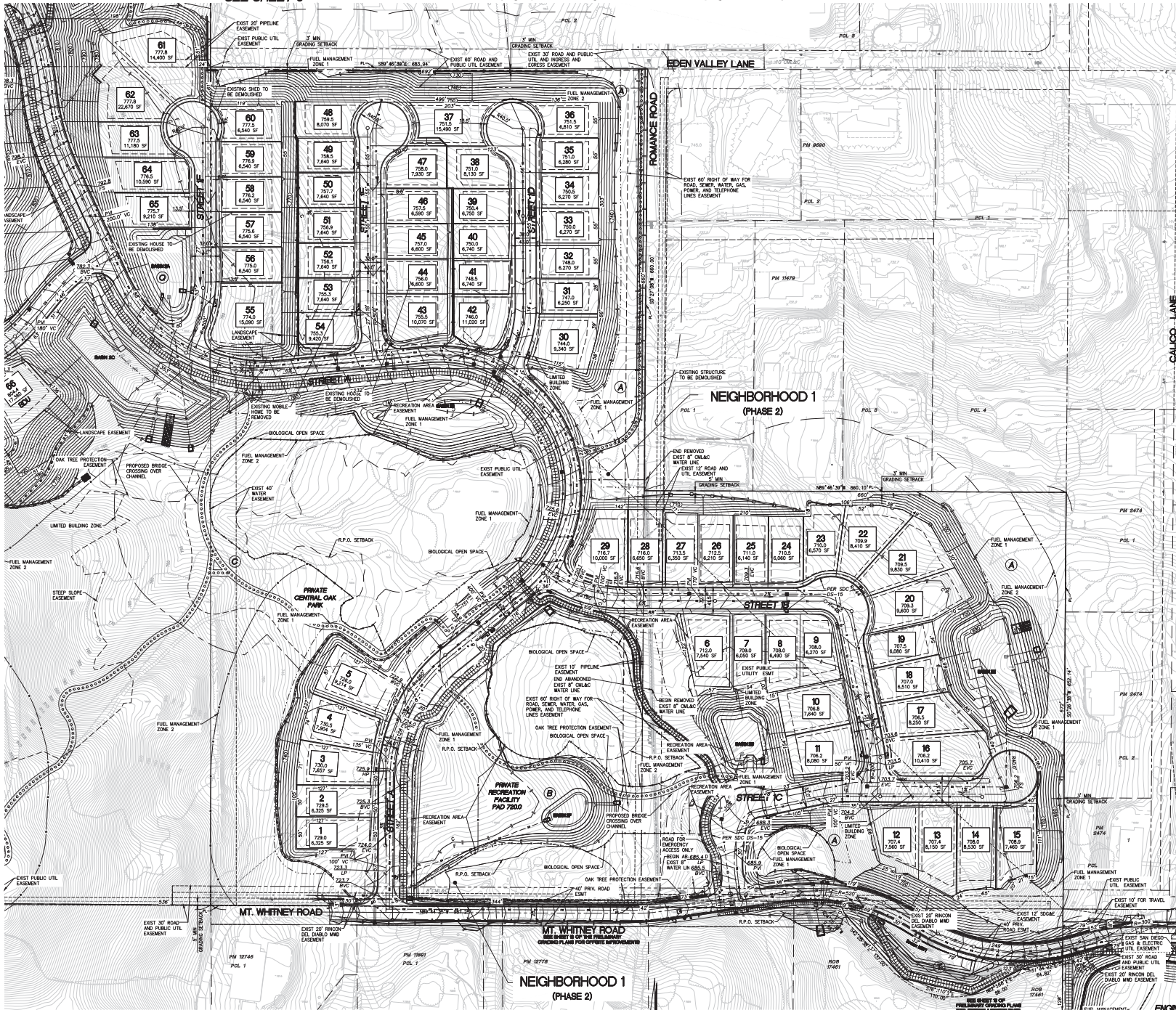


H1-19

SEE SHEET 6

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴

SEE SHEET 5



INDEX MAP
NO SCALE

VESTING SITE PLAN
SHEET 4 OF 11

NO.	DATE	REVISION

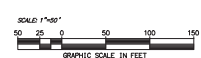


FUSCO ENGINEERING
 3970 Granddunes Circle, Suite 175
 San Diego, California 92122
 Tel: 619.584.1100 • Fax: 619.597.9335
 www.fusco.com

ENGINEER OF WORK

FUSCO ENGINEERING INC.
 1300 SHREVEWAY DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (619)584-1100

PROJECT: V. INDEX RCP: 7085 DATE:



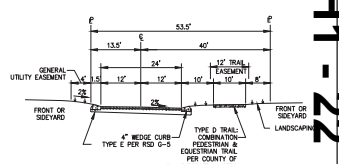
SEE SHEET 9

SEE SHEET 9

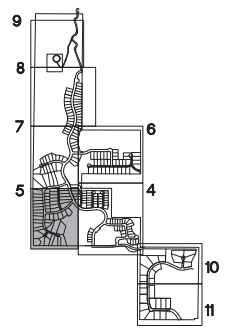
H1-21

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
 VESTING SITE PLAN
 VALIANO

SEE SHEET 7



TRAIL SIDE ROADWAY (PRIVATE)
 NOT TO SCALE
 STREET A

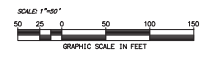


INDEX MAP
 NOT TO SCALE

VESTING SITE PLAN
SHEET 5 OF 11

NO.	DATE	REVISION

ENGINEER OF WORK
 FUSCOE ENGINEERING INC.
 4100 SHEPHERD DRIVE, STE. 110
 SAN DIEGO, CA 92122
 (619) 594-1800



REVISION T, INDEX RC 7/983 DATE

H1-22

SEE SHEET 4

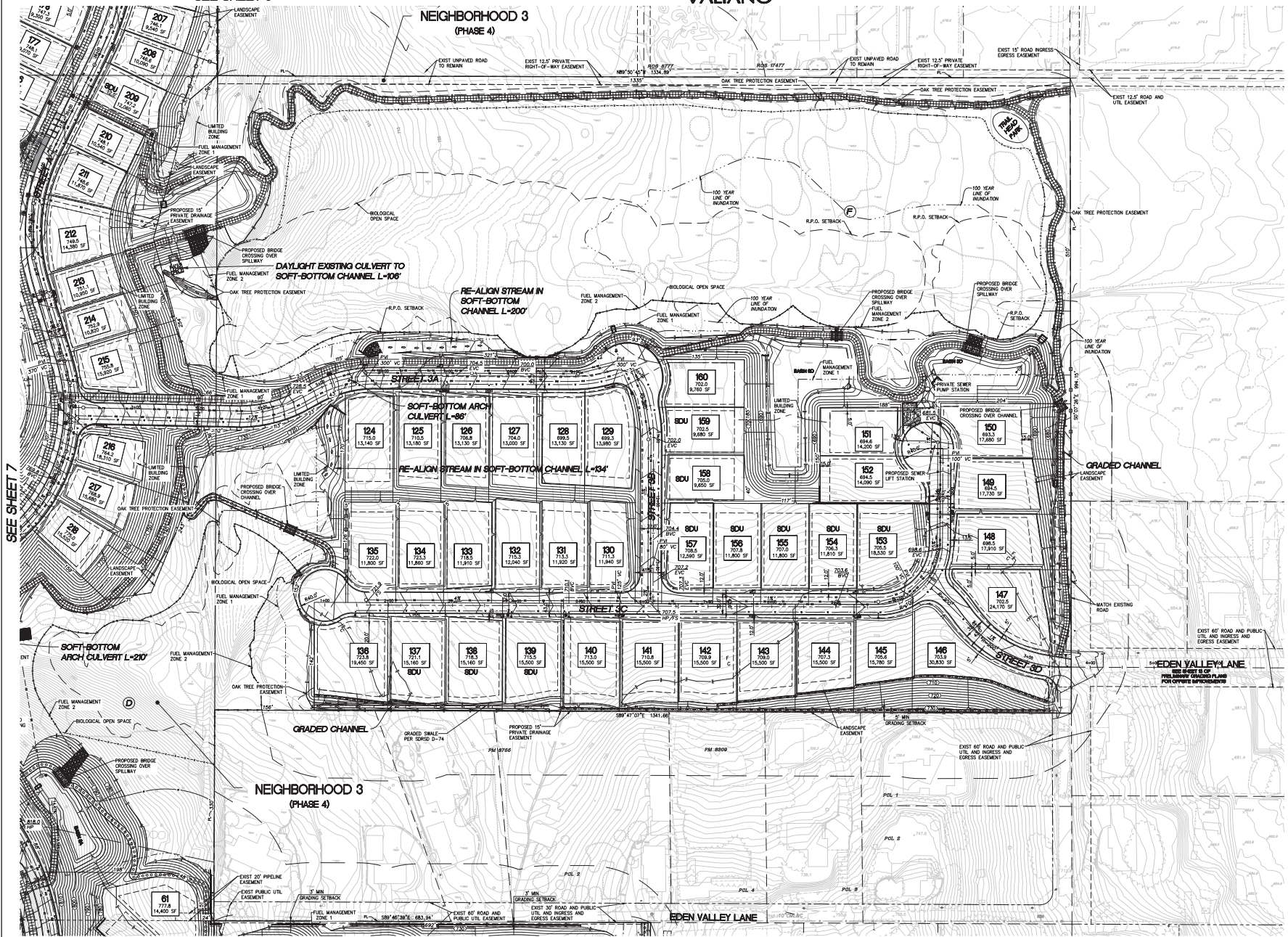
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 (PHASE 3)

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COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

SEE SHEET 8

NEIGHBORHOOD 3
(PHASE 4)

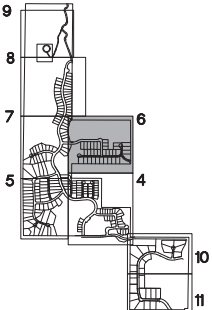


SEE SHEET 7

NEIGHBORHOOD 3
(PHASE 4)

SEE SHEET 4

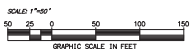
H1-23



INDEX MAP
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VESTING SITE PLAN
SHEET 6 OF 11

NO.	DATE	REVISION



ENGINEER OF WORK
 FUSCO ENGINEERING INC.
 4100 BURNETT DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (619)544-1100



FUSCO ENGINEERING
 3970 Granddunes Circle, Suite 170
 San Diego, California 92122
 Tel: 619.544.1100 • Fax: 619.597.9335
 www.fusco.com

REVISION T, HIDEK R, 7/24/24 DATE

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

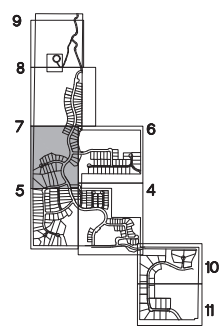
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SEE SHEET 6

SEE SHEET 5

H1-24

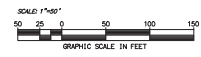


INDEX MAP
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VESTING SITE PLAN
SHEET 7 OF 11

NO.	DATE	REVISION

ENGINEER OF WORK
 FUSCO ENGINEERING INC.
 4100 SHEPHERD DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (619)544-1500

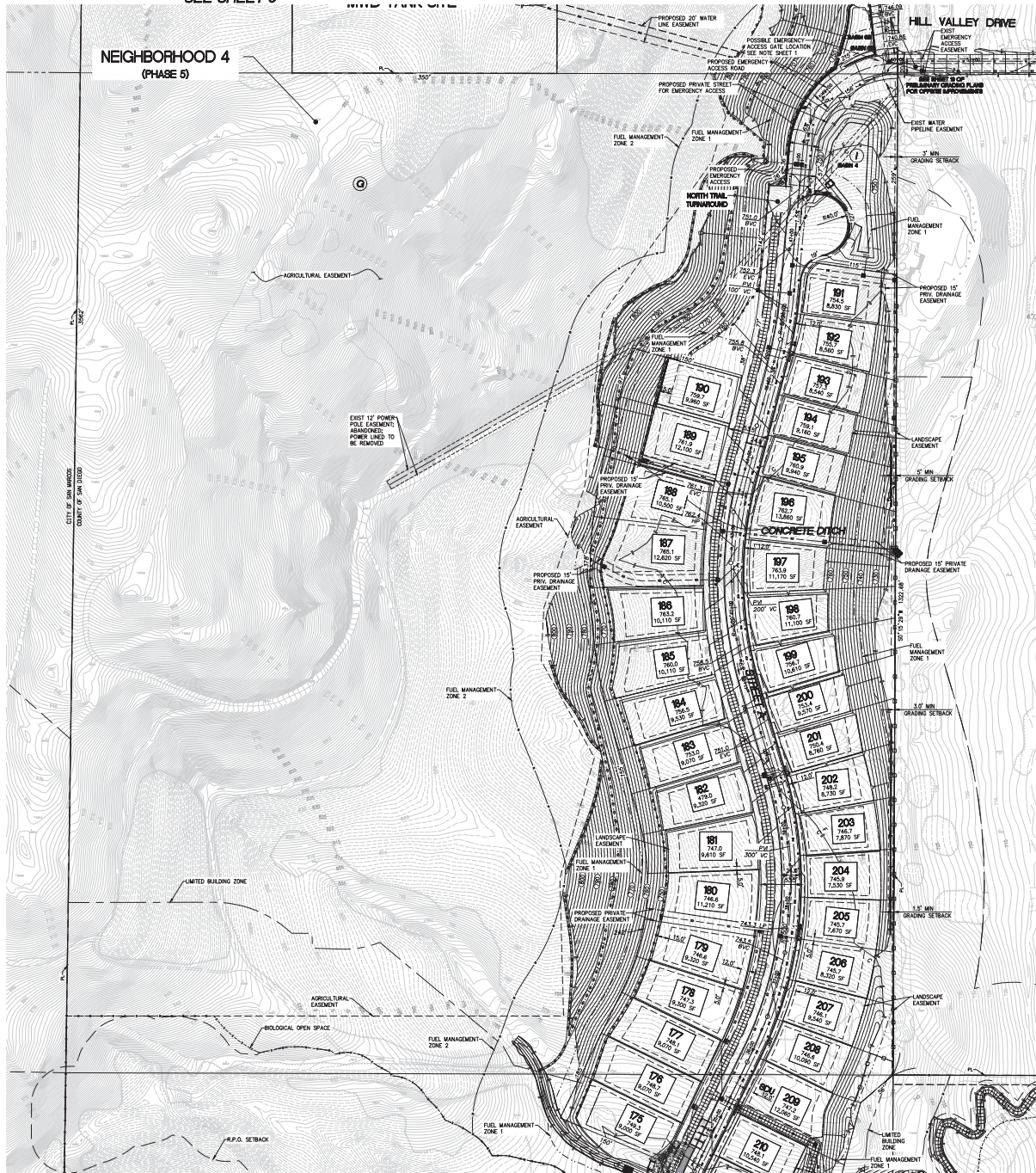


ROBERT T. HODES RC 71983 DATE

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
 VESTING SITE PLAN
 VALIANO

SEE SHEET 9

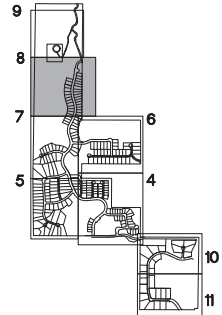
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 (PHASE 5)



SEE SHEET 7

SEE SHEET 6

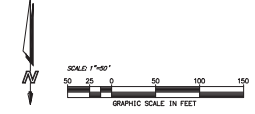
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INDEX MAP
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VESTING SITE PLAN
 SHEET 8 OF 11

NO.	DATE	REVISION

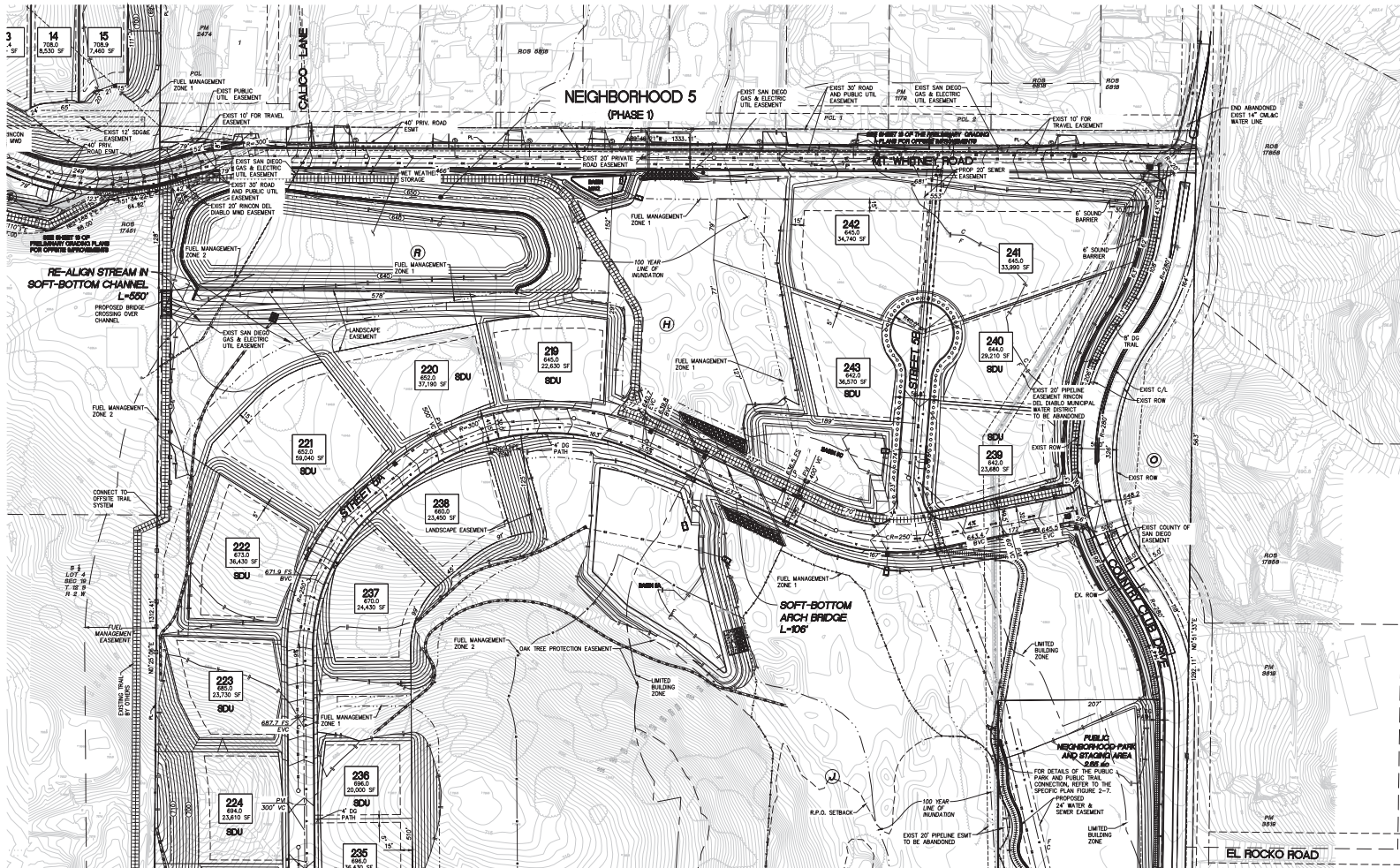


ENGINEER OF WORK
 FUSCO ENGINEERING INC.
 4100 SHERIDAN DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (619)584-1100

ROBERT T. HODES RC 71983 DATE

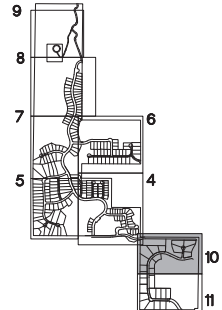
**COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO**

SEE SHEET 4



SEE SHEET 11

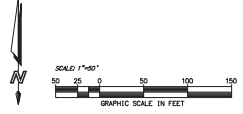
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INDEX MAP
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VESTING SITE PLAN
SHEET 10 OF 11

NO.	DATE	REVISION



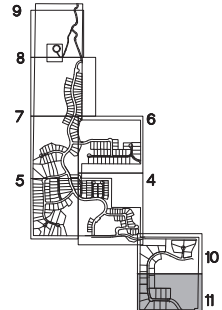
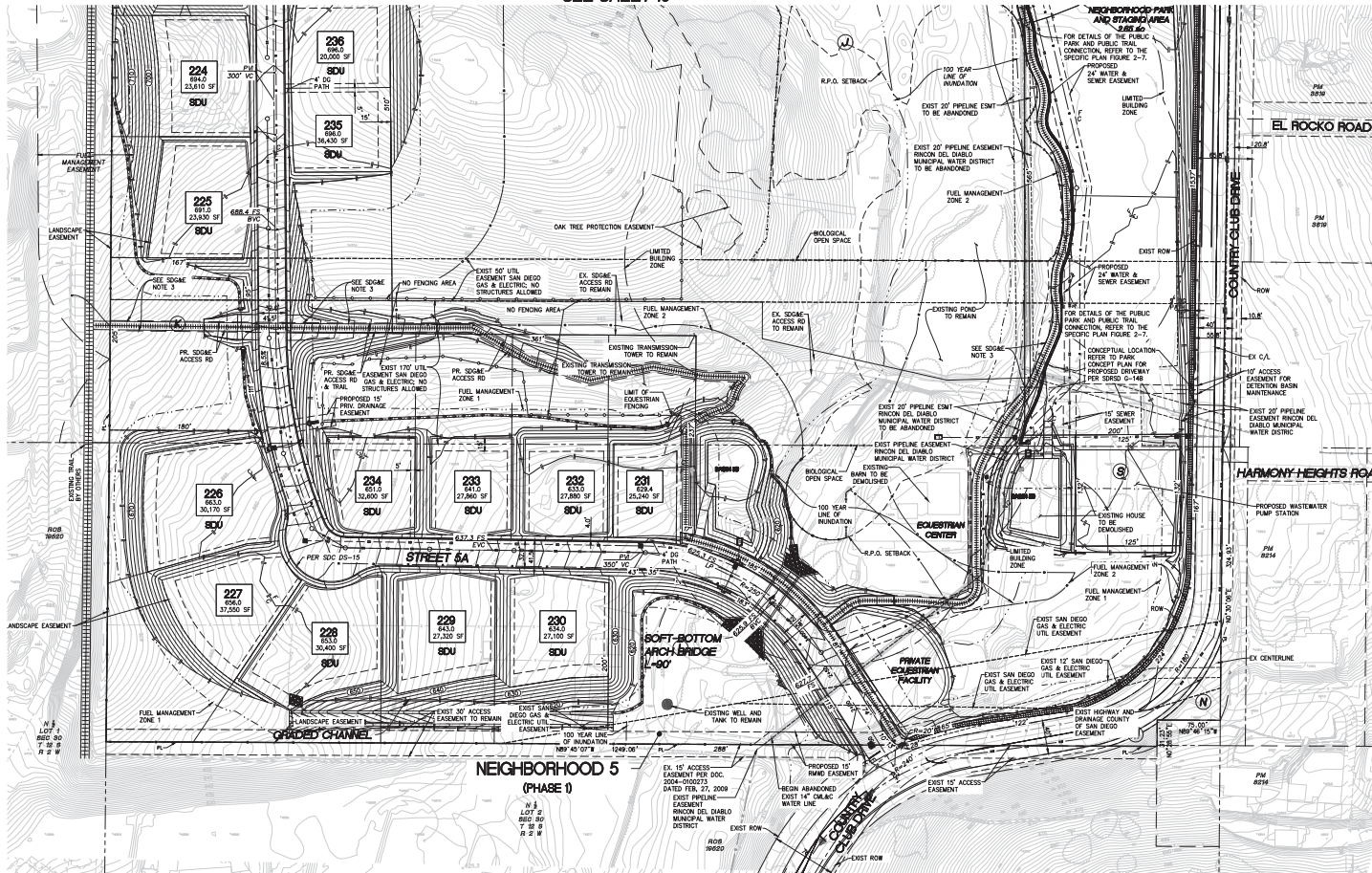
ENGINEER OF WORK
FUSCO ENGINEERING INC.
4300 SWEETWATER DRIVE, STE. 170
SAN DIEGO, CA 92132
(619) 584-1400



DATE PLOTTED: 11/11/2019 10:51:30 AM; PLOTTER: HP DesignJet T1100; FILE: TRACT TM 5575 RPL.dwg; SHEET: 10 OF 11

COUNTY OF SAN DIEGO TRACT TM 5575 RPL⁴
VESTING SITE PLAN
VALIANO

SEE SHEET 10

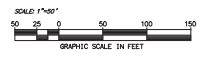


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VESTING SITE PLAN
SHEET 11 OF 11

NO.	DATE	REVISION

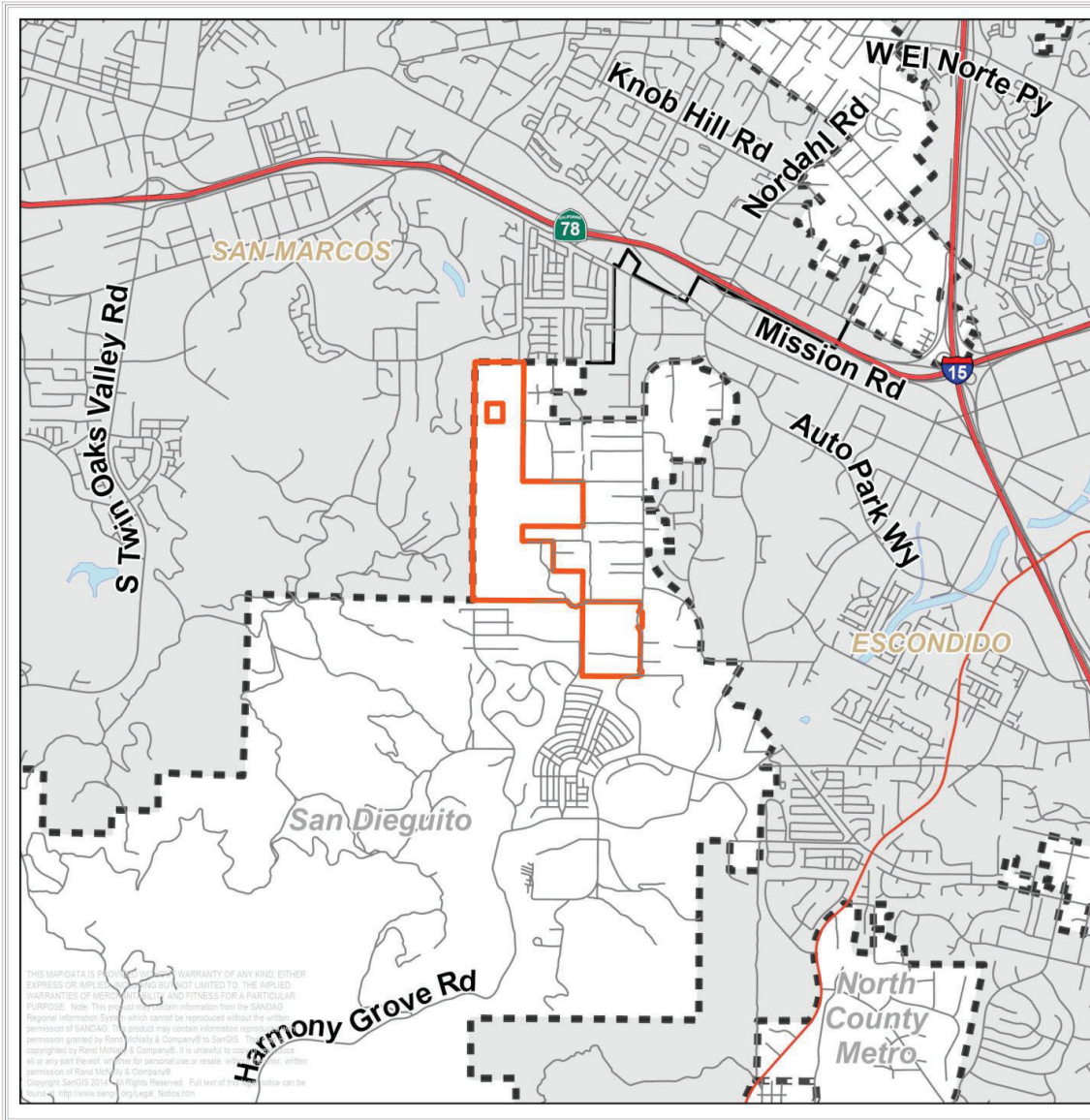
ENGINEER OF WORK
 FUSCO ENGINEERING INC.
 4100 SHEPHERD DRIVE, STE. 170
 SAN DIEGO, CA 92122
 (619)554-1500



ROBERT T. HODEL REC 71983 DATE

San Diego, California 92122
 tel 619 554-1500 • fax 619 597-9335
 www.fusco.com

H1 - 28

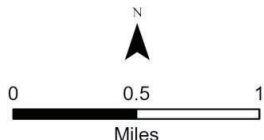


Valiano
Vicinity Map

San Dieguito
Community Plan Area

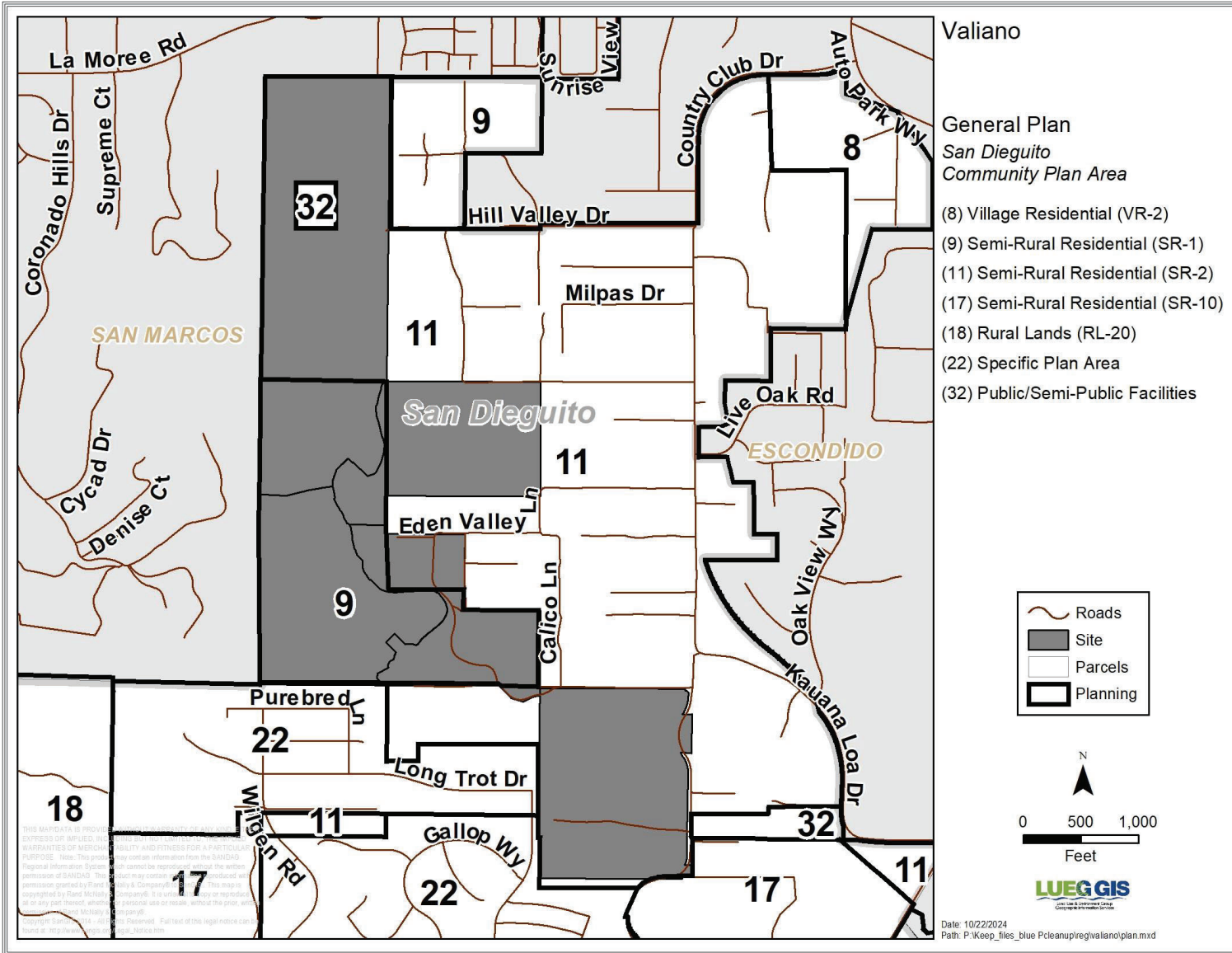


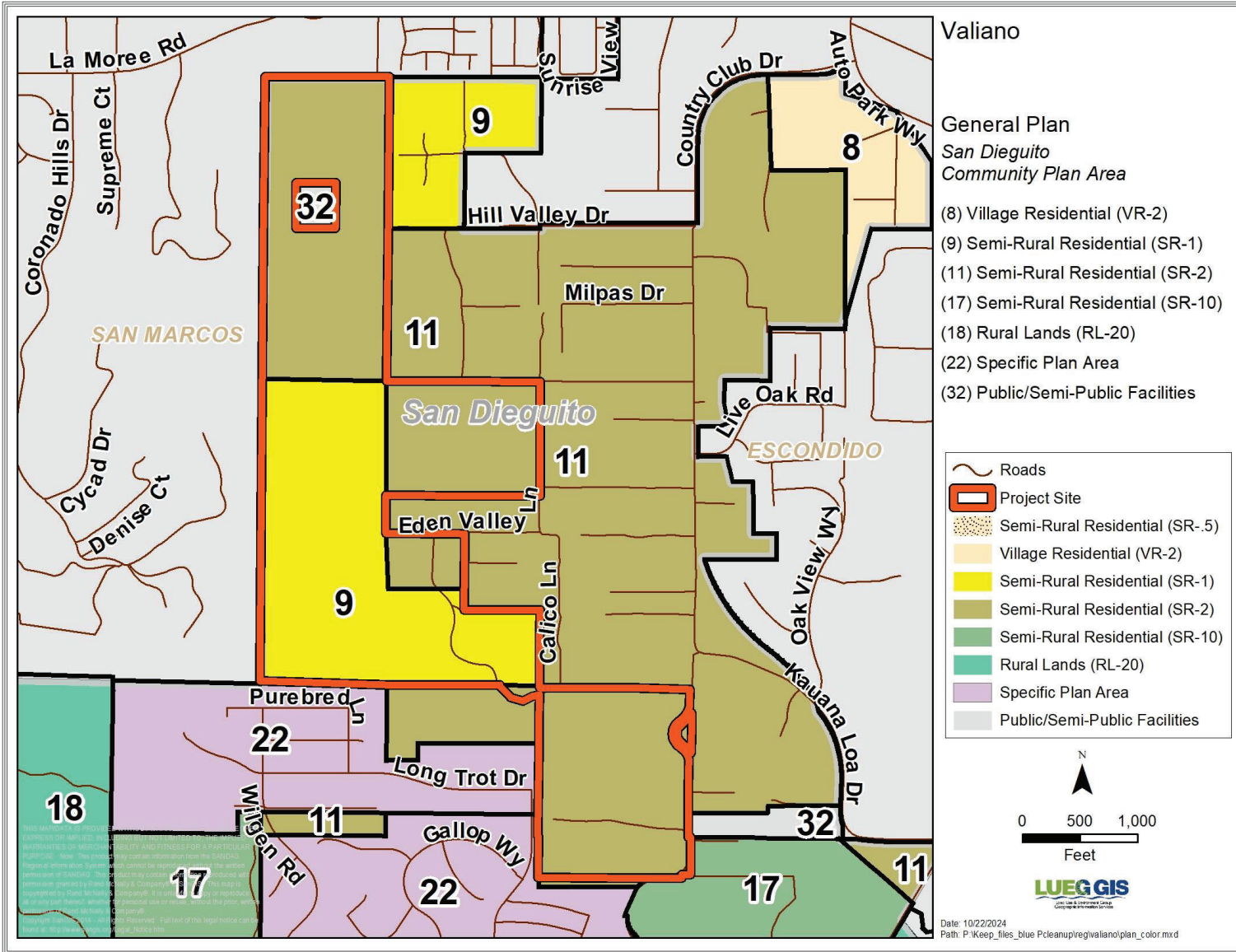
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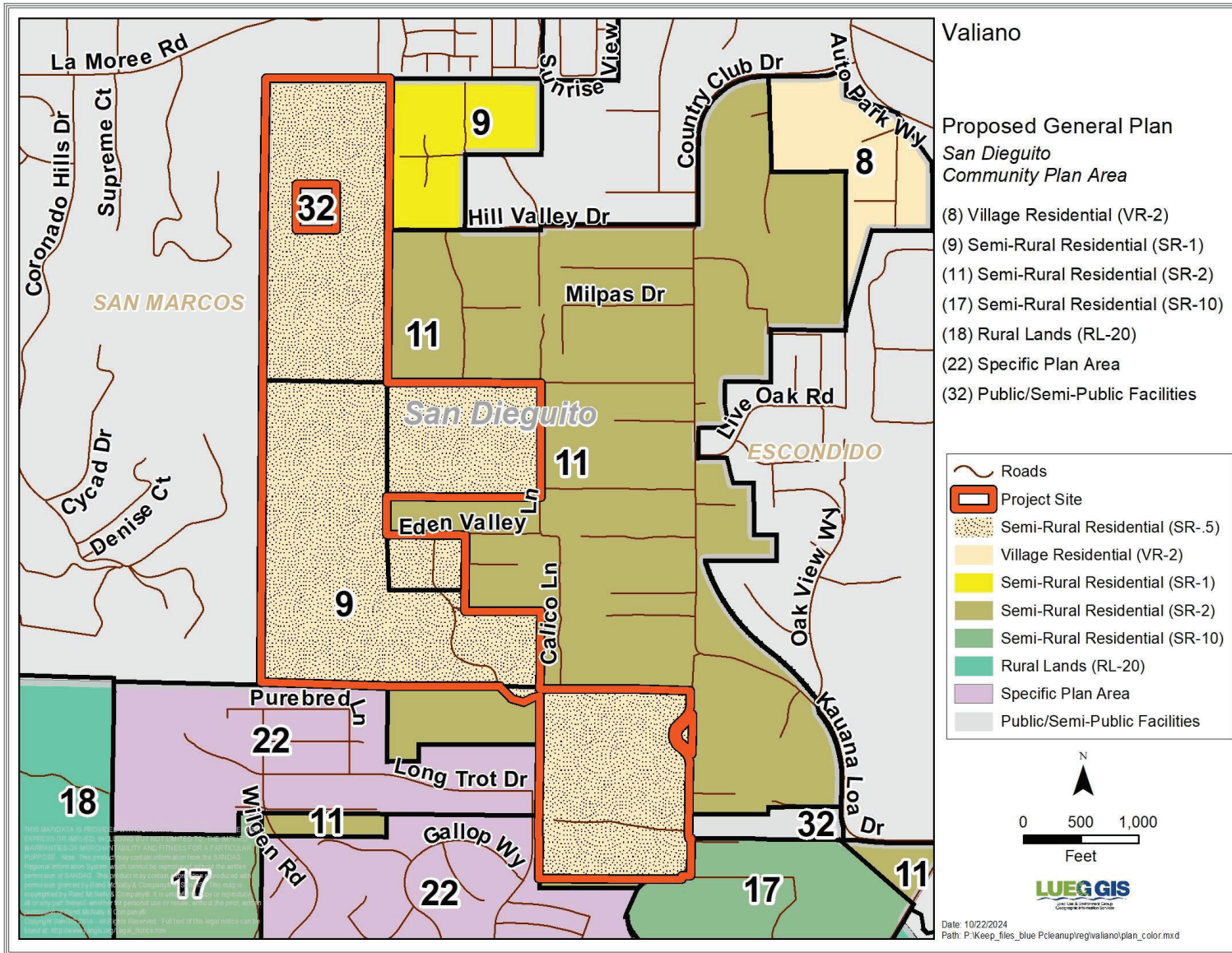


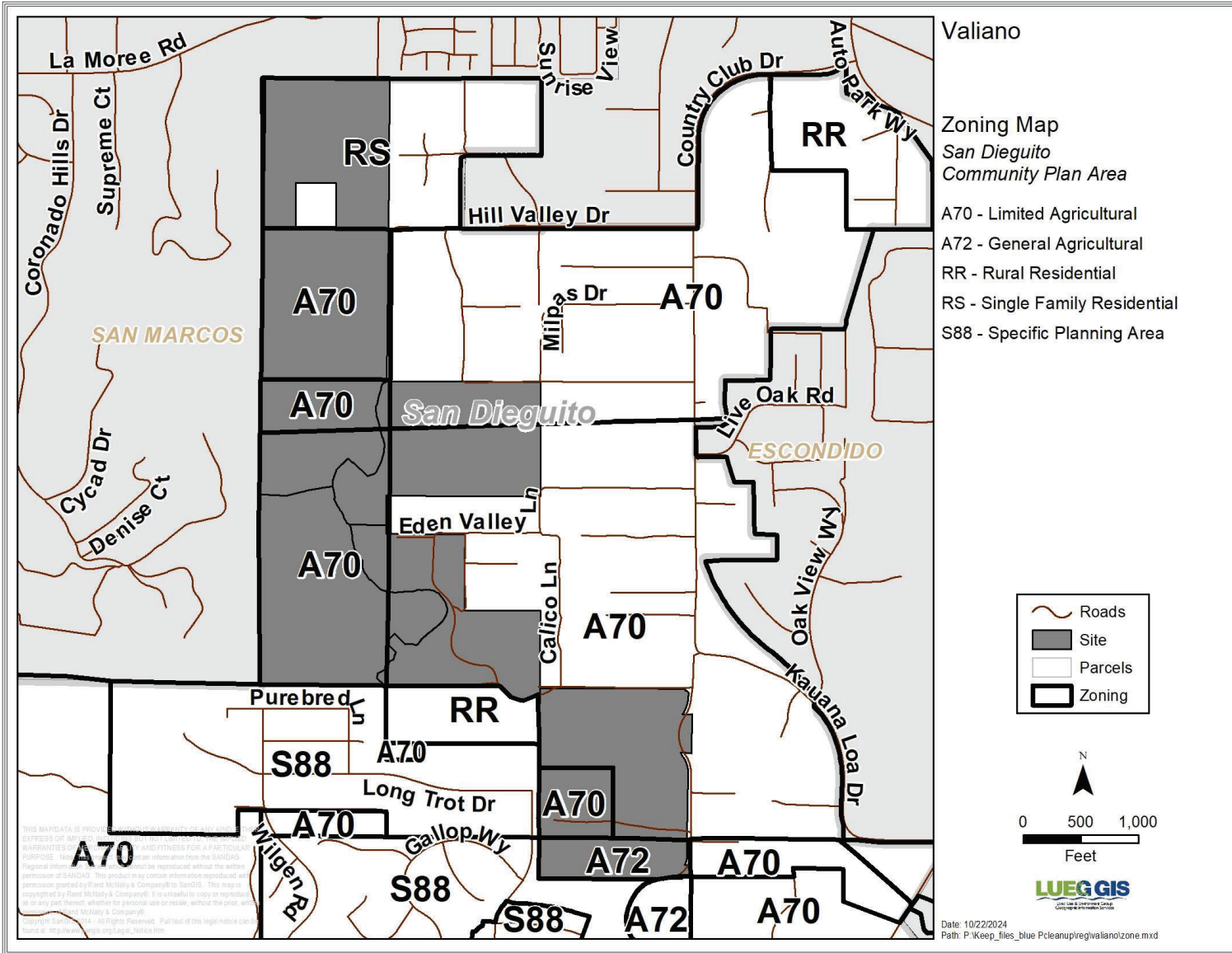
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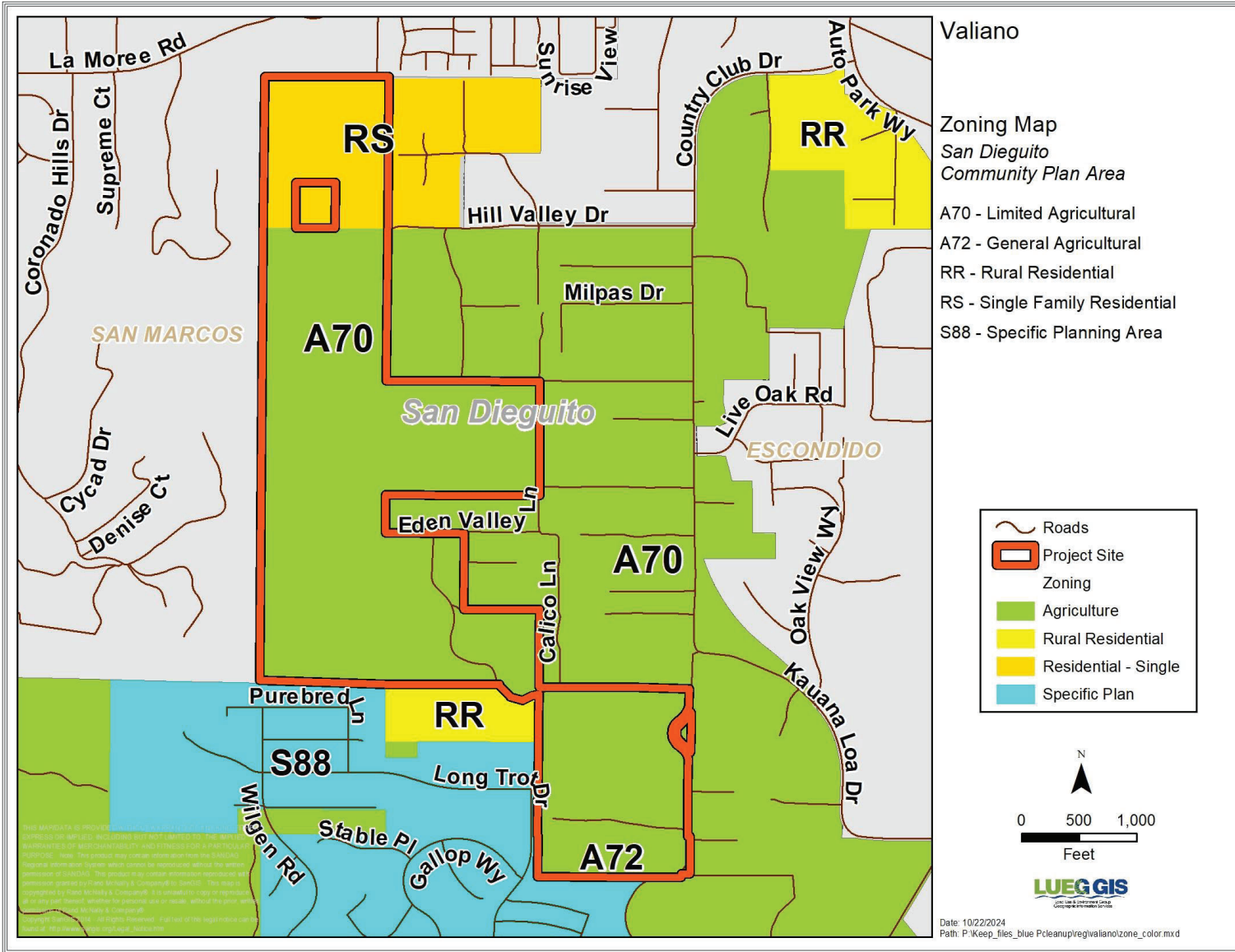
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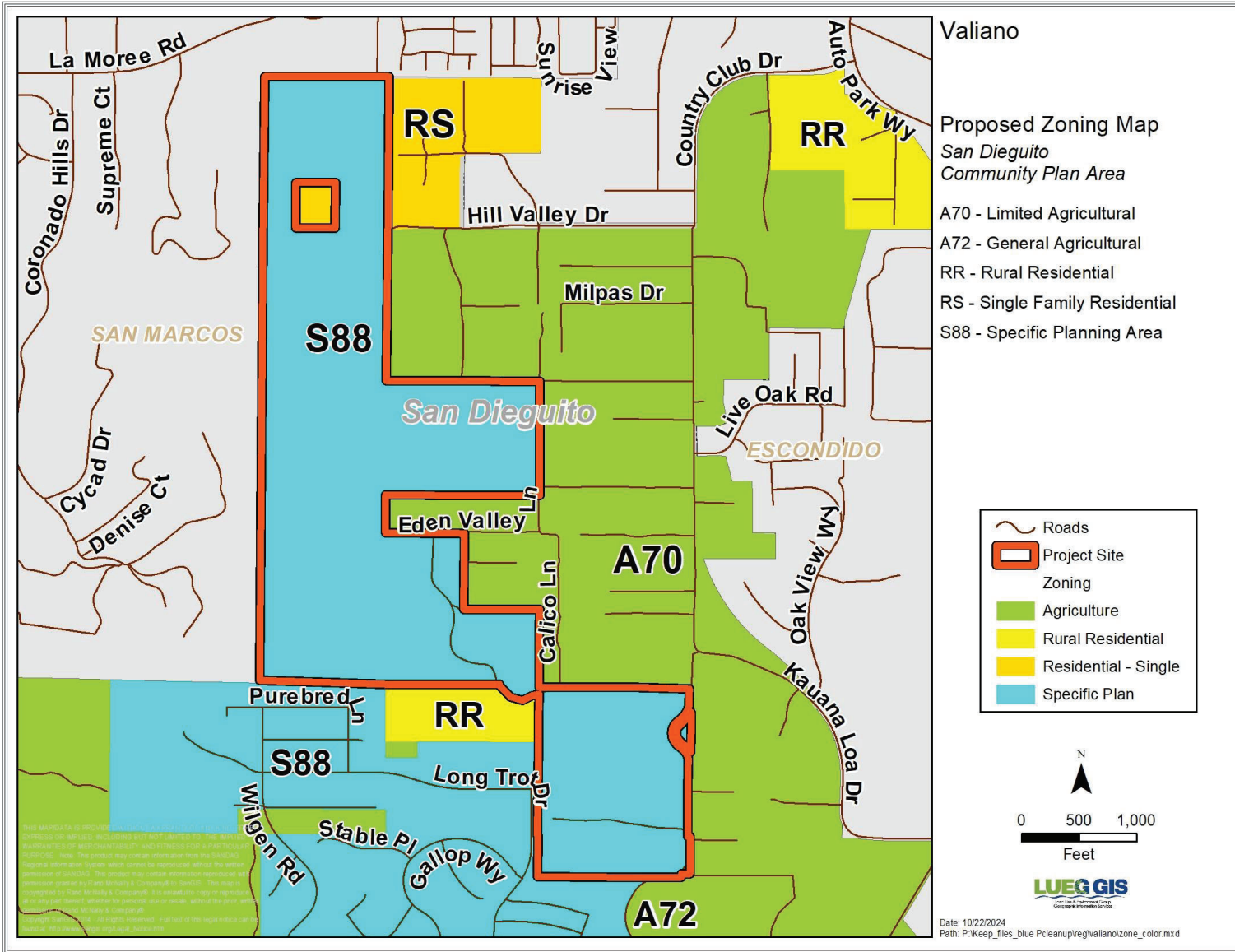


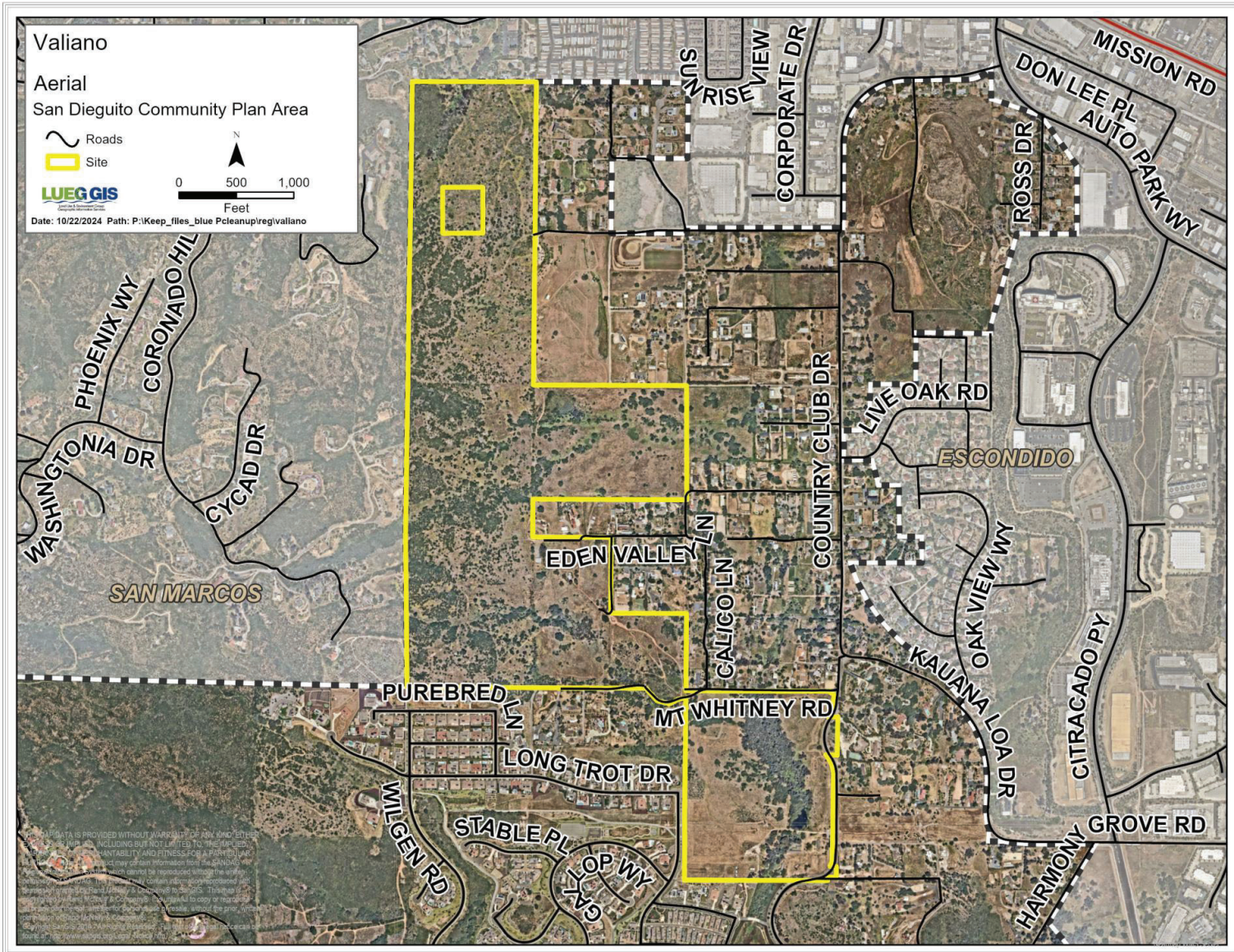












**ATTACHMENT B –
PRELIMINARY DECISION OF DIRECTOR
PDS2024-TM 5575TER**



County of San Diego

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

November 27, 2024

The Eden Hills Project, LLC
c/o Greg Waite
888 San Clement Drive, Suite 100
Newport Beach, CA 92660

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2024-TM-5575TER,
VESTING TENTATIVE MAP, AND ADDENDUM
NOTICE OF PRELIMINARY DECISION OF THE DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving a Time Extension for Valiano Revised Vesting Tentative Map PDS2024-TM-5575TER and Adopting the Addendum PDS2024-ER-13-08-002B. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on December 6, 2024. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decisions, the preliminary decisions shall become a final decision of the Planning Commission that is effective immediately and the Director will issue the Decision on the Revised Vesting Site Plan PDS2024-STP-13-003W1.

THE FOLLOWING CONDITIONS SHALL SUPERCEDE, REPLACE OR ADD ALL CONDITIONS AS INDICATED BY A STRIKEOUT/UNDERLINE (SPECIFICALLY: Roads#2, Roads#3, Roads#7, Roads#8, Roads#9, Road#10, New CitySM#1, New CitySM#2, Strmwtr#1, Strmwtr#2, Strmwtr#3, Strmwtr#4, Strmwtr#5, and Trails#2) IN THE ATTACHED TENTATIVE MAP CONDITIONS DATED DECEMBER 6, 2024.

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

PLANNING & DEVELOPMENT SERVICES
VINCE NICOLETTI, INTERIM DIRECTOR

By:

Mark Slovick

MARK SLOVICK, DEPUTY DIRECTOR PLANNING &
DEVELOPMENT SERVICES

REFERENCE: TENTATIVE MAP TIME EXTENSION AND REVISED MAP
PDS2024-TM-5575TER

FINAL NOTICE OF ACTION OF THE PLANNING COMMISSION
APPROVING A TIME EXTENSION AND REVISED MAP FOR TENTATIVE
MAP 5575TER

Pursuant to Section 81.317(f) of the Subdivision Ordinance, the Vesting Tentative Map Time Extension has been placed on the December 6, 2024, Planning Commission Agenda as an action item. On the above date, the San Diego County Planning Commission adopted this final action approving Vesting Tentative Map Time Extension PDS2024-TM-5575TER, Revised Vesting Tentative Map PDS2024-TM-5575TER, Revised Vesting Site Plan PDS2024-STP-13-003W1 and Adopting the Addendum PDS2024-ER-13-08-002B.

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

1. The approval of this Vesting Tentative Map expires on August 25, 2032, at 4:00 p.m.

The conditions within the Resolution of San Diego County, Conditionally Approving Vesting Tentative Map No. 5575 dated July 25, 2018, Revised Vesting Tentative Map No. 5575TER dated December 6, 2024, are still applicable and remain in effect.

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 County Code of Regulatory Ordinances (Subdivision Ordinances) to reduce the off-site private road easement width from 40 feet to 20 feet for the first 185 feet east of the project site boundary and 28 feet for the remaining 478 feet of the private road, Hill Valley Drive. (See exception approval letter dated October 28, 2014).
2. Exception to the San Diego Private Road Standards to reduce the off-site private road improvement requirements from 24 feet improved and 28 feet graded width to 20 feet improved and 20 feet graded width for the first 185 feet of the private road easement, Hill Valley Drive. (See exception approval letter dated October 28, 2014).

3. Exception to the San Diego Public Road Standards to reduce design standards on Country Club Drive from a Residential Collector standard to existing condition with a minimum 25 mph design speed. (See exception approval letter dated February 17, 2015).

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Vesting Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199, 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:**

1. Standard Condition 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification allows the use of high-pressure sodium (HPS) vapor light sources at the project site if desired or required. HPS vapor light sources are only prohibited within a 15-mile radius of Palomar or Mount Laguna observatories pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
2. Standard Condition 22: Said condition pertains to private subsurface sewage disposal systems. This project proposes an on-site treatment plant/public sewer system.
3. Standard Condition 27: Said condition states that the Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units. The Final Map for this Tentative Map may be filed in units.

PRELIMINARY GRADING PLAN: The approval of this Vesting Tentative Map hereby adopts the Preliminary Grading Plan and Revised Tentative Map dated August 9, 2024 (Attachment A) pursuant to Section 81.305 of the County Subdivision Ordinance. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved, and any permit issued in reliance of the approved plan. Any substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. fil.)

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

- 1-29. The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, with the exception of those "Standard Conditions" waived above.

NOTE: THIS DIRECTORS DECISION EXTENDS THE DATE UPON WHICH THE VESTING TENTATIVE MAP WILL EXPIRE AND MAKES CERTAIN OTHER CHANGES AS LISTED BELOW. ALL OTHER RESOLUTION LANGUAGE, MITIGATION MEASURES, AND CONDITIONS OF APPROVAL REMAIN AS ORIGINALLY ADOPTED. [Strikeout indicates deletion, underline indicates addition.]

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 recordation 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. GEN#2. GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the grading notes and mitigation measures, if applicable. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the recordation of the Map for any phase and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The *[DPW, ESU, or PDS, BO for PDS Minor Grading, OPR, TC for trails and PP for park improvements]* shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

32. GEN#3. STRUCTURE REMOVAL

INTENT: In order to comply with County Zoning Ordinance Section 4800, the structure(s) on site shall be removed, relocated onsite, or demolished.

DESCRIPTION OF REQUIREMENT: The existing structure(s) located on-site as shown on the approved Tentative Map, has/have been removed, relocated onsite, or demolished.

- a. Evidence shall be a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed, relocated onsite, or demolished. The letter report shall also include before and after pictures of the area and structure(s).
- b. A Demolition Permit shall be obtained from the *[PDS BO]*. Compliance with hazards conditions to determine the presence or absence of Lead Based Paints and/or Asbestos shall be completed before any demolition permit can be issued.

DOCUMENTATION: The applicant shall submit to the *[PDS, PPO]* the signed statement and the photographic evidence that the structures have been removed, relocated, or demolished pursuant to this condition. **TIMING:** Prior to the recordation of the Map for any phase and prior to the approval of any plan and issuance of any permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The *[PDS, PPO]* shall review the statement and, photos, and any additional evidence for compliance with this condition.

33. GEN#4. ESTABLISHMENT OF A FUNDING MECHANISM

INTENT: In order to fund the operation and maintenance of public facilities, a funding mechanism shall be established. **DESCRIPTION OF REQUIREMENT:** Establish a Community Facilities District (CFD) or other similar funding mechanism(s) approved by Planning & Development Services, County Fire Authority, Public Works, and Parks and Recreation to fully fund the acquisition, construction, operation, and maintenance of public facilities identified in the Public Facilities Financing Plan. The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the defined public facilities. In addition to the tax on developed parcels, this CFD or other funding mechanism shall include an "undeveloped land tax" which will allow revenue to be generated on all undeveloped parcels/lots within the CFD. The amount is subject to change based on the actual need that arises and shall also be subject to an annual increase to cover any increase of maintenance needs and costs.

DOCUMENTATION: The applicant shall create and fund the formation of the CFD or other funding mechanism to the satisfaction of PDS, DPW, DPR, and

the County Fire Authority. **TIMING:** Prior to recordation of the first Final Map. **MONITORING:** The [DPR, PP], [DPW] and [PDS, AP, LDR] shall review the formation documentation and funding of the CFD or other funding mechanism.

34. AGR#1 (M-AG-1). AGRICULTURAL PRESERVATION - PACE

MITIGATION INTENT: To preserve agricultural resources, as defined by the Agricultural Resources Guidelines for Determining Significance.

DESCRIPTION OF REQUIREMENT: The applicant shall acquire 13.14 acres or 13.19 acres (if the eastern route segment of the Vallecitos Water District off-site sewer option is implemented) mitigation credits (1:1 ratio) from the County of San Diego Purchase of Agricultural Conservation Easement (PACE) mitigation bank, or provide for the conservation of 13.14 acres or 13.19 acres (if the eastern route segment of the Vallecitos Water District off-site sewer option is implemented) of agricultural resources, as indicated below:

- a. **Option 1:** If purchasing PACE mitigation credits from the County of San Diego, through the payment of in lieu fees to the PACE Program mitigation bank, evidence of the purchase shall include the following information:
 - i. A cashier's receipt of the in-lieu fee payment, referencing the project name and numbers, total fee payment amount and the represented amount of acreage mitigated for by the payment. One mitigation credit from the PACE Program would equate to one acre of land permanently protected with an agricultural conservation easement within the PACE Program mitigation bank.
 - ii. An accounting of the status of the County of San Diego PACE Program mitigation bank, which can be obtained from the PACE Program Manager. This shall include the total amount of credits available at the bank, the amount required by this project, and the amount remaining after utilization by this project (at time of in lieu fee payment).
- b. **Option 2:** In the event that PACE mitigation credits are unavailable or the applicant elects not to participate; the applicant shall grant an Agricultural Preservation Easement in perpetuity to the County of San Diego, as shown on the approved Tentative Map. The preservation easement shall be located within the cumulative project area, or, at a location approved by the Director of PDS. The purpose of the easement is for the preservation and protection of agricultural resources to ensure that the land remains available for potential agricultural use in the future. The

easement shall prohibit the construction or placement of any residence, garage, or any accessory structure that is designed or intended for occupancy by humans, and the placement of any recreational amenities; such as tennis courts or swimming pools. The only exceptions to this prohibition include but are not limited to:

- iii. Fences, walls, and similar structures, no higher than 6 feet or as regulated by zoning.
 - iv. Landscaping and agricultural uses.
 - v. Roads, utilities, water wells, septic systems and leach lines as indicated on the approved Tentative Map, Preliminary Grading Plans, and/or Site Plan.
 - vi. Percolation and observation test holes.
 - vii. Irrigation water wells necessary for the support of the agriculture in the easement.
 - viii. Grading or clearing for agricultural purposes only.
- c. **Option 3:** The applicant may choose to mitigate through a combination of Options 1 and 2, so long as the total acreage of mitigation is equal to that specified above.

DOCUMENTATION: Under Option 1, the applicant shall provide a cashier's receipt of the in-lieu fee payment to the [PDS, PPD] and an accounting of the status of the County of San Diego PACE Program mitigation bank. Under Option 2, the applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] for pre-approval. The [PDS, PPD] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition. **TIMING:** Prior to the recordation of the Final Map and prior to the issuance of any permit. **MONITORING:** The [PDS, PPD] shall review the documents provided for the satisfaction of this condition.

35. **AGR#2. AGRICULTURAL EASEMENT**

INTENT: In compliance with Tentative Map, ~~PDS2013-TM-5575~~, PDS2024-TM-5575TER a 39.6 ~~35.4~~-acre agricultural easement consisting of avocado orchards shall be granted to the County of San Diego to protect associated agricultural uses. Allowed uses include retention of the existing viable avocado

orchards, establishment of additional agricultural uses such as avocados, vineyards and/or other orchards (e.g., citrus, pomegranates, nuts and olives). **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego an agricultural easement, as shown on the Tentative Map. This easement is for the protection of agricultural resources and prohibits all of the following on any portion of the land subject to said easement: development other than agriculture, uses incompatible with agriculture, and non-agricultural uses. The only exception(s) to this prohibition is:

- a. Grading and construction for agricultural wells, water distribution systems, other activities/facilities required for agricultural operation.
- b. Fuel management activities required by a written order from the Fire Marshal.
- c. Water tank access road, pipes, and related features.

DOCUMENTATION: 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 recordation of the Final Map and prior to the issuance of any permit, the easement shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PPD]* for pre-approval. The *[PDS, PPD]* shall pre-approve the language and location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PPD]* for satisfaction of the condition.

36. **AGR#3. AGRICULTURAL MAINTENANCE AGREEMENT**

INTENT: In order to provide for the long-term management of the proposed onsite agricultural preserve (~~35.4~~ 39.6-acres), an Agricultural Maintenance Agreement (Agreement) shall be executed between the Project Owner and/or the HOA and the County of San Diego. **DESCRIPTION OF REQUIREMENT:** Submit the Agreement to and receive approval from the Director of PDS. The Agreement shall include the following elements:

- a. The Project Owner(s) and/or HOA shall retain an agricultural manager to oversee the continued maintenance of agricultural lands within the ~~35.4~~ 39.6-acres easement area.
- b. Agricultural fencing and signage shall be installed along the easement boundaries and shall be maintained, as necessary.
- c. Signage shall be corrosion resistant, a minimum size of 6 inches by 9

inches, spaced 100 feet apart, attached to fencing not less than three feet in height from the ground surface, and shall state "County Easement: Agricultural Uses Only (Project Ref: 3100-5575 (TM))."

- d. The wells and water distribution facilities used for the operations within the ~~35.4~~ 39.6-acre easement shall be properly maintained.
- e. A security adequate to cover 10 years of maintenance of the ~~35.4~~ 39.6-acres easement shall be provided, based on a cost estimate generated by the Project Applicant and/or HOA and approved by the Director of PDS.
- f. Implement the County Agricultural Enterprises and Consumer Information Ordinance (County code Section 63.401). The Ordinance is intended to identify and limit the circumstances under which agricultural activities may constitute a nuisance. The Ordinance notes that agricultural uses may be converted to other uses or zones, whether or not the parcels are zoned for agricultural uses. It prohibits land use changes near existing agricultural uses that would result in existing agricultural uses to be deemed a nuisance. The Ordinance requires prospective property buyers (whether new sales or re-sales) to be notified in writing those agricultural activities may occur in the vicinity, and that associated inconveniences, irritations or discomforts could potentially result.
- g. Irrigation for the agricultural operation may be provided from an existing on- site well and related facilities that have been used to irrigate the existing avocado orchards.
- h. A minimum 150-foot setback between residential structures and off-site agricultural uses shall be implemented and maintained.
- i. Transitional uses such as small private orchards and gardens would be allowable within applicable individual residential lots and HOA owned areas within the proposed development.

DOCUMENTATION: The applicant shall prepare the agreement and submit it to the *[PDS, ZONING]* and pay all applicable review fees. **TIMING:** Prior to the recordation of the Final Map and prior to the issuance of any permit, the Agreement shall be executed. **MONITORING:** The *[PDS, PPD]* shall review the Agreement for compliance with this condition.

37. **AGR#4. SECURED AGREEMENT**

INTENT: In order to ensure the availability and viability of the onsite agricultural easement for agricultural use pursuant to condition AGR#3 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 maintenance of the ~~35.4~~ 39.6-acres agricultural easement for a period of 10 years.
- b. Provide a 10 percent cash deposit for the maintenance of the ~~35.4~~ 39.6-acres agricultural easement as reviewed and approved by the County.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the Maintenance Agreement is accepted by a county staff representative. The Secured Agreement and cash deposit shall be released upon completion of 10 years of maintenance.

DOCUMENTATION: The applicant shall execute a Secured Agreement provided with the Maintenance Agreement 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 recordation of the Final Map and prior to the issuance of any permit, and after the approval of the Maintenance Agreement, the Secured 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 Maintenance Agreement. 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.

38. **AQ#1 (M-AQ-1). REVISED HOUSING FORECAST**

INTENT: In order to mitigate for direct and cumulative air quality impacts associated with the Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP), a revised housing forecast shall be provided to SANDAG to ensure that any revisions to the population and employment projections used in updating the RAQS and SIP accurately reflect anticipated growth as a result of implementation of the project. **DESCRIPTION OF REQUIREMENT:** The applicant shall provide evidence that a revised housing forecast has been provided to SANDAG that includes any revisions to the population and employment projections to accurately reflect anticipated growth due to the Project. If outside the typical time frame in which the County provides the information to SANDAG, the applicant may

initiate an update at the discretion of SANDAG. **DOCUMENTATION:** The applicant shall provide evidence in the form of documentation from SANDAG that a revised housing forecast has been provided to SANDAG. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS] shall review the documentation for compliance with this condition.

39. BIO#1 (M-BI-3e, M-BI-5), BIOLOGICAL EASEMENT - OAK TREE PROTECTION EASEMENT

INTENT: In order to protect sensitive biological resources (Coast Live Oak Woodland - 2.1 acres), a biological open space easement (Oak Tree Protection Easement) shall be granted over the Coast Live Oak Woodland located within the Limited Building Zone. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego an open space easement as shown on the Open Space Exhibit 2.4- 10a & 2.4-10b in the Final EIR. If the North County MSCP is approved at the time of open space dedication, the easement shall be granted to both the County of San Diego and the California Department of Fish and Wildlife as follows: Grant to the County of San Diego and the California Department of Fish and Wildlife by separate document, an open space easement, or grant to the California Department of Fish and Wildlife a conservation easement, as shown on the Open Space Exhibit dated 2.4-10a & 2.4-10b in the Final EIR. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purpose 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. Fuel modification is limited to the understory of the Coast Live Oak Woodland and prohibits the removal of mature oak trees. 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 Planning & Development Services.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
- d. Uses, activities, and placement of structures expressly permitted by the Director of Planning and Land Use, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.

DOCUMENTATION: The applicant shall show the easement on the Final Map 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 recordation of the Final Map or on the Final Map for each neighborhood, and prior to the approval of any plan and issuance of any permit for each neighborhood, the easements shall be executed and recorded. **MONITORING:** For recordation on the map, *[PDS, LDR]* shall route the Final Map to *[PDS, PPO]* 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, PPO]* for preapproval. The *[PDS, PPO]* 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, PPO]* for satisfaction of the condition or if recorded on the map, the *[PDS, LDR]* shall satisfy the condition after map recordation.

40. **BIO#2. BIOLOGICAL EASEMENT**

INTENT: In order to protect sensitive biological resources, pursuant to CEQA and the County of San Diego Significance Guidelines 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 Open Space Exhibit 2.4-10a & 2.4-10b in the Final EIR. If the North County MSCP is approved at the time of open space dedication, the easement shall be granted to both the County of San Diego and the California Department of Fish and Wildlife as follows: Grant to the County of San Diego and the California Department of Fish and Wildlife by separate document, an open space easement, or grant to the California Department of Fish and Wildlife a conservation easement, as shown on the Open Space Exhibit 2.4-10a & 2.4-10b in the Final EIR. This

easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purpose 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 Planning & Development Services, Parks and Recreation or Public Works.
- c. Vegetation removal or application of chemicals for vector control purpose where expressly required by written order of the Department of Environmental Health and Quality of the County of San Diego.
- d. Activities for the installation and maintenance of revegetation (Coast Live Oak Woodland) within Neighborhood 3 Biological Open Space pursuant to the approved Revegetation Plan. Such activities shall be approved in advance by the Director of Planning & Development Services and shall not be inconsistent with the original intent of this easement.
- e. Uses, activities, and placement of structures expressly permitted by the Director of Planning & Development Services, 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.
- f. Construction, use and maintenance of multi-use, non-motorized trails.

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 recordation of the Final Map, or on the Final Map, and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation on the map, [PDS, LDR] shall route the Final Map to [PDS, PPD] for approval prior to map recordation or for recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR, GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition or if recorded on the Final Map, the [PDS, LDR] shall satisfy the condition after map recordation.

41. **BIO#3. LBZ EASEMENT**

INTENT: In order to protect sensitive biological resources, pursuant to CEQA and the County of San Diego Guidelines for Significance, a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Open Space Exhibit 2.4-10a & 2.4-10b in the Final EIR. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposed within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
- b. Decking, fences, and similar facilities.
- c. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

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

42. **BIO#4. BIOLOGICAL MONITORING**

INTENT: In order to prevent inadvertent disturbance to sensitive resources, all grading located within and adjacent to the project site shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The monitoring program shall include the following:

- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines. The contract or letter of acceptance provided to the county shall include an agreement that this monitoring will be completed, and a Memorandum of Understanding (MOU) between the biologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds or bond separately with Planning & Development Services.

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

estimate should be forwarded to *[PDS, LDR]*, for inclusion in the grading bond cost estimate, and grading bonds.

43. CULT#1 (M-CR-2). ARCHAEOLOGICAL MONITORING

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program, potential Data Recovery Program, and Pre-Grading Survey 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. In addition, a Pre-Grade Survey shall also be conducted, and fill soils shall be evaluated to determine that they are clean of cultural resources. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The 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 pre-grade survey, monitoring work and reporting.
- b. The Project Archaeologist and Native American monitor shall conduct a pre- grade survey prior to any earth-disturbing activities.
- c. The Project Archeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- d. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the recordation of the Final Map for PDS2013-TM-5575TER and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **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, LD]* 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.

44. **FIRE#1. FIRE RESTRICTION ZONE (LIMITED BUILDING ZONE)**

INTENT: In order to comply with the County of San Diego Fire Code Section 96.1.4907 for Defensible Space, a Limited Building Zone (LBZ) Restriction for Fire Protection purposes shall be established. **DESCRIPTION OF**

REQUIREMENT: Grant to the County of San Diego by separate document, a Limited Building Zone Easement as shown on the Revised Vesting Tentative Map dated August 9, 2024. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purpose and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Structures designed or intended for occupancy by humans or animals located less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Authority Having Jurisdiction (FAHJ) over the property and that FAHJ has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
- b. Decking, fences, and similar facilities.
- c. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant shall 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. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PPD]* for approval.

TIMING: Prior to the recordation of the map for each phase of the project the applicant shall comply with this condition. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PPD]* for pre-approval. The *[PDS, PPD]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PPD]* for satisfaction of the condition.

45. FIRE#2. FIRE SERVICES AND AVAILABILITY

INTENT: In order to assure long-term availability of adequate fire protection services, the project shall participate in the San Marcos Fire Protection District Community Facilities District (CFO) and the Rancho Santa Fe Fire Protection District Community Facility Districts (CFD to fund fire protection. If the project is wholly annexed into SMFD per LAFCO restructuring, the project will only participate in the SMFD CFD. **DESCRIPTION OF REQUIREMENT:** The property shall be annexed into the San Marcos Fire Protection District CFD 2001-01. **DOCUMENTATION:** The applicant shall provide written evidence, to the satisfaction of the County Fire Marshal and PDS Project Planning, demonstrating that the property has been fully annexed into the San Marcos Fire Protection District CFD 2001-01, otherwise participation in the Rancho Santa Fe Fire Protection District Community Facility Districts (CFD) shall be required. **TIMING:** Prior to the recordation of the Final Map, the property shall be annexed into the CFD and CFD in accordance with the above documentation. **MONITORING:** The County Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied.

46. HAZ#1 (M-HZ-1a, M-HZ-1b). CERTIFICATION OF COMPLETION

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

47. HAZ#2 (M-HZ-4). MANURE MANAGEMENT AND FLYNECTOR CONTROL PLAN

INTENT: In order to manage manure and avoid hazards associated with vectors

and to comply with the project design, a Manure Management and Fly Vector Control Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** A Manure Management and Fly Vector Control Plan shall be prepared and shall include but is not limited to the following:

- Daily removal of manure from stables;
- Non-leak valves for troughs;
- Properly graded earth surfaces in paddocks and corrals for proper drainage;
- Weed control for sun penetration;
- Rodent baits; and
- Rodent-proof feed containers.

DOCUMENTATION: The property owner or their representative shall submit a Manure Management and Fly Vector Control Plan for compliance with this condition. The applicant may provide evidence from the DEHQ County Vector Ecologist that a Manure Management or Fly Vector Control plan is not required for the equestrian staging area which would satisfy the portion of the condition for the equestrian staging area only. **TIMING:** Prior to recordation of the Final Map for ~~PDS2013-TM-5575~~, PDS2024-TM-5575TER or prior to the approval of any plan or issuance of any permit the Manure Management and Fly Vector Control Plan shall be approved. **MONITORING:** The *[PDS, PPD]* shall review the Manure Management and Fly Vector Control Plan for compliance with this condition.

48. **ROADS#1. PUBLIC ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan Country Club Drive shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for **Country Club Drive**, to construct northbound left-turn pockets at each of the four (4) access locations along Country Club Drive, for Eden Valley Lane, Mount Whitney Road, Future Street SA (north) and Future Street SA (south). Provide taper transitions to meet existing improvements along Country Club Drive. All of the above shall be to the satisfaction of the Director of PDS.
- b. Improve or agree to improve and provide security for **Country Club Drive**, to construct five-foot (5') DG pathway from Eden Valley Lane southerly to end of the taper of the left turn pocket. All of the above shall be to the satisfaction of the Director of PDS.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to

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

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

- d. Process and obtain approval of Improvement Plans to improve **Country Club Drive**.
- e. Provide Secured Agreements in accordance with Subdivision Ordinance Sec. 81.408
- f. Upon approval of the plans, pay all applicable inspection fees with *[OPW, POC]*.
- g. If the applicant is a representative, then a one of the following is required corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for any phase, the plans, agreements, and securities shall be approved. **MONITORING:** The *[PDS, LDR]* and *[DPR, TC, PP]* shall review the plans for consistency with the condition and County Standards. Upon approval of the plans *[PDS, LDR]* shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. **REFERENCES:** Appendix H - Traffic Impact Analysis (TIA) of the Final Environmental Impact Report (FEIR), prepared by Linscott, Law & Greenspan Engineers (Section 13.3, Page 85), dated December 2015.

~~49. ROADS#2 (M-TR-1a, M-TR-1b, M-TR-4). PUBLIC ROAD IMPROVEMENTS COUNTRY CLUB DRIVE BETWEEN AUTO PARK WAY & HILL VALLEY DRIVE WITHIN THE CITY OF ESCONDIDO~~

~~INTENT: To mitigate direct and cumulative impacts to Country Club Drive between Auto Park Way and Hill Valley Drive within the City of Escondido.~~

~~DESCRIPTION OF REQUIREMENT:~~

- ~~h. Improve or agree to improve and provide security for the intersection of **Auto Park Way/Country Club Drive**. Restripe the eastbound~~

~~approach to provide one left turn lane, one shared left turn/through lane and one right turn lane. Signal timing shall be modified to change the east/west approach to "split" phasing as recommended by the TIA (page 80).~~

- ~~i. Improve or agree to improve and provide security for **Country Club Drive** to a paved width of thirty six feet (36') consisting of two travel lanes and a 10-foot striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet.~~

~~**DOCUMENTATION:** The project applicant shall submit documentation from the City of Escondido demonstrating the requirements of this condition have been completed, as required by the Traffic Mitigation Funding Agreement approved by the City of Escondido on December 9, 2015 or provide evidence that securities are in place and acceptable to the City of Escondido. **TIMING:** Prior to recordation of the Final Map for any phase, provide evidence from the City of Escondido to show that the improvement requirements listed above are secured. **MONITORING:** The Director of PDS shall review the evidence provided by the applicant for compliance with this mitigation measure. Following review, the Director of PDS shall provide the applicant with a letter of release. **REFERENCES:** Appendix H TIA of the FEIR, prepared by Linscott Law & Greenspan Engineers (Section 13.1.2, Page 80), dated December 2015.~~

49. ROADS#2a-PUBLIC ROAD IMPROVEMENTS - COUNTRY CLUB DRIVE BETWEEN AUTO PARK WAY & HILL VALLEY DRIVE WITHIN THE CITY OF ESCONDIDO

INTENT: To mitigate direct and cumulative impacts to Country Club Drive between Auto Park Way and Hill Valley Drive within the City of Escondido.
DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for the intersection of **Auto Park Way/Country Club Drive**. Restripe the eastbound approach to provide one left-turn lane, one shared left-turn/through lane and one right-turn lane. Signal timing shall be modified to change the east/west approach to "split" phasing as recommended by the TIA (page 80).
- b. Improve or agree to improve and provide security for **Country Club Drive** to a paved width of thirty-six feet (36') consisting of two travel lanes and a 10-foot striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet.

DOCUMENTATION: The project applicant shall submit documentation from the City of Escondido demonstrating the requirements of this condition have been bonded for completion, as required by the Traffic Mitigation Funding Agreement

approved by the City of Escondido on December 9, 2015, and the amendment dated February 28, 2018. **TIMING:** Prior to recordation of the Final Map for any phase, provide evidence from the City of Escondido to show that the improvement requirements listed above are secured. **MONITORING:** The Director of PDS shall review the evidence provided by the applicant for compliance with this mitigation measure. Following review, the Director of PDS shall provide the applicant with a letter of release. **REFERENCES:** Appendix H-TIA of the FEIR, prepared by Linscott, Law & Greenspan Engineers (Section 13.1.2, Page 80), dated December 2015.

~~50. ROADS#3. SIGHT DISTANCE~~

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

- ~~a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in both directions along **Country Club Drive** from the proPDSed private road easements, **Street 5A (North)** and **Street 5A (South)**, and existing private road easements, **Mount Whitney Road** and **Eden Valley Lane** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."~~
- ~~b. If the lines of sight does not fall within the existing public road right of way, the engineer or surveyor shall further certify that: "Said lines of sight do not fall within the existing right of way and a clear space easement is required."~~
- ~~c. If the lines of sight fall within the existing public road right of way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right of way and a clear space easement is not required."~~

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

~~verify the sight distance certifications.~~

This Condition of Approval is superseding previously approved COA ROADS#3. ROADS#3 is now ROADS#3a through #3d based on the four intersections which require the sight distance certification and to document on Condition ROADS#3d the requested Design Exception Request (DER) for sight distance modification requirements.

50. ROADS#3a–SIGHT DISTANCE

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

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

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

51. ROADS#3b–SIGHT DISTANCE

INTENT: In order to comply with the [Design Standards of Section 6.1 \(E\) of the County of San Diego Public Road Standards](#), an unobstructed view for safety

while exiting the property and accessing a public road from the site, and unobstructed sight distance shall be verified.

DESCRIPTION OF REQUIREMENT:

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

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

52. ROADS#3c–SIGHT DISTANCE

INTENT: In order to comply with the [Design Standards of Section 6.1 \(E\) of the County of San Diego Public Road Standards](#), an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance shall be verified.

DESCRIPTION OF REQUIREMENT:

- a. ~~A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is (*applicant's engineer to complete*) feet of unobstructed intersectional sight distance in both directions along **Country**~~

- b. **Country Club Drive** from **Eden Valley Lane** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of (*applicant's engineer to complete*) as described in Table 5 based on a speed of (*applicant's engineer to complete*), which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- c. If the lines of sight do not fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight do not fall within the existing right-of-way and a clear space easement is required."
- d. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

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

53. **ROADS#3d-SIGHT DISTANCE**

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

- a. **Country Club Drive** from **Mount Whitney Road** intersection in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. "These sight distances exceed the required intersectional Sight Distance requirements of (*applicant's engineer to complete*) as described in Table 5 based on a speed of (*applicant's engineer to complete*), which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification or acceptance of a Design Exception Review to the satisfaction of the County Engineer. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

- b. If the lines of sight do not fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight do not fall within the existing right-of-way and a clear space easement is required."
- c. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

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

54. **ROADS#4. ON-SITE CLEAR SPACE EASEMENT MARKERS**

INTENT: In order to promote orderly development necessary for public health and safety of the area, and to comply with the County of San Diego Public Road Standards and County Standard Drawing, a clear space easement marker for an unobstructed view for safety while exiting the property and accessing a public road from the site shall be installed. **DESCRIPTION OF REQUIREMENT:**

- a. The Final Map shall show on-site clear space easements along **Country Club Drive at Mount Whitney Road**, proposed **Street 5A (North)** and proposed **Street 5A (South)'s** intersections.
- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purpose for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map.
- c. Install the clear space easement markers per DS-16 to the satisfaction of Director of Planning & Development Services (PDS).

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide a signed statement that the clear space easement markers have been installed per DS-16 along with pictures, and plan. Show the on-site clear space easements on the Final Map. At final engineering, if it is determined that the on-site clear space easement markers are not required, the condition would be considered met. **TIMING:** Prior to the recordation of the Final Map for any phase, the clear space easement markers, and clear space easements shall be verified. **MONITORING:** The [PDS, LDR] shall verify the clear space easement markers certifications and clear space easement on the Final Map.

55. ROADS#5. OFF-SITE CLEAR SPACE EASEMENT MARKERS

INTENT: In order to promote orderly development necessary for public health and safety of the area, and to comply with the County of San Diego Public Road Standards and County Standard Drawing, a clear space easement markers for an unobstructed view for safety while exiting the property and accessing a public road from the site shall be installed. **DESCRIPTION OF REQUIREMENT:**

- a. Cause to be granted the off-site clear space easements along **Country Club Drive at Eden Valley Lane, Mount Whitney Road**, and proposed **Street 5A (South)'s** intersections.
- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purpose for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map.
- c. Install the clear space easement markers per DS-16 to the satisfaction of Director of PDS.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements and plats for the off-site clear space easement as indicated above by separate documents and submit to the [DGS, RPD] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. The applicant shall have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide a signed statement that the clear space easement markers have been installed per DS-16 along with pictures, and plan. At final engineering, if it is determined that the off-site clear space easement markers are not required, the condition would be considered met. **TIMING:** Prior to the recordation of the Final Map for any phase, the off-site clear space easement and clear space easement markers shall be verified. **MONITORING:** The [DGS, RPD] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite clear space easement granting and clear space easement markers certifications for compliance with this condition.

56. ROADS#6. PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surfacing, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their

participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County- maintained roads for a period of three years following project surface.

DOCUMENTATION: The applicant shall sign a statement that they are aware of the County of San Diego, Department of PDS, Pavement Cut Policy to the satisfaction of the Department of PDS, and submit it to the [PDS, LDR] for review.

TIMING: Prior to the approval of improvement plans and the recordation of the Final Map for any phase, the letters shall be submitted for approval.

MONITORING: The [PDS, LDR] shall review the signed letters.

57. **ROADS#7. PRIVATE ROAD IMPROVEMENTS**

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

- a. **Hill Valley Drive**, from a proposed on-site emergency access road easterly to a publicly maintained portion of Hill Valley Drive, shall be graded a minimum of twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete pavement over approved base or with pervious pavers or pervious concrete pavement. Except for the first 185 feet, shall be graded a minimum of twenty feet (20') wide and improved twenty feet (20') wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for seven hundred fifty (750) to two thousand five hundred (2500) trips shall apply. The above shall be to the satisfaction of the San Marcos Fire Protection District and the Director of PDS.

If additional easements are obtained over the first 185 feet of Hill Valley Drive that allow for the construction of a twenty-eight foot (28') wide graded and twenty-four foot (24') wide paved section allowing for full access onto Hill Valley Drive, it shall be pursuant to the above standards to the satisfaction of the Director of PDS.

- b. **Eden Valley Lane**, from Street 3D easterly to Country Club Drive, shall be graded a minimum of twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for seven hundred fifty (750) to twenty-five hundred (2500) trips shall apply. (See cross-section 1/2 of the Preliminary Grading Plan)
- c. **Mount Whitney Road**, from southwest corner of Neighborhood 2 easterly to Country Club Drive, shall be graded a minimum of twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete pavement over approved base. The improvement and design standards of

Section 3.1(C) of the San Diego County Standards for Private Roads for seven hundred fifty (750) to two thousand five hundred (2500) trips shall apply. **(Update cross section J/2 of the Preliminary Grading Plan to reflect this condition)**

This Condition of Approval is superseding previously approved COA ROADS#7d and was removed since stop sign has already been installed.

- d. ~~**Mount Whitney Road:**~~ Install a stop sign at Mount Whitney Road and Country Club Drive's intersection when warrants are met.
- d. **Proposed on-site Street 1A, 1D, 1E, 1F, 2C, 2D, 3C, 3D, 4B, 4D, 5C and portion of street 2A, 4A and 4C,** shall be graded a minimum of forty-three feet (43') wide and improved thirty-two feet (32') wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred or less trips shall apply. (See cross section A/2 of the Preliminary Grading Plan)
- e. **Proposed on-site Street 1B, 1C, 2B, 3B, and portion of street 2A, 4A, 4C, and 5A,** shall be graded a minimum of forty-one feet and a half (41.5') wide and improved thirty-two feet (32') wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for one hundred one (101) to seven hundred fifty (750) trips shall apply. (See cross section B/2 of the Preliminary Grading Plan).
- f. **Proposed on-site Street 3A, 5D and portion of Street 1C and 5A,** shall be graded a minimum of forty-nine feet and a half (49.5') wide and improved thirty-two feet (32') wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for seven hundred fifty (750) to two thousand five hundred (2500) trips shall apply. (See cross section D/2 of the Preliminary Grading Plan).
- g. **Proposed on-site Street A,** shall be graded a minimum of fifty-three feet and a half (53.5') wide and improved a minimum twenty-four feet (24') wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for seven hundred fifty (750) to two thousand five hundred (2500) trips shall apply. (See cross section C/2 of the Preliminary Grading Plan).
- h. **Proposed on-site Street 5A,** from lot 276 easterly to Street 5B & 5D, and from lot 255 southerly to County Club Drive shall be graded a minimum of fifty-eight feet (58') wide and improved a minimum thirty-two feet (32')

wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for seven hundred fifty (750) to two thousand five hundred (2500) trips shall apply. (See cross section E/2 of the Preliminary Grading Plan).

- i. ***Proposed on-site emergency access road***, from Street 1C southerly to Mount Whitney Road, shall be graded a minimum of forty-nine feet and a half (49.5') wide and improved thirty-two feet (32') wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for seven hundred fifty (750) to two thousand five hundred (2500) trips shall apply. (See cross section F/2 of the Preliminary Grading Plan).
- j. ***Proposed on-site emergency access road***, from Street A northeasterly to Hill Valley Drive, shall be graded a minimum of twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for seven hundred fifty (750) to two thousand five hundred (2500) trips shall apply. (See cross section G/2 of the Preliminary Grading Plan)

This Condition of Approval is superseding previously approved COA ROADS#7. ROADS#7 is now ROADS#7k(a), #7k(b) and #7k(c) based on the new on-site emergency access road to boundary with the City of San Marcos and the required access road to the proposed water tank.

k(a) Proposed on-site emergency access road, from Street A northeasterly to Hill Valley Drive, shall be graded a minimum of twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for seven hundred fifty (750) to two thousand five hundred (2500) trips shall apply. (See cross section G/2 of the Preliminary Grading Plan)

k(b) Proposed on-site emergency access road, from Hill Valley Drive to the northern project boundary with the City of San Marcos, shall be graded a minimum of twenty-five feet (25') wide and improved twenty-four feet (24') wide with asphalt concrete pavement over approved base. There are two locations proposed where the road will be graded to twenty-one feet (21') wide and improved to twenty feet (20') wide with asphalt concrete pavement over approved base. (See cross section X/2 and Y/2 of the Tentative Map). The emergency road improvement must be completed by the 180th building permit occupancy to satisfaction of the Director of PDS.

k(c) **Proposed water tank access road**, from on-site emergency access road to water tank, shall be graded a minimum of thirteen feet (13') wide and improved twelve feet (12') wide with asphalt concrete pavement over approved base. (See cross section A/10 of the Tentative Map)

- l. **Proposed on-site Street 5B**, shall be graded a minimum of fifty-five feet (55') wide and improved a minimum thirty-two feet (32') wide with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for seven hundred fifty (750) to two thousand five hundred (2,500) trips shall apply. (See cross section U/2 of the Preliminary Grading Plan).
- m. All the **proposed concrete sidewalks, DG pathways, trails** shall be improved and designed per approved Valiano Specific Plan (PDS2013-SP-13-001) and Preliminary Grading Plan to the satisfaction of the Director of PDS.
- n. All the **proposed on-site cul-de-sacs** shall be graded to a minimum radius of forty feet (40') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point.
- o. All the **proposed on-site knuckles** shall be designed and improved per San Diego County Design Standards, DS-15.
- p. 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.
- q. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego, Private Road Standards, and the DPW Land Development Improvement Plan Checking Manual. The improvements plans, execution of the agreements, and acceptance of the securities shall be completed prior to approval of the Final Map. **DOCUMENTATION:** The applicant shall complete the following:

- r. Process and obtain approval of Improvement Plans to improve the above listed private road easements.

- s. Provide Secured Agreements in accordance with Subdivision Ordinance Sec.81.408. The Secured Agreements for **Hill Valley Drive, Eden Valley Lane, and Mount Whitney Road** shall require the developer and the developer's successor(s) in interest to maintain the off-site roadway segments in perpetuity. If the developer's successor in interest is a Homeowners Association (HOA), the Agreement shall require the perpetual maintenance obligation to be contained in the Covenants, Conditions, and Restrictions of the HOA and prohibit the HOA or its members from revising or deleting the perpetual maintenance responsibility without the prior written consent of the County. The Secured Agreements for **Eden Valley Lane** and **Mount Whitney Road** shall also require dissolving the existing Permanent Road Divisions (PRDs) upon the completion of the off-site road improvements and establishment of a permanent maintenance mechanism, but prior to occupancy being granted for any homes in the subdivision.
- t. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI].
- u. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

58. ROADS#8. PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402, the private road easements shall be provided. **DESCRIPTION OF REQUIREMENT:**

- a. The Final Map shall show a minimum forty-three foot (43') wide for proposed on-site private road easements **1D, 1E, 1F, 2C, 2D, 3D, 3C, 4C and portion of street 2A and 4A** as shown in the Valiano Specific Plan (PDS2013-SP-13-001) and Vesting Tentative Map (PDS2024-TM-5575TER).
- b. The Final Map shall show a minimum forty-one and half foot (41.5') wide for proposed on-site private road easements **1B, 1C, 2B, 3B, and portion**

of street 2A, 4A, and 5A as shown in the Valiano Specific Plan (PDS2013-SP-13-001) and Vesting Tentative Map (PDS2024-TM-5575TER).

- c. The Final Map shall show a minimum forty-nine and half foot (49.5') wide for proposed on-site private road easements **3A and portion of Street 5A** as shown in the Valiano Specific Plan (PDS2013-SP-13-001) and Vesting Tentative Map (PDS2024-TM-5575TER).
- d. The Final Map shall show a minimum fifty-three and half foot (53.5') wide for proposed on-site private road easements **Street A** as shown in the Valiano Specific Plan (PDS2013-SP-13-001) and Vesting Tentative Map (PDS2024-TM-5575TER).
- e. The Final Map shall show a minimum fifty-eight foot (58') wide for proposed on-site private road easements **Street 5A** from ~~lot 276~~ **lot 231** easterly to **Country Club Drive** ~~Street 5B and 5D~~ as shown in the Valiano Specific Plan (PDS2013-SP-13-001) and Vesting Tentative Map (PDS2024-TM-5575TER).
- f. The Final Map shall show a minimum forty-nine foot and a half (49.5') wide for proposed on-site private road easements, **emergency access road**, from Street 1C southerly to Mount Whitney Road as shown in the Valiano Specific Plan (PDS2013-SP-13-001) and Vesting Tentative Map (PDS2024-TM-5575TER).
- g. ~~The Final Map shall show a minimum forty foot (40') wide for proposed on-site private road easements, **emergency access road**, from Street A northeasterly to Hill Valley Drive as shown in the Valiano Specific Plan (PDS2013-SP-13-001) and Tentative Map (PDS2013-TM-5575).~~

This Condition of Approval is superseding previously approved COA ROADS#8g. ROADS#8g is revised based on the new on-site emergency access road to boundary with the City of San Marcos.

- g(a) The Final Map shall show a minimum forty foot (40') wide for proposed on-site private road easements, **emergency access road**, from Street A northeasterly to Hill Valley Drive. The Final Map shall show a minimum thirty foot (30') wide easement for the **emergency access road**, from Hill Valley Drive to the northern project boundary with the City of San Marcos. Both as shown in the Valiano Specific Plan (PDS2013-SP-13-001) and Vesting Tentative Map (PDS2024-TM-5575TER).
- h. The Final Map shall show a minimum fifty-five foot (55') wide for proposed on-site private road easements, **Street 5B** as shown in the Valiano Specific Plan (PDS2013-SP-13-001) and Vesting Tentative

Map (PDS2013-TM-5575TER).

- i. Provide documentation to show a minimum twenty-eight foot (28') wide off-site private road easement, **Hill Valley Drive**, from the first 185 feet off-site private road easement easterly to a publicly maintained portion of Hill Valley Drive.
- j. The Final Map shall show a forty foot (40') minimum radius cul-de-sac or a minimum hammerhead turnaround located at the terminus of proposed private road easements, to the *satisfaction of the San Marcos Fire Protection District and the Director of PDS*.

This Condition of Approval is superseding previously approved COA ROADS#8. ROADS#8 includes item "k" based on the required access road to the proposed water tank.

- k. *The Final Map shall show a minimum twenty foot (20') wide easement, water tank access road, from on-site emergency access road to water tank, as shown in the Valiano Specific Plan (PDS2013-SP-13-001) and Vesting Tentative Map (PDS2024-TM-5575TER).*

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.

~~59. **ROADS#9. PRIVATE ROAD MAINTENANCE AGREEMENT**~~

~~**INTENT:** For roads that are not dedicated to public use and included in the PRO Zone, the applicant shall in accordance with County Subdivision Ordinance Sec. 81.402(c), assume responsibility for the maintenance of the of the private roads. **DESCRIPTION OF REQUIREMENT:** A private road maintenance agreement shall be executed that indicates the following:~~

- a. ~~Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS. The agreement may cover portions of **Hill Valley Drive, Eden Valley Lane, and Mt Whitney Road**, if any, that are not dedicated to public use, and shall require the developer and the developer's successor(s) in interest to maintain the off-site roadway~~

~~segments in perpetuity. If the developer's successor in interest is a Homeowners Association (HOA), the agreement shall require the perpetual maintenance obligation to be contained in the Covenants, Conditions, and Restrictions of the HOA and prohibit the HOA or its members from revising or deleting the perpetual maintenance~~

~~responsibility without the prior written consent of the County.~~

~~In lieu of providing maintenance through a private road maintenance agreement, a PRO Zone may be used to maintain portions of Hill Valley Drive, Eden Valley Lane, and Mt Whitney Road, if any, that are not dedicated to public use, and shall require the developer and the developer's successor(s) in interest to maintain the off-site roadway segments in perpetuity.~~

- ~~b. The Director of PDS shall be notified as to the final disposition of title (ownership) to all the proposed on-site private easement roads, and place a note on the Final Map as to the final title status of said roads.~~
- ~~c. Access to each lot shall be provided by a private road easement not less than forty feet (40') wide unless it is demonstrated that a lesser easement is applicable to the satisfaction of the Director of PDS. A modification to this requirement has been accepted for Hill Valley Drive for a portion to be less than forty feet (40').~~

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

~~**This Condition of Approval is superseding previously approved COA ROADS#9 and ROADS#10. ROADS#9a and ROADS#10a have been modified to clarify the PRD process.**~~

59. **ROADS#9a. PRIVATE ROAD MAINTENANCE AGREEMENT**

~~**INTENT:** For roads that are not dedicated to public use and included in the PRD Zone, the applicant shall in accordance with County Subdivision Ordinance Sec. 81.402(c), assume responsibility for the maintenance of the of the private roads. **DESCRIPTION OF REQUIREMENT:** A private road maintenance agreement shall be executed that indicates the following:~~

- ~~a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS. The agreement may cover portions of **Hill Valley Drive, Eden Valley Lane, and Mount Whitney Road**, if any, that are not dedicated to public use, and shall require the developer and the developer's successor(s) in interest to maintain the off-site roadway segments in perpetuity. If the developer's successor in interest is a Homeowners~~

Association (HOA), the agreement shall require the perpetual maintenance obligation to be contained in the Covenants, Conditions, and Restrictions of the HOA and prohibit the HOA or its members from revising or deleting the perpetual maintenance responsibility without the prior written consent of the County.

In lieu of providing maintenance through a private road maintenance agreement, a PRD Zone may be used to maintain portions of Hill Valley Drive, Eden Valley Lane, and Mount Whitney Road, if any, that are not dedicated to public use, and shall require the developer and the developer's successor(s) in interest to maintain the off-site roadway segments in perpetuity.

- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to all the proposed on-site private easement roads and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by a private road easement not less than forty feet (40') wide unless it is demonstrated that a lesser easement is applicable to the satisfaction of the Director of PDS. A modification to this requirement has been accepted for Hill Valley Drive for a portion to be less than forty feet (40').

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

~~60. ROADS#10. PERMANENT ROAD DIVISION ZONES~~

~~**INTENT:** Applicant proposes to utilize portions of Eden Valley Road and Mt. Whitney Road, which are located within existing Permanent Road Division Zones (PRO Zones 24 and 1005), to access the subdivision. The existing PRO roads must be improved within the scope of the existing publicly dedicated right-of-way of the PRO Zones to mitigate traffic impacts from the subdivision. In accordance with County Subdivision Ordinance Sec. 81.402(c), the applicant shall ensure that the proposed subdivision will be financially responsible for the full cost of constructing and maintaining any additional improvements to Eden Valley Road and Mt. Whitney Road within the existing PRO Zones and for any additional maintenance costs to the existing portions of the roads resulting from the increased use of the roads for subdivision access. **DESCRIPTION OF REQUIREMENT:** Applicant shall be responsible for revising the existing PRO Zones or forming a new PRO Zone to impose an assessment or special tax, to the satisfaction of the Director, Department of Public Works, that shall at a minimum include the property within the applicant's subdivision and possibly but not necessarily the properties within PRO Zones 24 and 1005. The PRO Zone shall provide for the full cost of~~

~~maintenance of the portions of Eden Valley Road and Mt. Whitney Road needed to serve the applicant's subdivision. Property owners within PRO Zones 24 and 1005 shall not be required to pay any amount for the cost of maintaining any sections of Eden Valley Road and Mt. Whitney Road expanded to serve the proposed subdivision and shall only pay a proportional share of the cost to maintain the existing portions of Eden Valley Road and Mt. Whitney Road consistent with the percentage of use of the roads made by the property owners when compared to the use of the roads by the owners of property within the applicant's subdivision. If the applicants choose to form a new PRO Zone, then the applicant shall be responsible for dissolving, consolidating or annexing PRO Zones 24 and 1005 into the new PRO Zone. All costs incurred by the County to form the PRO Zone and dissolve, consolidate or annex PRO Zones 24 and 1005 shall be paid by applicant. **DOCUMENTATION:** The applicant shall submit an Engineer's Report prepared by a Third Party Assessment Engineer and such other documents as may reasonably be needed to form a PRO Zone, impose a special tax or assessment, and dissolve, consolidate or annex PRO Zones 24 and 1005, to the Director, Department of Public Works for review and approval. Developer shall enter into a an agreement with the County to guarantee payment of all County costs to perform this work and to ensure the PRO Zone is revised or new PRO Zoned is formed before any homes in the subdivision are sold to third parties which agreement may be included in a subdivision improvement agreement, should the applicant secure the cost to construct required improvements in accordance with the Subdivision Map Act and San Diego County Code of Regulatory Ordinances. **TIMING:** Prior to the approval of the map, the applicant shall petition the Board of Supervisors for a boundary adjustment, consolidation, annexation and/or dissolution of PRO Zones 24 and 1005, for the formation of a new PRO Zone, and to impose a new assessment(s) or special tax(es). The PRO Zones shall be revised or a new PRO Zone shall be formed prior to the sale of any lots in the subdivision. **MONITORING:** The Department of Public Works shall be responsible for taking action needed to obtain Board of Supervisors approvals of the proposed action.~~

60. ROADS#10a. PERMANENT ROAD DIVISION ZONES

INTENT: Applicant proposes to utilize portions of Eden Valley Road and Mount Whitney Road, which are located within existing Permanent Road Division Zones (PRD Zones 24 and 1005), to access the subdivision. The existing PRD roads and any known culverts and drainage structures must be improved within the scope of the existing publicly dedicated right-of-way of the PRD Zones to mitigate traffic impacts from the subdivision. In accordance with County Subdivision Ordinance Sec. 81.402(c), the applicant shall ensure that the proposed subdivision will be financially responsible for the full cost of constructing and maintaining any additional improvements to Eden Valley Road and Mount Whitney Road PRD maintained Roads within the existing PRD Zones and for any

additional maintenance costs to the existing portions of the roads resulting from the increased use of the roads for subdivision access. **DESCRIPTION OF REQUIREMENT:** Applicant shall be responsible for revising the existing PRD Zones or forming a new PRD Zone to impose an assessment or special tax, to the satisfaction of the Director, Department of Public Works, that shall at a minimum include the property within the applicant's subdivision and possibly but not necessarily the properties within PRD Zones 24 and 1005. The PRD Zone shall provide for the full cost of maintenance of the portions of Eden Valley Road and Mount Whitney Road needed to serve the applicant's subdivision. Property owners within PRD Zones 24 and 1005 shall not be required to pay any amount for the cost of maintaining any sections of Eden Valley Road and Mount Whitney Road expanded to serve the proposed subdivision and shall only pay a proportional share of the cost to maintain the existing portions of Eden Valley Road and Mount Whitney Road consistent with the current vs. improved road widths and the percentage of use of the roads made by the property owners when compared to the use of the roads by the owners of property within the applicant's subdivision. If the applicants choose to form a new PRD Zone, then the applicant shall be responsible for dissolving, consolidating or annexing PRD Zones 24 and 1005 into the new PRD Zone. All costs incurred by the County to form the PRD Zone and dissolve, consolidate or annex PRD Zones 24 and 1005 shall be paid by applicant.

DOCUMENTATION: The applicant shall submit a peer-reviewed Engineer's Report prepared by a Third-Party Assessment Engineer and such other documents as may reasonably be needed to form a PRD Zone, impose a special tax or assessment, and dissolve, consolidate or annex PRD Zones 24 and 1005, to the Director, Department of Public Works for review and approval. Developer shall enter into an agreement with the County to guarantee payment of all County costs to perform this work and to ensure the PRD Zone is revised or new PRD Zoned is formed before any homes in the subdivision are sold to third parties which agreement may be included in a subdivision improvement agreement, should the applicant secure the cost to construct required improvements in accordance with the Subdivision Map Act and San Diego County Code of Regulatory Ordinances. **TIMING:** Prior to the approval of the map, the applicant shall petition the Board of Supervisors for a boundary adjustment, consolidation, annexation and/or dissolution of PRD Zones 24 and 1005, for the formation of a new PRD Zone, and to impose a new assessment(s) or special tax(es). The PRD Zones shall be revised, or a new PRD Zone shall be formed prior to the sale of any lots in the subdivision. **MONITORING:** The Department of Public Works shall be responsible for taking action needed to obtain Board of Supervisors approvals of the proposed action.

61. ROADS#11. HILL VALLEY DRIVE ACCESS RIGHTS

INTENT: In order to demonstrate access rights for Hill Valley Drive.
REQUIREMENTS: Provide evidence of access rights for Hill Valley Drive from the easterly side of the project site east to the first southerly private drive and

submit a copy to the [PDS, PPD]. **DOCUMENTATION:** The applicant shall submit a copy of the access rights for Hill Valley Drive [PDS, PPD] for review and approval. **TIMING:** Prior to the approval of the map, evidence of access rights for Hill Valley Drive shall be submitted and approved. **MONITORING:** The [PDS, PPD] shall review the access rights documentation for Hill Valley Drive.

These are new Conditions of Approvals based on the required emergency access road improvements within the jurisdiction of the City of San Marcos (CITYSM)

62. CITYSM#1–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the City of San Marcos Conditions of Approval for TM 5575 dated September 20, 2024, verification of condition satisfaction shall be completed. **DESCRIPTION OF REQUIREMENT:** Provide documentation from the City of San Marcos that application has been received and is in process with the City of San Marcos for the improvement permit process. **DOCUMENTATION:** The applicant shall provide documentation from the City of San Marcos that condition has been satisfied to [PDS]. **TIMING:** Prior to the approval of the final map, City of San Marcos condition satisfaction is required. **MONITORING:** The [PDS] shall review condition satisfaction documentation from the City of San Marcos.

63. CITYSM#2–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the City of San Marcos Conditions of Approval for TM 5575 dated September 20, 2024, private road improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete private road improvements from La Moree Road to the City of San Marcos' jurisdictional limits. **DOCUMENTATION:** The applicant shall provide documentation from the City of San Marcos that condition has been satisfied to [PDS]. **TIMING:** Prior to the 180th issuance of certificate of occupancy of any unit by the County of San Diego. **MONITORING:** The [PDS] shall review condition satisfaction documentation from the City of San Marcos.

64. DRNG#1. ONSITE & OFFSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403 and to comply with the County Flood Damage Prevention Ordinance No. 10091 {Title 8, Division 11}, County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for Extended Detention Basins, Biofiltration, and Bioretention BMPs. All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No.

9842, Community Trails Master Plan and Parkland Dedication Ordinance and County Flood Damage Protection Ordinance No. 10091 {Title 8, Division 11}, Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual.

The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map pursuant to Subdivision Ordinance Sec. 81.403. The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve Extended Detention Basins, Biofiltration, and Bioretention BMPs.
- b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.404 (a)(2).
- c. Pay all applicable inspection fees with *[DPW, PDCI]*.
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

65. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

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:**

- a. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 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 or construction permit, prior to use of the property in reliance of this permit; 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.

66. 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 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 or construction permit, and prior to use of the property in reliance of this permit, 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.

67. STRMWTR#3–VERIFICATION OF STRUCTURAL BMP’S

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 Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms *with [DPW, PDC] 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.

68. STRMWTR#4–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 and 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.

69. STRMWTR#5–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.

70. DRNG#2. LINES OF INUNDATION

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

71. TIF#1 (M-TR-2). TIF PROGRAM:

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

72. TRAILS#1. TRAIL EASEMENT

INTENT: In order to promote orderly development by providing a trail connection pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant shall dedicate a public non-motorized multi-use trail easement. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate to the County of San Diego, all five to twelve foot (5-12') non-motorized multi-use trail easements as shown on the approved Vesting Tentative Map. **DOCUMENTATION:** The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the recordation of the map or on the map, the applicant shall dedicate the trail easements to the County of San Diego. **MONITORING:** *[PDS, LDR]* shall route the Final Map to *[DPR, TC]* and *[PDS, TC]* for preapproval and acceptance of the dedication on the map or prior to map recordation. *[PDS, LDR]* shall satisfy the condition after recordation.

~~**73. TRAILS#2. TRAIL IMPROVEMENTS**~~

~~**INTENT:** In order to promote orderly development by providing a trail connection pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the Subdivision Ordinance Section 81.403. through 81.406.1, the applicant shall improve the dedicated trail easements dedicated trail easements. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of DPR and PDS a non-motorized public trail non-motorized public trail to a width of five to ten (5-10') feet within the non-motorized public trail non-motorized public trail as indicated on the approved Tentative Map. **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the trail and all associated work. All plans and improvements shall be completed pursuant to the Community Trails Master Plan Design and Construction Guidelines, the County of San Diego Public Road Standards, and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant shall complete the following:~~

- ~~a. Process and obtain approval of Grading Plans to improve the public non-motorized multi-use trail.~~
- ~~b. Provide Secured Agreements in accordance with Subdivision Ordinance Sec. 81.405 through 81.406.1.~~
- ~~c. Upon approval of the plans, pay all applicable inspection fees with *[OPW, POC]* and *[OPR, TC]*~~

~~The plans shall be submitted to [OPR, TC] and [PDS, LDR], for review and approval. **TIMING:** Prior to the recordation of the map, the trails shall be improved or the trails plan, associated agreements and securities shall be approved. **MONITORING:** The [OPR, TC] and [PDS, LDR] shall review the plans for conformance and approve all financial securities for the construction of the trail.~~

This Condition of Approval is superseding previously approved COA TRAILS#2. TRAILS#2a is revised to allow public trail maintenance responsibilities to be confirmed during the final engineering process.

73. **TRAILS#2a–TRAIL IMPROVEMENTS**

INTENT: In order to promote orderly development by providing a trail connection pursuant to the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the [Subdivision Ordinance Section 81.403. through 81.406.1](#), the applicant shall improve the dedicated trail easements. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of DPR and PDS a non-motorized public trail to a width of five to ten (5-10') feet within the non-motorized public trail as indicated on the approved Tentative Map. Public Trail maintenance requirements to be confirmed during final engineering process to the Satisfaction of DPR.

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

- a. Process and obtain approval of Grading Plans to improve the public non-motorized multi-use trail.
- b. Provide Secured Agreements in accordance with [Subdivision Ordinance Sec. 81.405 through 81.406.1](#).
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI] and [DPR, TC]

The plans shall be submitted to [DPR, TC] and [PDS, LDR], for review and approval. **TIMING:** Prior to the approval of the map, the trails shall be improved or the trails plan, associated agreements and securities shall be approved. **MONITORING:** The [DPR, TC] and [PDS, LDR] shall review the plans for conformance and approve all financial securities for the construction of the trail.

74. LNDSCP#1 (M-AE-1, M-AE-2). LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual, the County's Water Conservation in Landscaping Ordinance, County Light Pollution Code, the Valiano Fire Protection Plan, and implements the landscape design standards in Section 2.0 and the Streetscape's Section 3.2.2 of the Valiano Specific Plan, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package for all applicable phases of development shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and shall include the following information:

- a. Preparation of a Water Exhibit in accordance with the County's Landscape Design Guidelines to demonstrate compliance with CAP requirements to achieve a 40% reduction in current Maximum Applied Water Allowance for outdoor use. The water exhibit shall identify baseline water use, the maximum allowable water usage on a lot-by-lot basis, as well as for common and open space areas, and the reduced water use in compliance with CAP measures.
- b. Preparation of a Water Exhibit in accordance with the County's Landscape Design Guidelines to demonstrate compliance with the CAP requirement to plant, at a minimum, two trees per residential unit proposed. The water exhibit shall identify the number and type of trees provided on each private lot.
- c. The plan shall indicate the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a tree permit and an encroachment permit through the Land Development Counter approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of these permits and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS. Green Street Tree Wells shall require an Encroachment Maintenance Removal Agreement from DPW. Proof of this Agreement shall be provided prior to final approval of the Landscape Documentation Package.
- d. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover shall be included in the plans. 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. Strategic locations of deciduous trees and other vegetation shall be utilized to maximize shade and reduce the heat island effect.
- e. All manufactured slopes within steep slopes shall be vegetated beyond the minimal erosion control vegetation (one one-gallon shrub per 100 s.f.) to

provide one one-gallon shrub per each 75 s.f. in areas of exposed soil (i.e., non-rocky areas) and exposed newly cut rocks shall be stained to soften and screen the appearance of the manufactured slopes.

- f. Retaining/Fire walls that will not be screened by landscaping shall be textured and stained to reduce visibility.
- g. 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 shall be identified on the plans. The plans shall include the use of weather-based irrigation controllers, multi-programmable clocks, and high efficiency drip irrigation.
- h. 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.
- i. The plans shall include spot elevations of the hardscape, building and proposed fine grading of the installed landscape. Impervious surfaces shall be minimized and pervious pavers utilized where practical.
- j. 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.
- k. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- l. Parking areas shall be landscaped and designed pursuant to the Off-street Parking Design Manual and the County Zoning Ordinance Section 6793.b. All trees associated with the site's parking lots shall be a minimum 24" box container.
- m. The following item shall be addressed as part of the Landscape Plan - in consultation with a California Certified Arborist and/or Biologist, a Tree Preservation Plan shall be prepared for each phase of development identifying the locations and protection techniques necessary for specific trees or groups of trees, and other vegetation that are to remain and be preserved during all stages of development. The Plan shall include a discussion about transplanting existing small oak trees.
- n. All tree canopies shall be spaced so that the crowns of all mature trees on

level ground maintain a 20-foot separation and trees on slopes maintain a 30-foot horizontal separation in the fuel modification zones.

- o. Parkway planting shall be established per Sections 2.0 and 3.2.2 of the Valiano Specific Plan, Section 4.0 of the Valiano Fire Protection Plan and Section 2.2.8 of the Visual Impact Analysis for Valiano.
- p. All applicable Project Design Features listed in Section 7.0 of the EIR (Mitigation Measures and Project Design Features) related to landscape, irrigation, fire defensible space, preservation, erosion control, rock staining, outdoor accessory structures, low impact development BMP's, and maintenance identified in Section's 7.1.1, 7.2.1, 7.2.2, 7.2.3, 7.2.6, 7.2.10, 7.2.12, 7.2.13, and 7.2.14 shall be provided on all applicable Landscape Documentation Packages for each phase of development.
- q. All irrigation plans for HOA maintained slopes and common areas shall be designed for the future use of reclaimed water from the wastewater treatment and water reclamation facility (should it be implemented as part of the project), and shall be reviewed and approved for this source of irrigation water from the Department of Environmental Health prior to approval by PDS. See Figure 6- 2 of the Valiano Specific Plan.
- r. The location of all Community Identity Elements shall be shown on the landscape plans with appropriate construction details and specifications. The developer/contractor is responsible for obtaining building permits for all improvements requiring permits under San Diego County Code.
- s. All utility easements, including the SDG&E easement shall be shown on the landscape plans with all applicable setback requirements relating to planting and irrigation provided.
- t. Prior to final approval of the particular phase that contains the SDG&E easement, the applicant shall provide evidence that SDG&E's Land Development Department has approved all proposed plant material, irrigation, and any particular notes/requirements.
- u. Additionally, the following items shall be addressed as part of the Landscape Plan: Trees used for Green Street Tree Wells shall be a minimum 24" box container size and shall be a species that can attain a 15' diameter canopy at maturity.
- v. Sight Line Distances and applicable maintenance notes shall be provided as required by Section 86.709 c.9 of the Water Conservation in the Landscaping Ordinance.
- w. Eucalyptus species, California Peppers, and other highly flammable

vegetation shall not be allowed on site. All vegetation shall be compliant with the project's Fire Protection Plan.

- x. Gazania and Fragaria groundcovers shall not be located in areas adjacent to drain inlets or vegetated swales where irrigation runoff or stormwater can transport cuttings or seeds in to the bioretention basins, and eventually offsite.
- y. Screening shrubs around all trash enclosures shall be a minimum container size of 5 gallon.
- z. Moisture sensors shall be used in the bottoms of all bioretention basins to effectively shut off individual irrigation statins when basins become flooded and remain wet in order to further conserve water. The lower portions of slopes that may become inundated with stormwater runoff may also require individual sensors to control irrigation times.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PPD], and pay all applicable review fees. **TIMING:** Prior to the Recordation of the Final Map for each neighborhood and prior to the issuance of any associated permit for each neighborhood, the Landscape Plans shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

75. **NOISE#1 (M-N-1). NOISE RESTRICTION EASEMENT**

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 the parcel to reduce the noise exposure of land uses for sensitive receptors below levels of significance.

DESCRIPTION OF REQUIREMENT: A Noise Restriction Easement shall be granted on the Final Map. The said easement shall include the entire areas of ~~Lots 283 through 289~~ Lots 239 through 241 (as indicated on the Revised Vesting Tentative Map) or as indicated in the Valiano Final EIR, and shall comply with the following:

- a. Prior to issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed residential use, as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a CNEL of 60 dBA for exterior noise levels.
 - i. Future traffic noise level estimates must utilize a Level of Service "C" traffic flow for Country Club Drive which is its designated General Plan Mobility Element buildout roadway classification.

- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so that 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 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, BO] for review and approval before the building permits can be issued. The applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures to the satisfaction of [PDS, PPD].

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the recordation of the Final Map for ~~lots 283 through 289~~, Lots 239 through 241 (as indicated on the Revised Vesting Tentative 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.

76. PALEO#1 (M-P-1). PALEONTOLOGICAL GRADING MONITORING

INTENT: In order to mitigate for potential impacts to paleontological resources on the project site, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

DESCRIPTION OF REQUIREMENT: The Project Paleontologist shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons within the moderate and high sensitivity soils and terrace deposits within the project site and off-site improvements. The following shall be completed:

- a. The Project Paleontologist shall perform the monitoring duties pursuant to the most current version of the County of San Diego Guidelines for Determining Significance for Paleontological Resources, and this permit.

The contract provided to the County shall include an agreement that the grading and/or trenching and/or excavation monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Paleontologist, Property Owner or their representative, and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.

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

DOCUMENTATION: The applicant shall provide a copy of the Paleontological Monitoring Contract or Letter of Acceptance, cost estimate, and MOU to the [PDS, PPO]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the recordation of the Final Map and prior to the issuance of any permit, the contract shall be provided. **MONITORING:** The [PDS, PPO] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to [PDS, LD], 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.

77. **PARKS#1. DEDICATION OF PUBLIC PARK LAND**

INTENT: In accordance with Title 8, Division 10 of the Code of Regulatory Ordinance also known as the Park Lands Dedication Ordinance (PLDO) and in order to comply with Section 810.105 and to receive PLDO credit, the public park known as the Public Neighborhood Park (located in the southeastern portion of the plan area) shall be fully developed in accordance with PLDO criteria and an approved Final Park Site Plan. **DESCRIPTION OF REQUIREMENT:** Any and all parklands receiving PLDO credit shall comply with the following requirements:

- a. A Final Park Site Plan (that includes grading, irrigation, landscaping, and improvement plans and construction documents) that conforms to the park concept plan in the approved Specific Plan PDS2013-SP-13-001, Vesting Tentative Map PDS2013-TM-5575TER, Vesting Site Plan PDS2024-STP-13-003W1 ~~Major Use Permit PDS2014-MUP-14-019~~, and the park design and construction standards specified by the Department of Parks and Recreation (DPR) shall be approved by the Director of DPR.
- b. The public park shall consist of 2.7 acres of active recreational uses as defined in the PLDO, including facilities and amenities identified on the approved park concept plan for Specific Plan PDS2013-SP-13-001, Vesting Tentative Map PDS2013-TM-5575TER, Vesting Site

Plan PDS2024-STP-13-003W1, Major Use Permit PDS2014-MUP-14-019 (no longer required) all in conformance with the PLDO.

- c. Park site improvements identified in the approved Final Park Site Plan shall be construed, and fee title to the public park site conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and a California Land Title Association Policy proved by the applicant and approved by the Director of DPR.

or

- d. The applicant may satisfy the preceding requirement by entering into a secured agreement with the County, prior to recordation of the first Final Map. The secured agreement shall require construction of the public park site to commence prior to issuance of the 100th building permit. The secure agreement shall comply with the requirements for improvement security as specified in the Subdivision Map Act at Government Code Section 66499 et. seq. and the County Subdivision Ordinance at County Code Section 81.407 et. seq. The agreement shall specify that the construction timeline for the public park site shall not exceed one and a half (1½) years from the first building permit. The secured agreement shall require the applicant to convey fee title to the public park site in the manner specified above. This agreement shall be accompanied by security sufficient to cover the cost of all improvements per the approved Final Park Site Plan and in the form and amount specified by the DPR Director to ensure the applicants performance of the terms of the agreement.
- e. If there is less than 2.7 acres of active recreational uses in the approved Final Park Site Plan, a combination of public and private parkland shall be dedicated (as described above) and fees in-lieu of park land dedication shall be required pursuant to Section 810.107 (c) of the PLDO.

DOCUMENTATION: The applicant shall compete and provide the following:

- f. Process and obtain approval from the Director for DPR for a Final Park Site Plan.
- g. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents in compliance with the PLDO and the requirements mentioned above.
- h. Construct of park improvements identified in the Final Park Site Plan and the grading, irrigation, landscaping, and improvement plans and

construction documents.

- i. Submit Environmental Site Assessment and California Land Title Association Policy for approval by the Director of DPR prior to conveyance of public park fee title.
- j. Convey fee title by Grant Deed of public park site that has been constructed in accordance with the Final Park Site Plan and is free of encumbrances.

or

- k. Enter into a Secured Agreement with the County that ensures construction of park site, conveyance of public park fee title, and payment of in-lieu fees, as applicable, in the manner specified above; or pay in-lieu park fees, as applicable.

TIMING: Prior to the recordation of the first Final Map. **MONITORING:** The *[DPR, PP]* and *[PDS, PCC, Landscape Architect]* shall review the Park Site Plan, grading irrigation, landscaping, and improved plans, and construction documents. *[DPR, PP]* shall review the Secured Agreement. *[DGS, RP]* and *[DPR, PP]* shall review the Environmental Site Assessment and California Land Title Association Policy. The *[PDS, BD]* shall monitor building permit issuance.

78. **PARKS#2. PLDO COMPLIANCE – DEDICATION OF PRIVATE PARK EASEMENTS**

INTENT: Dedicate an easement to the County that restricts the use of all private parks to park and recreational purposes only to receive PLDO credit pursuant to PLDO Section 810.108 and ensure compliance with the County of San Diego PLDO. **DESCRIPTION OF REQUIREMENT:** Dedicate an easement to the County by separate document or on the Final Map that (a) restricts the use of the private parks to park and recreational purposes only; (b) specifies that the equestrian staging area is the only private park open to the public as identified within the Valiano Specific Plan (PDS2013-SP-13-001); (c) specifies that the private parks shall be maintained by the Home Owners' Association; and (d) includes a defense and indemnity provision in favor of the County that is satisfactory to the DPR. **DOCUMENTATION:** The easement shall be submitted to the DPR for review and approval prior to recordation of the Final Map. The easement may be recorded by separate document or on the Final Map. **TIMING:** Prior to recordation of the Final Map and prior to approval of any grading permits. **MONITORING:** The *[DPR, PP]* shall review the documentation for conformance with this condition.

79. **PARKS#3. PRIVATE PARKS - ESTABLISHMENT OF FUNDING MECHANISM INTENT:** In order to fully fund the operation and maintenance of all private parks, a funding mechanism shall be established to the

satisfaction of the DPR. **DESCRIPTION OF REQUIREMENT:** Establish a funding mechanism for the operation and maintenance of all private parks to the satisfaction of the DPR. **DOCUMENTATION:** Provide written evidence to the satisfaction of the DPR that adequate operation and maintenance of all private parks will be provided by a funding mechanism, such as a Homeowners Association. An example of satisfactory written evidence is documentation of the formation of a Homeowners' Association that has adequate authority, obligations and funding to ensure maintenance of all private parks. **TIMING:** Prior to recordation of a Final Map and prior to approval of any grading permits. **MONITORING:** The [DPR, PP] shall review the documentation for conformance with this condition.

80. UTILITIES#1-SEWER ANNEXATION

INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the County Subdivision Ordinance Sec. 81.707 and 81.708 the sewer annexation shall be completed. **DESCRIPTION OF REQUIREMENT:** All of the land within this land division shall be annexed into a sewer district as directed by LAFCO. **DOCUMENTATION:** The applicant shall process the annexation and pay all required annexation fees. **TIMING:** Prior to recordation of the Final Map, the annexation shall be completed. **MONITORING:** The [PDS, LDR] shall review all documents provided to prove the annexation, to ensure compliance with this condition.

81. UTILITIES#2-COMMITMENT TO SERVE SEWER

INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the County Subdivision Ordinance Sec. 81.707 and 81.708, a sewer commitment shall be obtained. **DESCRIPTION OF REQUIREMENT:** A commitment to serve each parcel must be obtained/purchased from the appropriate sewer district in addition to the capacity commitment fees, the appropriate district fees shall be paid at the time of issuance of the waste-water discharge permit. No sewer permit shall be issued until all conditions in this Final Decision have been satisfied, the Final Map, grading plan, and improvement plan have been approved by PDS, and all fees and deposits paid, and improvement security posted. **DOCUMENTATION:** The applicant shall provide the commitment letter and pay all required fees, to the satisfaction of the sewer district serving the project site. **TIMING:** Prior to recordation of the Final Map, the sewer commitment letter shall be provided. **MONITORING:** The [PDS, LDR] shall review all documents provided to prove the sewer commitment has been completed, to ensure compliance with this condition.

Grading Plan Notes

The following Grading and or Improvement Plan Notes shall be placed on the

Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.

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

(BIOLOGICAL RESOURCES)

1. BIO#GR-1. TEMPORARY FENCING

INTENT: In order to prevent inadvertent disturbance to open space areas, 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 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 Planning & Development Services. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PPD] for approval. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PPD] shall review the certification and pictures provided by the applicant.

2. BIO#GR-2. BIOLOGICAL MONITORING – TEMPORARY FENCING AND PRECONSTRUCTION MEETING

INTENT: In order to prevent inadvertent disturbance to sensitive habitat, all clearing, grubbing, and/or grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and the County of San Diego Guidelines for Significance for Biological Resources:

- a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by Planning & Development Services.

- b. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements.

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

3. **BIO#GR-3 (M-B1-2). BREEDING SEASON AVOIDANCE - RAPTORS**

INTENT: In order to avoid impacts to raptors, which is a sensitive biological resource pursuant to County Guidelines and CEQA, 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 an active raptor nest during the breeding season as determined by preconstruction biological surveys. If grubbing, clearing or grading is proposed during the breeding season, a pre-grading survey shall be conducted three (3) days prior to start of work to determine the absence and/or presence of raptors. If raptors are nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after the end of the breeding season; or (2) a temporary noise barrier or berm is constructed at the edge of the development footprint to reduce noise levels below 60 dB L_{Eo} or ambient (if ambient is greater than 60 dB L_{Eo}) to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. The breeding season is defined as occurring between February 1st and July 15th. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no raptors are present in the vicinity of the brushing, clearing or grading. **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. No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

4. **BIO#GR-4 (M-BI-7). BREEDING SEASON AVOIDANCE - MIGRATORY BIRD TREATY ACT (MBTA)**

INTENT: In order to avoid impacts to MBTA-covered species, which is a sensitive biological resource pursuant to County Guidelines and CEQA, grading and clearing shall occur outside of the breeding season of MBTA-covered species. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading within 100 feet of biological open space easements during the breeding season of MBTA-covered species. If grubbing, clearing or grading is proposed during the breeding season, a pre-grading survey shall be conducted seven (7) days prior to start of work to determine the absence and/or presence of migratory birds. Grading or clearing activities during the breeding season of MBTA-covered species may take place with PDS approval and Wildlife Agencies concurrence if it is determined that no nesting birds (or birds displaying breeding/nesting behavior are present immediately prior to clearing and grading. If migratory birds are nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after the end of the breeding season as determined by a field survey and concurrence by the Director of PDS with concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife. The breeding season is defined as occurring between February 1st and September 1st. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no MBTA-covered species are present in the vicinity of the brushing, clearing or grading. **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. No Grading shall occur until concurrence is received from the County and the Wildlife Agencies. **TIMING:** 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 unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

5. **BIO#GR-5. FOCUSED BAT SURVEYS - STRUCTURE DEMOLITION AND REMOVAL OF TREES**

INTENT: In order to determine the absence and/or presence of bats within existing structures or hollow trees that are identified for removal, focused bat surveys shall be conducted. **DESCRIPTION OF REQUIREMENT:** Prior to the demolition of existing structures or removal of hollow trees, bat surveys shall be conducted to determine the absence and/or presence of bat colonies and/or bat nursery sites. Surveys shall be conducted seven (7) days prior to structure demolition or tree removal and one survey shall be conducted immediately prior

to initiation of work. If any bat colonies and/or bat nursery sites are found within any structure(s) or trees, demolition of the structure or removal of the tree(s) shall be postponed until the nursery/breeding activity ends. If bat roosting sites are found, demolition of the structure(s) or removal of the tree(s) shall be postponed until the bats are excluded from the structure(s). **DOCUMENTATION:** The applicant shall provide a copy of the survey results to the [PDS, PPD] for approval. **TIMING:** Prior to demolition of existing structure(s) or removal of hollow tree(s). **MONITORING:** The [PDS, PPD] shall review the survey results provided by the applicant

(CULTURAL RESOURCES)

6. CULT#GR-1. RELOCATION OF BEDROCK MILLING FEATURES

INTENT: In order to meet the intent of the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA), the bedrock milling of sites CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859 shall be incorporated into the open space or landscape areas of the Valiano project if the bedrock milling is to be impacted, and if feasible. **DESCRIPTION OF REQUIREMENT:** The bedrock milling of sites CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859 are to be relocated to the onsite open space or landscape areas of the Valiano project, if feasible. The relocation effort for each site shall be conducted when earth disturbing activities are within 50 feet of that cultural site. **DOCUMENTATION:** The applicant shall:

- a. Both a Luiseno and Kumeyaay Native American monitor are to be involved in the implementation of the bedrock relocation.
- b. Provide a letter from the Project Archaeologist that the bedrock milling associated with sites CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859 have been relocated. The letter shall identify where the bedrock milling was relocated onsite. If relocation is infeasible, the Project Archaeologist must provide justification prior to site destruction.
- c. The Project Archaeologist shall prepare updated DPR site record forms identifying the new location of the bedrock milling. Evidence in the form of a letter from the South Coastal Information Center that the DPR forms have been submitted to the South Coastal Information Center shall be submitted to the [PDS, PPD]. Copies of the DPR forms shall be provided to the San Luis Rey Band of Mission Indians and any culturally-affiliated tribe who requests a copy.

TIMING: Prior to any clearing, grubbing, trenching, grading, or any land disturbances within 50 feet of CA-SDI-17507, CA-SDI-17509, CA-SDI-17510,

CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859, this condition shall be completed. **MONITORING:** The [PDS, PPD] shall review the letter from the Project Archaeologist and the South Coastal Information Center for compliance with this condition.

7. **CULT#GR-2 (M-CR-1). DATA RECOVERY PROGRAM**

INTENT: In order to mitigate for potential impacts to significant cultural resources pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), which are not determined to be significant pursuant to Section 86.602.o of the Resource Protection Ordinance (RPO), a data recovery program shall be implemented. **DESCRIPTION OF REQUIREMENT:** Implement the research design detailed in the archaeological extended study *Cultural Resources Inventory and Assessment: Valiano - San Diego County, California* prepared by Mary Robbins-Wade and Andrew Giletti. The implementation of the research design constitutes mitigation for the proposed destruction of site CA-SDI-17506. The data recovery program shall include the following and shall be completed prior to any earth-disturbing activities within 100 feet of the cultural site:

- a. Prior to the beginning of Phase 1, the site boundaries of CA-SDI-17506 shall be adequately defined to determine whether the site can be avoided and eliminate the requirement for data recovery. Both a Luiseno and Kumeyaay Native American monitor shall be involved in the reassessment. If determined that the site can be avoided, a letter report shall be submitted to PDS which will serve as condition satisfaction for Data Recovery.
- b. If CA-SDI-17506 cannot be avoided the following data recovery activities shall be implemented:
 - 1) **All Phases:** Both a Luiseno and Kumeyaay Native American monitor shall be involved in all phases of the data recovery program.
 - 2) **Phase One:** The data recovery program shall comply with research design and performance standards that are in the approved data recovery program in the report referenced above.
 - 3) **Phase One:** Upon completion a letter report shall be prepared, which evaluates the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics in order to assess the adequacy of the initial 2 to 3 percent sample. Based on this assessment, the letter report shall recommend the need for and scope of a second phase of field investigations, not to exceed a total site hand excavated sample of 15 percent of the site deposits.
 - 4) **Phase Two:** Implement Phase 2 fieldwork as necessary. For artifacts found during the phase one and phase two data recovery referenced

above, conduct an artifact analysis, which includes the following: lithics, ceramics, faunal, floral, assemblage, and radiocarbon dating as referenced in the report above.

- 5) **Phase Three:** Phase 3 will be conducted regardless of whether Phase 2 excavations are required. Phase 3 will consist of mechanical stripping followed by hand excavation to identify, map, and sample buried cultural features. If cultural features are identified, flotation, radiocarbon, and obsidian analysis shall be conducted, as appropriate.

- 6) **Human Remains:** If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

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

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. 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.

- (b) 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.

DOCUMENTATION: Upon completion of the phase one data recovery referenced above, the applicant shall submit the letter report to the [PDS, PPD] for review and approval. A copy of the letter report shall be provided to the San Luis Rey Band of Mission Indians and any culturally-affiliated tribe who requests a copy. Upon completion of the phase three data recovery, the applicant shall provide a Final Technical Report from the Principal Investigator to the [PDS, PPD]. The final report shall include a letter from the curation facility or culturally affiliated tribe identifying those archaeological materials have been received. A copy of the Final Technical Report shall be provided to the South Coast Information Center, the San Luis Rey Band of Mission Indians, and any culturally-affiliated tribe who requests a copy. **TIMING:** Prior to any earth-disturbing activities within 100 feet of CA-SDI-17506, the data recovery program shall be completed. **MONITORING:** The [PDS, PPD] shall review the phase one letter from the project archaeologist (PI) for compliance with this condition. Upon completion of the phase three data recovery, the [PDS, PPD] shall review the final data recovery program report for compliance with this condition.

8. **CULT#GR-3 (M-CR-2). ARCHAEOLOGICAL MONITORING
PRECONSTRUCTION MEETING**

INTENT: In order to comply with the County of San Diego Guidelines for Significance - Cultural Resources, an Archaeological Monitoring Program and Pre-Grading Survey shall be implemented for the development of each neighborhood and offsite improvements. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of

the archaeological monitoring program. The Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall conduct a re-survey of the project site (each neighborhood and offsite improvements as they are developed) including off-site improvements as described below and monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseno and Kumeyaay Native American monitors 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.

- a. The Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall resurvey areas of the project site (each neighborhood and offsite improvements as they are developed) including off-site improvements as determined by the Project Archaeologist in consultation with the Luiseno and Kumeyaay Native American monitors. The site boundaries of CA-SDI-17,506 shall be adequately defined to determine whether the site can be avoided and prevent the requirement for data recovery.

DOCUMENTATION: The applicant shall have the contracted Project Archeologist and Luiseno and Kumeyaay Native American monitors 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.

(GEOLOGICAL RESOURCES)

9. **GEO#GR-1 (M-GE-1, M-GE-2, M-GE-3). GEOTECHNICAL HAZARDS MITIGATION MEASURES**

INTENT: In order to ensure specific design and mitigation measures for geologic hazards are implemented into the grading plans. **DESCRIPTION OF REQUIREMENT:** All recommendations presented in Section 7 from *Update Geotechnical Investigation, Valiano (Eden Hills) - 48-Acre Fines, San Diego County, California* prepared by Geocon, Inc. dated May 13, 2014 and *Update Geotechnical Investigation, Valiano (Eden Hills), San Diego County, California*, prepared by Geocon, Inc. dated May 13, 2014 shall be incorporated into the grading plans and part of the grading notes to be observed during grading operations. **DOCUMENTATION:** The applicant shall prepare and submit the grading plans to [PDS, BO]. **TIMING:** Prior to the approval of any grading plans, the grading plans shall include required elements indicated in this condition. **MONITORING:** The [PDS, BD] shall review the Grading Plan to ensure all recommendations and notes are included per this condition. If there are any additional recommendations for slope stability, the [PDS, BD] shall ensure that

they are incorporated into the grading plans for the project.

(PALEONTOLOGICAL RESOURCES)

10. PALEO#GR-1 (MP-1). PALEONTOLOGICAL MONITORING PRECONSTRUCTION

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to ~~PDS2023-TM-5575, PDS2014-MUP-14-019,~~ PDS2024-TM-5575TER, PSD20240-STP-13-003W1, and PDS2013-STP-13-003,

- a Paleontological Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the Paleontological Monitoring Program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The Paleontological Monitoring Program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to the Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDC] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

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

(AIR QUALITY)

11. **AQ#GR-1. PROJECT DESIGN IMPLEMENTATION DURING CONSTRUCTION INTENT:** In order to mitigate impacts to Air Quality and comply with the California Environmental Quality Act, the following Project Design Features shall be implemented during construction:

Air Quality - Construction

- a. In accordance with the SDAPCD Rule 55- Fugitive Dust Control, no dust and/or dirt shall leave the property line. The following measures shall be implemented to ensure the requirements of this rule are met.

- 1) No visible dust emissions shall be discharged into the atmosphere

beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.

- 2) 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 the following erosion control measures: (a) track-out grates or gravel beds at each egress point; (b) wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks; (c) secured tarps or cargo covering, watering, or treating of transported material.
 - 3) Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall 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- carry-out, only particulate matter smaller than 10 microns in diameter (PM10)-efficient street sweepers certified to meet the most current South SCAQMD Rule 1186 requirements shall be used. The use of blowers for removal of track-carry-out shall be prohibited under any circumstances.
- b. Two applications of water during grading between dozer/scrapper passes shall be implemented.
 - c. Paving, chip sealing or chemical stabilization of internal roadways after completion of grading shall be implemented.
 - d. Dirt storage piles shall be stabilized by chemical binders, tarps, fencing or other erosion control.
 - e. The construction fleet shall use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or utilize CARB/USEPA Engine Certification Tier 4, or other equivalent methods approved by the GARB.
 - f. Building products shall have at least a 10-percent recycled content.
 - g. Low VOC coatings shall be used during construction and maintenance in accordance with SDAPCD Rule 67 requirements.
 - h. A 15-mile per hour (mph) speed limit shall be enforced on unpaved surfaces.
 - i. On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of

construction-related dirt in dry weather.

- j. Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
- k. Grading shall be terminated if winds exceed 25 mph.
- l. Any blasting areas shall be wetted down prior to initiating the blast.

DOCUMENTATION: The applicant shall implement the Air Quality Project Design Features pursuant to this condition. **TIMING:** The following actions shall occur throughout project construction for each neighborhood and offsite improvements. **MONITORING:** The [DPW, PDCI] shall make sure that the Air Quality Project Design Features are implemented during project construction. The [DPW, PDCI] shall contact the [PDS, PPD] if the applicant or their representative fails to comply with this condition.

(BIOLOGICAL RESOURCES)

12. **BIO#GR-6. BIOLOGICAL MONITORING - DURING CONSTRUCTION**

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The monitor(s) shall be on site during all grading and clearing activities that are in or adjacent to any Biological Open Space areas or sensitive habitats. If there are disturbances, the monitor must report the occurrence(s) immediately to the [PDS PPD]. The biologist shall perform the following duties:

- a. Prepare a California gnatcatcher-monitoring program to the satisfaction of PDS Permit Compliance Section and the Wildlife Agencies;
- b. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector;
- c. Perform periodic monitoring of the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
- d. Conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented

during project construction;

- e. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, is selectively placed and shielded, and is directed away from preserved habitat;
- f. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
- g. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and PDS Project Planning Division within 24 hours;
- h. Produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and PDS (final report will release bond);
- i. Confer with the Wildlife Agencies and PDS Project Planning Division within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
- j. Attend construction meetings and other meetings as necessary.

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

13. **BIO#GR-7. FOCUSED BAT SURVEYS-STRUCTURE DEMOLITION AND REMOVAL OF TREES**

INTENT: In order to determine the absence and/or presence of bats within existing structures or hollow trees that are identified for removal, focused bat surveys shall be conducted. **DESCRIPTION OF REQUIREMENT:** Prior to the demolition of existing structures or removal of hollow trees, bat surveys shall be conducted to determine the absence and/or presence of bat colonies and/or bat nursery sites. Surveys shall be conducted seven (7) days prior to structure demolition or tree removal and one survey shall be conducted immediately prior to initiation of work. If any bat colonies and/or bat nursery sites are found within any structure(s) or trees, demolition of the structure or removal of the tree(s) shall be postponed until the nursery/breeding activity ends. If bat roosting sites are found, demolition of the structure(s) or removal

of the tree(s) shall be postponed until the bats are excluded from the structure(s). **DOCUMENTATION:** The applicant shall provide a copy of the survey results to the [PDS, PPD] for approval. **TIMING:** Prior to demolition of existing structure(s) or removal of hollow tree(s). **MONITORING:** The [PDS, PPD] shall review the survey results provided by the applicant.

14. **BIO#GR-8. PROJECT DESIGN IMPLEMENTATION DURING CONSTRUCTION INTENT:** In order to mitigate impacts to Biological Resources and comply with the California Environmental Quality Act, the following Project Design Features shall be implemented during construction:

- a. Native topsoil (top three to five inches) shall be salvaged and stockpiled within a disturbed on-site location. Stockpiles shall not be greater than six feet high and shall not be mixed with other excavated materials. Following completion of construction activities, stockpiled native topsoil shall be re-spread, as applicable.
- b. The construction site shall maintain adequate storm water BMPs (erosion) and air quality control (dust).
- c. The Project shall comply with wet weather grading restrictions (October 1 to April 30) to avoid habitat damage in applicable locations.
- d. The Project shall not accelerate or increase storm water or non-storm water flows to sensitive downstream areas.

DOCUMENTATION: The applicant shall implement the Air Quality Project Design Features pursuant to this condition. **TIMING:** The following actions shall occur throughout project construction for each neighborhood and offsite improvements. **MONITORING:** The [DPW, PDCI] shall make sure that the Air Quality Project Design Features are implemented during project construction. The [DPW, PDCI] shall contact the [PDS, PPD] if the applicant or their representative fails to comply with this condition.

(CULTURAL RESOURCES)

15. **CULT#GR-4 (M-CR-2). ARCHAEOLOGICAL MONITORING - DURING CONSTRUCTION**

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

comply with the following requirements during earth-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno and Kumeyaay Native American monitors. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno and Kumeyaay Native American monitors.
- b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Luiseno and Kumeyaay Native American monitors 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. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno and Kumeyaay Native American monitors, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno and Kumeyaay Native American monitors may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luiseno and Kumeyaay Native American monitors. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. If any tribal cultural resources are identified during earth-disturbing activities, the Project Archaeologist shall consult with culturally-affiliated tribes to determine appropriate mitigation. The preferred mitigation is preservation (avoidance).
- d. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has

made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- e. The Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall evaluate fill soils to determine that they are clean of cultural resources.
- f. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

(NOISE)

16. **NOISE#GR-1. TEMPORARY CONSTRUCTION NOISE CONTROL MEASURES INTENT:** In order to minimize temporary construction noise for grading operations associated with the project and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:
 - a. Turn off equipment when not in use.
 - b. Equipment used in construction should be maintained in proper operating condition and all loads should be properly secured to prevent

rattling and banging.

- c. Use equipment with effective mufflers.
- d. Minimize the use of any 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, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDC] shall contact the [PDS, PPD] if the applicant fails to comply with this condition.

17. **NOISE#GR-2 (M-N-7). CONSTRUCTION NOISE IMPACT MEASURES**

INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410, the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction equipment operations, specifically ripping, drilling and/or excavation.

DESCRIPTION OF REQUIREMENT: The operations shall be limited to the following if ripping, drilling, or excavation is required within 180 feet of a residentially occupied off-site or on- site boundary line:

- a. A 12-foot-high barrier shall be erected along the length of the property line and/or work area, or length to the best extent possible to reduce noise. This barrier shall be of sufficient length to block the line of sight between the occupied property and any ripping operations within 180 feet of the property.
- b. The barriers shall extend at least 10 feet beyond the horizontal line of sight in each direction. Figure 5 of the acoustical study (contained in Appendix G of this EIR) illustrates the 12-foot barrier noise mitigation noise contours. The final barrier must break the line of sight between the top of the equipment exhaust pipe and the residential receiver at all visible locations and when taking into consideration all topography in relevant areas.
- c. If new information is provided to prove and certify that the construction equipment and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements.

Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dB and below at the occupied property line.

DOCUMENTATION: The applicant shall maintain the limited construction operations and incorporate the construction noise measures as indicated above until all grading activities have been completed. The applicant is responsible for implementing any further noise reducing measures to remain in compliance with this condition and comply with the requirements of the County Noise Ordinance, Section 36.409 & 36.410. **TIMING:** The aforementioned actions (Items a. thru c.) shall occur throughout the duration of the grading operations when construction operations are within 180 feet of any occupied boundary. **Monitoring:** The [DPW, PDCI; PDS, CODES] is responsible for enforcement of this condition.

18. **NOISE#GR-3 (M-N-8). CONSTRUCTION NOISE SETBACK MEASURES**

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 (Including but not limited to rock crushers). **DESCRIPTION OF REQUIREMENT:** The temporary breaker shall be limited to the following - if a breaker is required on- site during construction, then it shall not be used within 300 feet of property boundaries of occupied residences. If new information is provided to prove and certify that project breaker equipment (including but not limited to rock crushers) and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dB and below at the occupied property line. **DOCUMENTATION:** The applicant shall maintain the setbacks for the breaker equipment operations. 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 breaker equipment setbacks shall be maintained throughout the duration of the grading operations and/or breaker activities. **MONITORING:** The [DPW, PDCI; PDS, CODES] is responsible for enforcement of this condition.

19. **NOISE#GR-4 (M-N-9). BLASTING PLAN AND CONSTRUCTION NOISE**

ORDINANCE COMPLIANCE

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 prepare and implement a blast plan to reduce impacts associated with air blast over-pressure generated by project-related construction activities and incorporate any required noise reducing measures to comply with County Noise Ordinance regulations.
- b. No blasting shall occur at a distance of less than 600 feet from any off-site structure without specific analysis by the blasting contractor showing less than significant vibration impacts to the structure.
- c. All blast planning shall be conducted 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, and major or minor blasting requirements planning, with seismograph reports as necessary.
- d. 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/or any other methods. The measures specified within the blasting plan shall be implemented to comply with County Noise Ordinance requirements.
- e. If new information is provided to demonstrate and certify that the operations associated with blasting being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the blasting activities comply with County noise standards at any occupied property line.
- f. All residences within or partially within 600 feet of the blasting location shall be provided a 48-hour notification prior to a blasting activity.

- g. Any livestock showing distress from blasting activity at any distance should be removed to a remote location for the duration of blasting operations. Initial planning shall consider livestock within 300 feet of a minor blast or 600 feet of a major blast to be removed to these minimum distances for the appropriate blast size prior to the commencement of blasting.
- h. All equestrian trails within 600 feet of blasting operations shall have notification posted for the duration of the blasting. Warning tape as deemed necessary, and signage with specific blast information shall be placed at the trailhead and at the noise sensitive location.

If new information is provided to prove and certify that project blasting and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dB and below at 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 [DPW, PDCI; PDS, CODES] is responsible for enforcement of this condition.

(PALEONTOLOGICAL RESOURCES)

20. PALEO#GR-2 (M-P-1). PALEONTOLOGICAL MONITORING – DURING CONSTRUCTION

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2013-TM-5575, PDS2014-MUP-14-019, and PDS2013-STP-13-003, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as

determined necessary by the Qualified Paleontologist. The Paleontological Monitoring Program shall comply with the following requirements during grading:

- a. If paleontological resources are encountered during grading and/or excavation, the following shall be completed:
 - i. The Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading and/or excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.
 - ii. The Paleontological Monitor shall immediately contact the Project Paleontologist.
 - iii. The Project Paleontologist shall contact PDS immediately.
 - iv. The Project Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading and/or excavation may resume.
- b. If the paleontological resource is significant or potentially significant, the Project Paleontologist or Paleontological Resources Monitor, under the supervision of the Project Paleontologist, shall complete the following tasks in the field:
 - i. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits.
 - ii. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting.
 - iii. Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

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

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

21. **BIO#GR-9. BIOLOGICAL MONITORING REPORT**

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2013-TM-5575, PDS2013-STP-13-003, PDS2014-MUP-14-019, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating their supervision of the grading activities and substantiating that grading did not impact additional areas of sensitive resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources. It shall also include but not be limited to the following items:

- a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
- b. Monitoring showing the date and time that the monitor was on site.
- c. Photos of the site after the grading and clearing activities.

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

22. **CULT#GR-5 (M-CR-2). ARCHAEOLOGICAL MONITORING – ROUGH GRADING**

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

- a. 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 showing the date and time that the monitor was on site and any comments from the Luiseno and Kumeyaay Native American monitors must be included in the Negative Monitoring Report.

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

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

23. **PALEO#GR-3 (M-P-1). PALEONTOLOGICAL MONITORING - ROUGH GRADING**

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2013-TM-5575, PDS2014-MUP-14-019, and PDS2013-STP-13-003, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare one of the following letters for each neighborhood and/or offsite improvements upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the Project Paleontologist to the [PDS, PPD] stating that the monitoring has been completed and that no fossils were discovered. The letter report shall include the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.
- b. If Paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail

the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to the [PDS, PPD] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection for each neighborhood and/or offsite improvement areas (Grading Ordinance SEC 87.421.a.2), the letter report for that neighborhood and/or offsite improvement area shall be completed. **MONITORING:** The [PDS, PPD] shall review the final negative letter 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).*

24. **BIO#GR-10. OPEN SPACE SIGNAGE & FENCING**

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) for ~~PDS2013-TM-5575, PDS2013-STP-13-003, and PDS2014-MUP-14-019,~~ PDS2024-TM-5575TER and PDS2024-STP-13-003W1. the permanent fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences and open space signs shall be installed along the open space boundary as shown on these plans.

- a. Evidence shall be in the form of 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:

(~~PDS2013-TM-5575, PDS2013-STP-13-003, PDS2014-MUP-14-019~~)
(PDS2024-TM-5575TER and PDS2024-STP-13-003W1)

DOCUMENTATION: The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [PDS, PPD]. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of ~~PDS2013-STP-13-003 or PDS2014-MUP-14-019,~~ PDS2024-

TM-5575TER and PDS2024-STP-13-003W1) and prior to Final Grading Release

(Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed. **MONITORING:** The *[PDS, PPD]* shall review the photos and statement for compliance with this condition.

25. **BIO#GR-11. EASEMENT AVOIDANCE**

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

DESCRIPTION OF REQUIREMENT: The easements indicated on this plan are for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within 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 is:

- 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. 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. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
- c. Activities for the installation and maintenance of revegetation (Coast Live Oak Woodland) within Neighborhood 3 Biological Open Space pursuant to the approved Revegetation Plan. Such activities shall be approved in advance by the Director of Planning & Development Services and shall not be inconsistent with the original intent of this easement.
- d. Uses, activities, and placement of structures expressly permitted by the Director of Planning & Development Services, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.

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

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

26. **CULT#GR-6 (M-CR-2). ARCHAEOLOGICAL MONITORING FINAL GRADING**

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented for the development of each neighborhood and offsite improvements. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report for each neighborhood and offsite improvements as they are developed 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.
- c. Evidence that all cultural materials have been curated and/or repatriated as follows:
 - i. Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of

appropriate tribal affinity. 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.

- ii. Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring LDGS must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report for each neighborhood and/or offsite improvements and submit it to [PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for each neighborhood and/or offsite improvements, the final report for that neighborhood and/or offsite improvement area shall be prepared. **MONITORING:** [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of all reports for all development areas, [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.

27. **PALEO#GR-4 (M-P-1). PALEONTOLOGICAL MONITORING FINAL GRADING**

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2013-TM-5575, PDS2014-MUP-14-019, and PDS2013-STP-13-003, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare a final report for each neighborhood and/or offsite improvements that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

- a. If paleontological resources were discovered, the following tasks shall

be completed by or under the supervision of the Project Paleontologist:

- i. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens.
- ii. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database.
- iii. Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources and identify which accredited institution has agreed to accept the curated fossils.

Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation and submit an electronic copy of the complete report in Microsoft Word and PDF on a USB drive. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.

- iv. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the Director of the Paleontology Department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.
- b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of PDS by the Project Paleontologist.

DOCUMENTATION: The applicant shall submit the letter report for each neighborhood and/or offsite improvements to the [PDS, PPD] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of ~~PDS2014-MUP-14-019, and PDS2013-STP-13-003,~~ PDS2024-TM-5575TER and PDS2024-STP-13-0223W1 and prior to Final Grading Release for each neighborhood and/or offsite improvement area (Grading Ordinance Sec. 87.421.a.3), the final report for that neighborhood

and/or offsite improvement area shall be completed. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

1. With the adoption of a General Plan Amendment, Specific Plan, and Zone Reclassification, the Vesting Tentative Map will be consistent with all elements of the San Diego County General Plan because a residential use type is proposed use which would comply with the General Plan and with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code.
2. With the adoption of the Zone Reclassification, the Vesting Tentative Map will be consistent with the Zoning Ordinance because a semi-rural residential use type is proposed which meets the minimum net lot size for the S88 land use designation.
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 with the approval of the General Plan Amendment and Specific Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code.
4. The site is physically suitable for the residential use type of development because the residential lots have been clustered into five neighborhoods connected by a multi-use trail network and would reduce the amount of grading that would be required. An agricultural area (~~35.4~~ 39.6-acres) will be designated as agricultural open space, ~~65.2~~ 55.7 acres will be designated as common area open space, and 20.1 ~~27.4~~ acres will be designated as landscaped easements. Additionally, 31.2 acres will be designated as biological open space, thereby preserving the most environmentally sensitive biological resources onsite.
5. The site is physically suitable for the proposed density of development because imported water will be provided by Rincon del Diablo Municipal Water District and sewer treatment and disposal will be provided by the City of Escondido Sewer Flow Agreement, dated August 22, 2019 ~~onsite wastewater treatment plant;~~
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 type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and the division and development of the property in the manner set forth on the approved Vesting Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;
- ~~8. The discharge of sewage waste from the subdivision into the on-site wastewater treatment and water reclamation facility 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;~~
8. 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
9. 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 Board of Supervisors.

WAIVER(S) AND MODIFICATION(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:

1. Modification to the San Diego County Code of Regulatory Ordinances (Subdivision Ordinances) to reduce the off-site private road easement width from 40 feet to 20 feet for the first 185 feet east of the project site boundary and 28 feet for the remaining 478 feet of the private road, Hill Valley Drive. (See exception approval letter dated October 28, 2014).

County Public and Private Road Standards:

1. Modification to the San Diego Private Road Standards to reduce the off-site private road improvement requirements from 24 feet improved and 28 feet graded width to 20 feet improved and 20 feet graded width for the first 185 feet of the private road easement, Hill Valley Drive. (See exception approval letter dated October 28, 2014).

2. To the San Diego Public Road Standards to reduce design standards on Country Club Drive from a Residential Collector standard to existing condition with a minimum 25 mph design speed. (See exception approval letter dated February 17, 2015).

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP):

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring and 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 and Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring and Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project. **Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

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

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the

environment are listed below and constitute the MMRP for this project:

AGR#1, AQ#1, BIO#1, BIO#2, BIO#3, BIO#4, BIO#5, BIO#6, BIO#7, BIO#8, BIO#9, BIO#10, BIO#11, BIO#GR-3, BIO#GR-4, BIO#GR-7, CULT#1, CULT#2, CULT#3, CULT#GR-2, CULT#GR-3, CULT#GR-4, CULT#GR-5, CULT#GR-6, GEO#GR-1, HAZ#1, HAZ#2, HAZ#4, HAZ#5, HAZ#6, LNDSCP#1, NOISE#1, NOISE#GR-2, NOISE#GR-3, NOISE#GR-4, PALEO#1, PALEO#GR-1, PALEO#GR-2, PALEO#GR-3, PALEO#GR-4, ROADS#2, TIF#1

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.

1. The Final map shall show an accurate and detailed vicinity map.
2. The Basis of Bearings for the Final Map shall comply with Section 81.507 of the Subdivision Ordinance.
3. Prior to the approval of the Final Map by the Board of Supervisors, the subdivider shall provide Planning & Development Services with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
4. The following notes shall appear on the Final Map:
 - a. All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.
 - b. 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.
 - c. 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.
 - d. Certification by the Department of Environmental Health and Quality with respect to sewage disposal shall be shown on the Final Map.
 - e. ~~A portion of this map is a condominium project as defined in Section 1350 of the State of California Civil Code, the maximum number of dwelling units is 53. The amount of units shall be indicated on the final map.~~

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

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.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct, follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED PROTECTION PROGRAM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below: <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

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

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

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

Section 87.201 of Grading Ordinance.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County Road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201-77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, *LO Counter*] and provide a copy of the receipt to the [PDS, BO] at time of permit issuance.

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

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

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011- 4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

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

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Wildlife Fees have been paid in the amount of \$3,168.00 for the review of the EIR, Receipt number 37-03072018, dated March 7, 2018.

NOTICE: The 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on December 6, 2024. ~~July 25, 2018~~

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the submittal for conditions satisfaction and is based on the number of PDS conditions that need to be satisfied. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

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

**ATTACHMENT C –
SITE PLAN DECISION**

FORM OF DECISION
SITE PLAN ~~PDS2013-STP-13-003~~ PDS2024-STP-13-003W1

December 6, 2024

PROJECT NAME: VALIANO SITE PLAN
SITE PLAN No.: PDS2024-STP-13-003W1
E.R. NUMBER: PDS2013-ER-13-08-002B
PROJECT ADDRESS: MT. WHITNEY ROAD AT COUNTRY CLUB DRIVE,
UNINCORPORATED SAN DIEGO COUNTY
APN(s): 228-313-13; 232-013-01, 02, 03; 232-020-55; 232-492-01,
232-500-18, 19, 20, 21, 22, 23, 24

FORM OF DECISION

Pursuant to Section 81.1206 of the San Diego County Subdivision Ordinance, the Revised Vesting Site Plan (PDS2013-STP-13-003W1) for the Valiano Specific Plan is hereby adopted. This Revised Vesting Site Plan illustrates those updated plans and designs, which are vested for this development. This permit authorizes the vesting of the following: lot design and size, location of building envelopes and pads, landscape plans, parks and recreational facilities, and any other development details shown on the Revised Vesting Site Plan.

Approval of this site plan also approves the Preliminary Grading Plan and Revised Vesting Tentative Map (PDS2024-TM-5575TER) dated August 30, 2024. In accordance with the Section 87.207 of the County Grading Ordinance, Previously approved Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), still apply to the revised plans and shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any substantial deviation therefrom the Preliminary Grading Plan and Revised Vesting Tentative Map may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

SITE PLAN EXPIRATION:

This Revised Vesting Site Plan shall expire concurrently with Revised Vesting Tentative Map, PDS2024-TM-5575TER or two years following the recordation of the Final Map except where construction and/or use of the property in reliance on this permit has commenced. Recordation of a Final Map pursuant to Revised Vesting Tentative Map, PDS2024-TM-5575TER and completion of (or entry into agreements to construct where permitted) all required improvements shall be deemed to establish such construction and/or use in reliance; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7168.

.....

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 Revised Vesting Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

NOTE: THIS DIRECTORS DECISION EXTENDS THE DATE UPON WHICH THE VESTING TENTATIVE MAP WILL EXPIRE AND MAKES CERTAIN OTHER CHANGES AS LISTED BELOW. ALL OTHER RESOLUTION LANGUAGE, MITIGATION MEASURES, AND CONDITIONS OF APPROVAL REMAIN AS ORIGINALLY ADOPTED.
[Strikeout indicates deletion, underline indicates addition.]

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

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 and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

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 and prior to use in reliance of this 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. BIO#1 (M-BI-1a, M-BI-3h, M-BI-8). OFF-SITE MITIGATION – NON-NATIVE GRASSLANDS

INTENT: In order to mitigate for the impacts to Non-Native Grasslands, which is a sensitive biological resource pursuant to County Guidelines and CEQA, off-site mitigation for impacts to 49.9 acres shall be acquired at an approved mitigation bank, or other location deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife Service. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 49.1 acres of Non-Native Grasslands (1:1 ratio) as indicated below. Note – 0.8 acres shall be mitigated through oak woodland mitigation because 0.8 acres of non-native grasslands occur within the oak root zone within the Project site and are considered impacts to oak woodland.

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

specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR or other approved agency, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to issuance of any permit for the first neighborhood, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses Option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

4. **BIO#2 (M-BI-1b, M-BI-3h, M-BI-8). OFF-SITE MITIGATION – EXTENSIVE AGRICULTURE**

INTENT: In order to mitigate for the impacts to Extensive Agriculture, which is a sensitive biological resource pursuant to County Guidelines and CEQA, off-site mitigation for impacts to 20.3 acres shall be acquired shall be acquired at an approved mitigation bank or other location deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife Service. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 10.2 acres of Extensive Agriculture (0.5:1 ratio) as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be deemed acceptable to the County, the California Department of Fish & Wildlife, and the U.S. Fish & Wildlife Service. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 - 1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - 2) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 - 3) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 - 4) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

or

- b. **Option 2:** Provide for the conservation of habitat of the same amount and type of land located in San Diego County as indicated below. If this option is selected, the conservation of habitat shall be located within the North County MSCP PAMA.
- 1) The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PPD] before purchase or entering into any agreement for purchase.
 - 2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
 - 3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
 - 4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
 - 5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the issuance of any permit for the first neighborhood, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses Option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

5. **BIO#3 (M-BI-3a, M-BI-5). OFF-SITE MITIGATION – SOUTHERN WILLOW SCRUB**

INTENT: In order to mitigate for the impacts to Southern Willow Scrub, which is a sensitive biological resource pursuant to County Guidelines and CEQA, off-site mitigation for impacts to 0.04 acres shall be acquired at the San Luis Rey Mitigation Bank, or other location deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife Service. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 0.12 acres of Southern Willow Scrub (3:1 ratio) as indicated below.

a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

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

or

b. **Option 2:** Provide for the conservation of habitat of the same amount and type of land located in San Diego County as indicated below:

- 1) The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PPD] before purchase or entering into any agreement for purchase.
- 2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
- 3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.

- 4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
- 5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to issuance of any permit for the first neighborhood, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses Option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

6. **BIO#4 (M-BI-3b, M-BI-6). OFF-SITE MITIGATION – MULE FAT SCRUB**

INTENT: In order to mitigate for the impacts to Mule Fat Scrub, which is a sensitive biological resource pursuant to County Guidelines and CEQA, off-site mitigation for impacts to 0.01 acres shall be acquired at the San Luis Rey Mitigation Bank, or other location deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife Service. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 0.03 acres of Mule Fat Scrub (3:1 ratio) as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 - 1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - 2) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.

- 3) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
- 4) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

or

b. **Option 2:** Provide for the conservation of habitat of the same amount and type of land located in San Diego County as indicated below:

- 1) The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PPD] before purchase or entering into any agreement for purchase.
- 2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
- 3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
- 4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
- 5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to issuance of any permit for the first neighborhood, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with

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

7. **BIO#5 (M-BI-3c, M-BI-5). OFF-SITE MITIGATION – HERBACEOUS WETLAND**

INTENT: In order to mitigate for the impacts to Herbaceous Wetland, which is a sensitive biological resource pursuant to County Guidelines and CEQA, off-site mitigation for impacts to 0.02 acres shall be acquired at the San Luis Rey Mitigation Bank, or other location deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife Service. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 0.06 acres of Herbaceous Wetland (3:1 ratio) as indicated below.

a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

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

or

b. **Option 2:** Provide for the conservation of habitat of the same amount and type of land located in San Diego County as indicated below:

- 1) The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PPD] before purchase or entering into any agreement for purchase.
- 2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.

- 3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
- 4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
- 5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to issuance of any permit for the first neighborhood, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses Option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

8. BIO#6 (M-BI-3d, M-BI-5). OFF-SITE MITIGATION – DISTURBED WETLAND

INTENT: In order to mitigate for the impacts to Disturbed Wetland, which is a sensitive biological resource pursuant to County Guidelines and CEQA, off-site mitigation for impacts to 0.08 acres shall be acquired at the San Luis Rey Mitigation Bank, or other location deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife Service. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 0.24 acres of Disturbed Wetland (3:1 ratio) as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 - 1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.

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

or

b. **Option 2:** Provide for the conservation of habitat of the same amount and type of land located in San Diego County as indicated below:

- 1) The type of habitat and the location of the proposed mitigation, should be pre-approved by *[PDS, PPD]* before purchase or entering into any agreement for purchase.
- 2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
- 3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
- 4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
- 5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the *[PDS, PPD]* for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the *[PDS PPD]* that *[DPR, GPM]* agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the *[PDS, PPD]*, for pre-approval. If an RMP is going to

be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to issuance of any permit for the first neighborhood, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses Option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

9. BIO#7 (M-BI-3e, M-BI-5). OFF-SITE MITIGATION – COAST LIVE OAK WOODLAND AND OAK WOODLAND BUFFER

INTENT: In order to mitigate for the impacts to Coast Live Oak Woodland and Oak Woodland Buffer, which are sensitive biological resources pursuant to County Guidelines and CEQA, 19.5 acres of off-site mitigation of Oak Woodland, Oak Riparian Woodland, or Oak Riparian Forest shall be acquired at the Brook Forest Conservation Bank, or other location deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife Service. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 19.5 acres of Oak Woodland, Oak Riparian Woodland, or Oak Riparian Forest (2:1 ratio for LBZ impacts [2.1 acres]; 3:1 ratio for remaining areas of impact [5.1 acres]) as indicated below.

a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

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

or

b. **Option 2:** Provide for the conservation of habitat of the same amount and type of land located within the North County MSCP PAMA as indicated below:

- 1) The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PPD] before purchase or entering into any agreement for purchase.
- 2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
- 3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
- 4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
- 5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to issuance of any permit for the first neighborhood, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses Option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

10. **BIO#8 (M-BI-3f). OFF-SITE MITIGATION – DIEGAN COASTAL SAGE SCRUB**

INTENT: In order to mitigate for the impacts to Diegan Coastal Sage Scrub, which is a sensitive biological resource pursuant to County Guidelines and CEQA, off-site mitigation for impacts to 1.8 acres shall be acquired at the Brook Forest Conservation Bank, or other location deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife Service. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the

conservation of habitat of 3.6 acres of Diegan Coastal Sage Scrub (2:1 ratio) as indicated below.

a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

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

or

b. **Option 2:** Provide for the conservation of habitat of the same amount and type of land located within the North County MSCP PAMA as indicated below:

- 1) The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PPD] before purchase or entering into any agreement for purchase.
- 2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
- 3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
- 4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
- 5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource

management to take fee title and manage the mitigation land Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to issuance of any permit for the first neighborhood, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses Option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

11. BIO#9 (M-BI-3g). OFF-SITE MITIGATION – GRANITIC SOUTHERN MIXED CHAPARRAL

INTENT: In order to mitigate for the impacts to Granitic Southern Mixed Chaparral, which is a sensitive biological resource pursuant to County Guidelines and CEQA, off-site mitigation for impacts to 3.0 acres shall be acquired at the Brook Forest Conservation Bank, or other location deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife Service. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 1.5 acres of Granitic Southern Mixed Chaparral (0.5:1) as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit, the mitigation bank shall be deemed acceptable to the County, the California Department of Fish & Wildlife and the U.S. Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
- 1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - 2) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 - 3) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.

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

or

- b. **Option 2:** Provide for the conservation of habitat of the same amount and type of land located within the North County MSCP PAMA as indicated below:
 - 1) The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PPD] before purchase or entering into any agreement for purchase.
 - 2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
 - 3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
 - 4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
 - 5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to issuance of any permit for the first neighborhood, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses Option #2, then the [PDS, ZONING] shall accept

an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

12. BIO#10 (M-BI-4, M-BI-5). OFF-SITE MITIGATION – NON-WETLAND WATERS OF THE US AND CALIFORNIA DEPARTMENT OF FISH & WILDLIFE JURISDICTIONAL STREAMBED

INTENT: In order to mitigate for the impacts to Non Wetland Waters (0.19 acres) of the US (WUS) and California Department of Fish & Wildlife (CDFW) Jurisdictional Streambed (0.26 acres) which overlap and are considered sensitive biological resources pursuant to County Guidelines and CEQA, off-site mitigation for impacts to 0.26 acres shall be acquired at the San Luis Rey Mitigation Bank, or other location deemed acceptable to the County, the CDFW and the U.S. Army Corps of Engineers (USACE). **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit of 0.26 acres of Non-Wetland WUS as indicated below.

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

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for pre-approval. **TIMING:** Prior to issuance of any permit for the first neighborhood, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed.

13. HAZ#1 (M-HZ-1a, M-HZ-1b). SOIL REMEDIATION

INTENT: In order to remediate for contaminated soils caused by a diesel above ground storage tank (AST) as identified in the Phase I Environmental Site Assessment (ESA) for APN 232-013-02, prepared by GEOCON Inc. (Study #1), dated July 2, 2013, remediation under the supervision of the Department of Environmental Health and Quality (DEHQ), [Site Assessment and Mitigation Program \(SAM\)](#) is required.

DESCRIPTION OF REQUIREMENT: A California Licensed Environmental Consultant shall prepare a Soil Management Plan (SMP), for the remediation of hazardous materials and contaminated soils as identified above. The plan shall be prepared and implemented pursuant to the [DEHQ SAM Manual](#) under direction from the [DEHQ SAM](#) and shall include the following:

- a. Enrollment in the [DEHQ](#), Voluntary Assistance Program (VAP) is required. If contamination is found to be from an underground storage tank (UST) then enrollment in the DEH, Local Oversight Program (LOP) is required in lieu of enrollment in the VAP. All soil remediation shall be completed under supervision of the VAP or LOP as required.
- b. All underground storage tanks (UST) shall be removed under permit from [DEH, HMD]. If contamination is discovered from the UST, then compliance enrollment in the [DEHQ](#), LOP is required.
- c. All required grading work shall comply with the [County of San Diego Grading Ordinance 87.101 et. al.](#) If a grading permit is required for the remediation work, it shall be issued for the remediation work only.
- d. The presence, locations and quantities of existing septic system(s) shall be evaluated. If present, the septic tanks shall be removed under permit and approval from the [DEHQ, LWQ].
- e. If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [\[DEHQ, SAM\]](#) is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant to prepare the SMP and implement any required work plan for soil remediation. The applicant shall also enroll in the VAP or LOP and pay all applicable fees for review and completion of this requirement. Upon completion of the VAP or LOP, a "Closure Letter" from [\[DEHQ, SAM\]](#) shall be submitted to the [\[PDS, PPD\]](#) for approval.

TIMING: Prior to the issuance of any permit and prior to the Final Map for any neighborhood that requires soil remediation except for any grading permit required for the completion of remediation work only, the applicant shall comply with this condition.

MONITORING: The [\[DEHQ, SAM\]](#) shall oversee the progress of the remediation project. Upon Completion of the remediation project the [\[DEHQ, SAM\]](#) shall issue a "Closure Letter" to the applicant and a copy to the [\[PDS, PPD\]](#). The [\[PDS, PPD\]](#) shall review the closure letter for compliance with this condition.

14. HAZ#2. STRUCTURE REMOVAL

INTENT: In order to comply with the proposed project design for the structure(s) identified on the approved plan set that are to be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The structure(s) as shown on the approved plan set shall be removed or demolished. A Demolition Permit shall be obtained from [\[PDS, BD\]](#). Compliance with

conditions HAZ #5 and HAZ #6 to determine the presence or absence of Lead Containing Materials and Asbestos Containing Materials shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PPD] a signed stamped statement from a registered professional such as an Engineer, Surveyor, or Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure. **TIMING:** Prior to the issuance of any permit (excluding demolition permit), and prior to approval of the Final Map for any neighborhood where structure removal is required, 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.

15. HAZ#3 (M-HZ-2). LEAD SURVEY

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

- a. All LBP and LCM shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).
- b. All LBP and LCM scheduled for demolition or disturbed during remodeling must comply with applicable regulations for demolition methods and dust suppression.

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

16. HAZ#4 (M-HZ-2). ASBESTOS SURVEY

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the [County of San](#)

[Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) identified on the approved plan set for demolition or removal shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure(s) identified for demolition or remodel on the approved plan set. Suspect materials that will be disturbed by the demolition or removal activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.

- a. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

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

17. **LNDSCP#1 (M-AE-1, M-AE-2). LANDSCAPE DOCUMENTATION PACKAGE**

INTENT: In order to provide adequate Landscaping that complies with the [County of San Diego's Water Efficient Landscape Design Manual](#), the County's Water Conservation in Landscaping Ordinance, County Light Pollution Code, the [Revised](#) Valiano Fire Protection Plan, and implements the landscape design standards in Section 2.0 and the Streetscape's Section 3.2.2 of the Valiano Specific Plan, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package for all applicable phases of development shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and shall include the following information:

- a. Preparation of a Water Exhibit in accordance with the County's Landscape Design Guidelines to demonstrate compliance with CAP requirements to achieve a 40% reduction in current Maximum Applied Water Allowance for outdoor use. The water exhibit shall identify baseline water use, the maximum allowable water usage on a lot-by-lot basis, as well as for common and open space areas, and the reduced water use in compliance with CAP measures.
- b. Preparation of a Water Exhibit in accordance with the County's Landscape Design Guidelines to demonstrate compliance with the CAP requirement to plant, at a minimum, two trees per residential unit proposed. The water exhibit shall identify the number and type of trees provided on each private lot.

- c. The plan shall indicate the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a tree permit and an encroachment permit through the Land Development Counter approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of these permits and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS. Green Street Tree Wells shall require an Encroachment Maintenance Removal Agreement from DPW. Proof of this Agreement shall be provided prior to final approval of the Landscape Documentation Package.
- d. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover shall be included in the plans. 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. Strategic locations of deciduous trees and other vegetation shall be utilized to maximize shade and reduce the heat island effect.
- e. All manufactured slopes within steep slopes shall be vegetated beyond the minimal erosion control vegetation (one one-gallon shrub per 100 s.f.) to provide one one-gallon shrub per each 75 s.f. in areas of exposed soil (i.e., non-rocky areas) and exposed newly cut rocks shall be stained to soften and screen the appearance of the manufactured slopes.
- f. Retaining/Fire walls that will not be screened by landscaping shall be textured and stained to reduce visibility.
- g. 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 shall be identified on the plans. The plans shall include the use of weather-based irrigation controllers, multi-programmable clocks, and high efficiency drip irrigation.
- h. 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.
- i. The plans shall include spot elevations of the hardscape, building and proposed fine grading of the installed landscape. Impervious surfaces shall be minimized, and pervious pavers utilized where practical.
- j. 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](#).

- k. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- l. Parking areas shall be landscaped and designed pursuant to the off-Street Parking Design Manual and the County Zoning Ordinance Section 6793.b. All trees associated with the site's parking lots shall be a minimum 24" box container.
- m. The following item shall be addressed as part of the Landscape Plan - in consultation with a California Certified Arborist and/or Biologist, a Tree Preservation Plan shall be prepared for each phase of development identifying the locations and protection techniques necessary for specific trees or groups of trees, and other vegetation that are to remain and be preserved during all stages of development. The Plan shall include a discussion about transplanting existing small oak trees.
- n. All tree canopies shall be spaced so that the crowns of all mature trees on level ground maintain a 20-foot separation and trees on slopes maintain a 30-foot horizontal separation in the fuel modification zones.
- o. Parkway planting shall be established per Sections 2.0 and 3.2.2 of the Valiano Specific Plan, Section 4.0 of the Revised Valiano Fire Protection Plan and Section 2.2.8 of the Visual Impact Analysis for Valiano.
- p. All applicable Project Design Features listed in Section 7.0 of the EIR (Mitigation Measures and Project Design Features) related to landscape, irrigation, fire defensible space, preservation, erosion control, rock staining, outdoor accessory structures, low impact development BMP's, and maintenance identified in Section's 7.1.1, 7.2.1, 7.2.2, 7.2.3, 7.2.6, 7.2.10, 7.2.12, 7.2.13, and 7.2.14 shall be provided on all applicable Landscape Documentation Packages for each phase of development.
- q. All irrigation plans for HOA maintained slopes and common areas shall be designed for the future use of reclaimed water from the wastewater treatment and water reclamation facility (should it be implemented as part of the project) and shall be reviewed and approved for this source of irrigation water from the Department of Environmental Health prior to approval by PDS. See Figure 6-2 of the Valiano Specific Plan.
- r. The location of all Community Identity Elements shall be shown on the landscape plans with appropriate construction details and specifications. The developer/contractor is responsible for obtaining building permits for all improvements requiring permits under San Diego County Code.
- s. All utility easements, including the SDG&E easement shall be shown on the landscape plans with all applicable setback requirements relating to planting and irrigation provided.
- t. Prior to final approval of the particular phase that contains the SDG&E easement, the applicant shall provide evidence that SDG&E's Land Development Department has approved all proposed plant material, irrigation, and any particular notes/requirements.

- u. Additionally, the following items shall be addressed as part of the Landscape Plan: Trees used for Green Street Tree Wells shall be a minimum 24” box container size and shall be a species that can attain a 15’ diameter canopy at maturity.
- v. Sight Line Distances and applicable maintenance notes shall be provided as required by Section 86.709 c.9 of the Water Conservation in the Landscaping Ordinance.
- w. Eucalyptus species, California Peppers, and other highly flammable vegetation shall not be allowed on site. All vegetation shall be compliant with the project’s Fire Protection Plan.
- x. Gazania and Fragaria groundcovers shall not be located in areas adjacent to drain inlets or vegetated swales where irrigation runoff or stormwater can transport cuttings or seeds in to the bioretention basins, and eventually offsite.
- y. Screening shrubs around all trash enclosures shall be a minimum container size of 5 gallon.
- z. Moisture sensors shall be used in the bottoms of all bioretention basins to effectively shut off individual irrigation statins when basins become flooded and remain wet in order to further conserve water. The lower portions of slopes that may become inundated with stormwater runoff may also require individual sensors to control irrigation times.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), submit them to the [PDS, PPD], and pay all applicable review fees. **TIMING:** Prior to issuance of any permit for each neighborhood and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

18. ~~PLN#1. SEWER AND FIRE ANNEXATION~~

~~**INTENT:** In order to promote orderly development, the Project shall be annexed into the appropriate sewer district and the San Marcos Fire District for fire and sewer services.~~
~~**DESCRIPTION OF REQUIREMENT:** Apply for and receive annexation approval from the Local Agency Formation Commission (LAFCO).~~ **DOCUMENTATION:** The applicant shall provide the annexation approval documents to Planning and Development Services.
~~**TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit, the applicant shall annex into the appropriate sewer district and the San Marcos Fire District.~~ **MONITORING:** Upon request of the applicant, [PDS, PPD] shall provide a recommendation to LAFCO for the annexation into appropriate sewer district and the San Marcos Fire District. The [PDS, PPD] shall review the annexation documents for compliance with this condition.

~~**19. UTILITIES#1 SEWER ANNEXATION**~~

~~**INTENT:** In order to promote orderly development by providing public sewer to the parcels, and to comply with the [County Subdivision Ordinance Sec. 81.707 and 81.708](#) the sewer annexation shall be completed.~~ ~~**DESCRIPTION OF REQUIREMENT:** All of~~

~~the land within this land division shall be annexed into a sewer district as directed by LAFCO. **DOCUMENTATION:** The applicant shall process the annexation and pay all required annexation fees. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit, the annexation shall be completed. **MONITORING:** The [PDS, LDR] shall review all documents provided to prove the annexation, to ensure compliance with this condition.~~

~~20. **UTILITIES#2 COMMITMENT TO SERVE SEWER**~~

~~**INTENT:** In order to promote orderly development by providing public sewer to the parcels, and to comply with the [County Subdivision Ordinance Sec. 81.707 and 81.708](#), a sewer commitment shall be obtained. **DESCRIPTION OF REQUIREMENT:** A commitment to serve each parcel must be obtained/purchased from the appropriate sewer district. In addition to the capacity commitment fees, the appropriate district fees shall be paid at the time of issuance of the waste water discharge permit. No sewer permit shall be issued until all conditions in this Final Decision have been satisfied, the Final Map, grading plan, and improvement plan have been approved by PDS, and all fees and deposits paid and improvement security posted. **DOCUMENTATION:** The applicant shall provide the commitment letter and pay all required fees, to the satisfaction of the sewer district serving the project site. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit, the sewer commitment letter shall be provided. **MONITORING:** The [PDS, LDR] shall review all documents provided to prove the sewer commitment has been completed, to ensure compliance with this condition.~~

19. **UTILITIES#3 - SEWER SERVICE CAPACITY AGREEMENT WITH THE CITY OF ESCONDIDO**

INTENT: In order to promote orderly development, the Project shall provide evidence that there is adequate sewer capacity for the project from the City of Escondido. **DESCRIPTION OF REQUIREMENT:** Obtain evidence from the Sewer Agency having Jurisdiction that there is adequate sewer capacity for the project. **DOCUMENTATION:** The applicant shall provide evidence to Planning and Development Services that there is adequate sewer capacity to meet Project needs. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit, the applicant shall provide evidence that sewer service is available to serve the project. **MONITORING:** The [PDS, PPD] shall review the submitted documentation for compliance with this condition.

IMPLEMENTING SITE PLAN: *(Prior to the approval of any Implementing Site Plan).*

20. **GHG#1. CARBON OFFSET TABULATION**

INTENT: In order to ensure operations related GHG emissions are offset to zero. **DESCRIPTION OF REQUIREMENT:** A tabulation that identifies the overall carbon offsets required to mitigate the entire Project's GHG emissions, the amount of carbon offsets purchased to date, and the remaining carbon offsets required to reduce the Project's emissions to net zero shall be provided on the Implementing Site Plan. **DOCUMENTATION:** The applicant shall provide the carbon offset tabulation on the Implementing Site Plan to the satisfaction of the Director of PDS. **TIMING:** Prior to approval of any Implementing Site Plan. **MONITORING:** The [PDS, PPD] shall make sure that the carbon offset tabulation is provided on any Implementing Site Plan.

DEMOLITION PERMIT: *(Prior to approval or issuance of any demolition permit).*

21. BIO#11. FOCUSED BAT SURVEYS – STRUCTURE DEMOLITION

INTENT: In order to determine the absence and/or presence of bats within existing structures that are identified for removal, focused bat surveys shall be conducted. **DESCRIPTION OF REQUIREMENT:** Prior to the approval or issuance of any demolition permit for existing structures, bat surveys shall be conducted within any existing structure to be demolished to determine the absence and/or presence of bat colonies and/or bat nursery sites. Surveys shall be conducted seven (7) days prior to structure demolition and one survey shall be conducted immediately prior to initiation of work. If any bat colonies and/or bat nursery sites are found within any structure(s), demolition of the structure shall be postponed until the nursery/breeding activity ends. If bat roosting sites are found, demolition of the structure(s) shall be postponed until the bats are excluded from the structure(s). **DOCUMENTATION:** The applicant shall provide a copy of the survey results to the [PDS, PPD] for approval. **TIMING:** Prior to approval or issuance of any demolition permit. **MONITORING:** The [PDS, PPD] shall review the survey results provided by the applicant.

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

22. CULT#1 (M-CR-1). DATA RECOVERY PROGRAM

INTENT: In order to mitigate for potential impacts to significant cultural resources pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), which are not determined to be significant pursuant to Section 86.602.o of the Resource Protection Ordinance (RPO), a data recovery program shall be implemented. **DESCRIPTION OF REQUIREMENT:** Implement the research design detailed in the archaeological extended study *Cultural Resources Inventory and Assessment: Valiano – San Diego County, California* prepared by Mary Robbins-Wade and Andrew Giletti. The implementation of the research design constitutes mitigation for the proposed destruction of site CA-SDI-17506. The data recovery program shall include the following and shall be completed prior to any earth-disturbing activities within 100 feet of the cultural site:

- a. Prior to the beginning of Phase 1, the site boundaries of CA-SDI-17506 shall be adequately defined to determine whether the site can be avoided and eliminate the requirement for data recovery. Both a Luiseno and Kumeyaay Native American monitor shall be involved in the reassessment. If determined that the site can be avoided, a letter report shall be submitted to PDS which will serve as condition satisfaction for Data Recovery.
- b. If CA-SDI-17506 cannot be avoided the following data recovery activities shall be implemented:
 - i. **All Phases:** Both a Luiseno and Kumeyaay Native American monitor shall be involved in all phases of the data recovery program.
 - ii. **Phase One:** The data recovery program shall comply with research design and performance standards that are in the approved data recovery program in the report referenced above.

- iii. **Phase One:** Upon completion a letter report shall be prepared, which evaluates the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics in order to assess the adequacy of the initial 2 to 3 percent sample. Based on this assessment, the letter report shall recommend the need for and scope of a second phase of field investigations, not to exceed a total site hand excavated sample of 15 percent of the site deposits.
- iv. **Phase Two:** Implement Phase 2 fieldwork as necessary. For artifacts found during the phase one and phase two data recovery referenced above, conduct an artifact analysis, which includes the following: lithics, ceramics, faunal, floral, assemblage, and radiocarbon dating as referenced in the report above.
- v. **Phase Three:** Phase 3 will be conducted regardless of whether Phase 2 excavations are required. Phase 3 will consist of mechanical stripping followed by hand excavation to identify, map, and sample buried cultural features. If cultural features are identified, flotation, radiocarbon, and obsidian analysis shall be conducted, as appropriate.
- vi. **Human Remains:** If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- vii. **Artifact Conveyance:** Evidence that all cultural materials have been curated and/or repatriated as follows:
 - 1. Evidence that all prehistoric materials collected during the data recovery program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a

letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

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

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

DOCUMENTATION: Upon completion of the phase one data recovery referenced above, the applicant shall submit the letter report to the [PDS, PPD] for review and approval. A copy of the letter report shall be provided to the San Luis Rey Band of Mission Indians and any culturally-affiliated tribe who requests a copy. Upon completion of the phase three data recovery, the applicant shall provide a Final Technical Report from the Principal Investigator to the [PDS, PPD]. The final report shall include a letter from the curation facility or culturally affiliated tribe identifying that archaeological materials have been received. A copy of the Final Technical Report shall be provided to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, and any culturally- affiliated tribe who requests a copy. **TIMING:** Prior to any earth-disturbing activities within 100 feet of CA-SDI-17506, the data recovery program shall be completed. **MONITORING:** The [PDS, PPD] shall review the phase one letter from the project archaeologist (PI) for compliance with this condition. Upon completion of the phase three data recovery, the [PDS, PPD] shall review the final data recovery program report for compliance with this condition.

23. **CULT#2. RELOCATION OF BEDROCK MILLING FEATURES**

INTENT: In order to meet the intent of the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA), the bedrock milling of sites CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859 shall be incorporated into the open space or landscape areas of the Valiano project if the bedrock milling is to be impacted, and if feasible. **DESCRIPTION OF REQUIREMENT:** The bedrock milling of sites CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859 are to be relocated to the onsite open space or landscape areas of the Valiano project, if feasible. The relocation effort for each site shall be conducted when earth disturbing activities are within 50 feet of that cultural site.

DOCUMENTATION: The applicant shall:

- a. Both a Luiseno and Kumeyaay Native American monitor are to be involved in the implementation of the bedrock relocation.
- b. Provide a letter from the Project Archaeologist that the bedrock milling associated with sites CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859 have been relocated. The letter shall identify where the bedrock milling was relocated onsite. If relocation is infeasible, the Project Archaeologist must provide justification prior to site destruction.
- c. The Project Archaeologist shall prepare updated DPR site record forms identifying the new location of the bedrock milling. Evidence in the form of a letter from the South Coastal Information Center that the DPR forms have been submitted to the South Coastal Information Center shall be submitted to the [PDS, PPD]. Copies of the DPR forms shall be provided to the San Luis Rey Band of Mission Indians and any culturally-affiliated tribe who requests a copy.

TIMING: Prior to any clearing, grubbing, trenching, grading, or any land disturbances within 50 feet of sites CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859, this condition shall be completed.

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

24. **GEO#1 (M-GE-1, M-GE-2, M-GE-3). GEOTECHNICAL HAZARDS MITIGATION MEASURES**

INTENT: In order to ensure specific design and mitigation measures for geologic hazards are implemented into the grading plans. **DESCRIPTION OF REQUIREMENT:** All recommendations presented in Section 7 from *Update Geotechnical Investigation, Valiano (Eden Hills) – 48-Acre Fines, San Diego County, California* prepared by Geocon, Inc. dated May 13, 2014 and *Update Geotechnical Investigation, Valiano (Eden Hills), San Diego County, California*, prepared by Geocon, Inc. dated May 13, 2014 shall be incorporated into the grading plans and part of the grading notes to be observed during grading operations. **DOCUMENTATION:** The applicant shall prepare and submit the grading plans to [PDS, BD]. **TIMING:** Prior to the approval of any grading plans, the grading plans shall include required elements indicated in this condition. **MONITORING:** The [PDS, BD] shall review the Grading Plan to ensure all recommendations and notes are included per this condition. If there are any additional recommendations for slope stability, the [PDS, BD] shall ensure that they are incorporated into the grading plans for the project.

25. **GHG#2 (M-GHG-1). CARBON OFFSET – CONSTRUCTION-RELATED GHG**

INTENT: In order to ensure construction-related GHG emissions are offset to zero. **DESCRIPTION OF REQUIREMENT:** The applicant or their designee shall provide evidence to the County of San Diego that they have obtained a one-time purchase of carbon credits (6,123 MT CO₂e) sufficient to reduce the entire contribution of construction-related GHG emissions to zero for all project development. The applicant shall purchase carbon credits through:

- a. A CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard;
- b. A CAPCOA GHG R_x; or

- c. If no registry is in existence as identified under (1) and (2) above, then any other reputable registry or entity that issues carbon offsets consistent with Cal. Health & Safety Code section 38562(d)(1).

The project applicant or their designee shall purchase of carbon offsets within the unincorporated areas of the County of San Diego to the extent such offsets are economically competitive in the global offset market. The project applicant or their designee shall submit proof to the County that offsets are unavailable or not economically competitive in a higher priority category throughout the geographic hierarchy before seeking offsets from the next lower priority category, to the satisfaction of the Director of PDS. **DOCUMENTATION:** The applicant or their designee shall provide evidence in the form of documentation from the issuing registry to the satisfaction of the Director of PDS that carbon offsets have been purchased for construction-related GHG associated with the project. **TIMING:** Prior to issuance of each grading permit. **MONITORING:** The [PDS, PPD] shall make sure that carbon offsets for construction-related GHG has been purchased.

26. **PLN#2. PLAN CONFORMANCE**

INTENT: In order to implement the required mitigation measures for the project, the required Grading Plan, Revised Tentative Map and Site Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to [Section 87.207 of the County Grading Ordinance](#). **DESCRIPTION OF REQUIREMENT:** The Grading Plan and Site Plan shall conform to the approved Conceptual Grading and/or Revised Tentative Map and Revised Site Plan, which includes all of the following mitigation measures. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

27. **STRMWTR#1. STORMWATER MAINTENANCE DOCUMENTATION**

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 Category 2 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 recordation of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; 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.

28. 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 onsite 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 or construction permit, and prior to use of the property in reliance of this permit, 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).

29. GHG#3. CARBON OFFSET – OPERATIONS-RELATED GHG

INTENT: In order to ensure operations-related GHG emissions are offset to zero.

DESCRIPTION OF REQUIREMENT: The applicant or their designee shall provide evidence to the County of San Diego that they have obtained carbon credits to offset the incremental portion of the Project within the approved Site Plan for a quantity sufficient to

offset for a 30-year period, the operational GHG emissions to net-zero. The amount of carbon offsets required for each implementing Site Plan shall be based on the GHG emissions for each land use within the implementing Site Plan as identified Table 3.1.1-4 (Operational GHG Emissions and Off-Site Carbon Offsets per Land Use) of the Final EIR.

Carbon credits shall be purchased through:

- a. A CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard;
- b. The CAPCOA GHG Rx; or
- c. If no registry is in existence as identified under (1) and (2) above, then any other reputable registry or entity that issues carbon offsets consistent with Cal. Health & Safety Code section 38562(d)(1).

The project applicant or their designee shall purchase of carbon offsets within the unincorporated areas of the County of San Diego to the extent such offsets are economically competitive in the global offset market. The project applicant or their designee shall submit proof to the County that offsets are unavailable or not economically competitive in a higher priority category throughout the geographic hierarchy before seeking offsets from the next lower priority category, to the satisfaction of the Director of PDS. **DOCUMENTATION:** The applicant or their designee shall provide evidence in the form of documentation from the issuing registry to the satisfaction of the Director of PDS that carbon offsets have been purchased for operation-related GHG associated with the project. **TIMING:** Prior to approval of any building plan and the issuance of any building permit. **MONITORING:** The [PDS, PPD] shall make sure that carbon offsets for construction-related GHG has been purchased.

30. GHG#4. ENERGY EFFICIENT DESIGN

INTENT: In order to implement a sustainable project design that would minimize energy consumption and greenhouse gas emissions. **DESCRIPTION OF REQUIREMENT:** The Project shall be designed with the Building Industry Association's California Green Builder program and shall include but is not limited to the following design features. Design features shall be shown on all Building Plans for the project.

- a. The project shall be designed to meet 2016 Title 24 energy efficiency standards and shall include but is not limited to:
 - Improved HVAC systems and duct seals;
 - Enhanced ceiling, attic and wall insulation;
 - Energy Star appliances;
 - High efficiency water heaters;
 - Energy efficient three-coat stucco exteriors;
 - Energy efficient lighting;
 - High efficiency window glazing.

- b. All residential construction shall install the following types of electric or alternatively-fueled water heating system(s):
 - Solar thermal water heater;
 - Tankless electric water heater;
 - Storage electric water heater;
 - Electric heat pump water heater;
 - Tankless gas water heater; or
 - Comparable systems to the satisfaction of the Director of Planning & Development Services.
- c. Renewable energy shall supply 100 percent of the Project's electricity needs through the required installation of rooftop solar PV panels (a photovoltaic system) on all residential units to the extent feasible. As an alternative to the installation of PV panels on a particular building, enrollment in a renewables program similar to SDG&E's EcoChoice may be substituted if the program can be verified to supply 100 percent of the electricity needs from renewable sources for that building unit for the life of that building. The Service Provider must provide the County with documentation that the program meets the requirements stated herein by supplying the building with its electricity needs from renewable sources over the lifetime of the building. With each building permit, the estimated number of buildings/units requiring the installation of solar panel shall be provided to the County to determine the overall remaining number of buildings/units needed to comply with this measure.
- d. Installation of electrical vehicle charging outlets in garages and common areas.
- e. The Project shall install only natural gas fireplaces.
- f. Project construction would utilize only Tier 4 certified equipment.
- g. The Project shall use building products that have at least 10 percent recycled content.

DOCUMENTATION: The applicant shall comply with the energy efficiency requirements of this condition. These energy features would undergo independent third-party inspection and diagnostics as part of the California Green Builder (CGB) verification and commissioning process. The energy features would also be verified in the Title 24 Compliance Report submitted during the building permit process. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

31. GHG#5. WATER CONSERVATION

INTENT: In order to implement a sustainable project design that would minimize water consumption. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

- a. The project shall incorporate water conservation strategies to reduce water usage. These may include but are not limited to the following:

- Installation of advanced plumbing systems, such as parallel hot water piping or hot water recirculation systems, and fixtures such as ultra-low flow toilets, water saving showerheads and kitchen faucets, and buyer-optional high-efficiency clothes washers;
 - Minimize turf, maximize drought-tolerant plants and incorporate weather-based irrigation controllers, multi-programmable irrigation clocks, and high efficiency drip irrigation systems;
 - The use of reclaimed water for outdoor irrigation;
 - Minimize impervious surfaces through the use of pervious pavers, where practical.
- b. All residential construction shall include:
- Kitchen Faucets: The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.
 - Energy Efficient Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer per unit.

DOCUMENTATION: The applicant shall comply with the energy efficiency requirements of this condition. These energy features would undergo independent third-party inspection and diagnostics as part of the California Green Builder (CGB) verification and commissioning process. The energy features would also be verified in the Title 24 Compliance Report submitted during the building permit process. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

32. GHG#6. SOLID WASTE REDUCTION

INTENT: In order to implement a sustainable project design that would minimize waste generation. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

- a. A Construction and Demolition Debris Management Plan shall be prepared to divert 90 percent of inerts and 70 percent of all other construction waste from landfills through reuse and recycling, in accordance with County Ordinance Sections 68.508 through 68.518.
- b. In accordance with AB 341, at least 75 percent of operational waste shall be diverted from landfills through reuse and recycling
- c. The project design shall provide areas for storage and collection of recyclables and yard waste.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any construction or building plan or the issuance of any grading permit or any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure

that the sustainable design measures are implemented on all building plans for the project.

33. PARKS#1. PRIVATE PARKS – CENTRAL OAK PARK

INTENT: The private Central Oak Park shall be fully developed, and a final Park Site Plan approved to ensure compliance with the County of San Diego Park Lands Dedication Ordinance (PLDO). **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain DPR approval of detailed plans and specifications that conforms to the private Central Oak Park concept plan in the Valiano Specific Plan (PDS2013-SP-13-001). The final Park Site Plan shall include, at a minimum, the amenities listed in Table 2.2 of the Valiano Specific Plan (PDS2013-SP-13-001). **DOCUMENTATION:** Detailed plans and specifications for the private Central Oak Park shall be submitted to DPR for review and approval. **TIMING:** Prior to issuance of any building permit in Neighborhood 2. **MONITORING:** The [PDS, PPD] shall review the detailed plans and specifications and the approved Valiano Specific Plan (PDS2013-SP-13-001) for compliance with this condition.

34. PARKS#2. PRIVATE PARKS – RECREATION FACILITY

INTENT: The private recreation facility shall be fully developed, and a final Park Site Plan approved to ensure compliance with the County of San Diego Park Lands Dedication Ordinance (PLDO). **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain DPR approval of detailed plans and specifications that conform to the private recreation facility concept plan in the Valiano Specific Plan (PDS2013-SP-13-001). The final Park Site Plan shall include, at a minimum, the amenities listed in Table 2.2 of the Valiano Specific Plan (PDS2013-SP-13-001). **DOCUMENTATION:** Detailed plans and specifications for the private recreation facility shall be submitted to DPR for review and approval. **TIMING:** Prior to issuance of any building permit in Neighborhood 1. **MONITORING:** The [PDS, PPD] shall review the detailed plans and specifications and the approved Valiano Specific Plan (PDS2013-SP-13-001) for compliance with this condition.

35. PARKS#3. PRIVATE PARKS – EQUESTRIAN STAGING AREA

INTENT: In order to provide private parks for recreational purposes to serve future residents of the development in accordance with the Valiano Specific Plan (PDS2013-SP-13-001). **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain DPR approval of detailed plans and specifications that conforms to the private equestrian staging area concept plan in the Valiano Specific Plan (PDS2013-SP-13-001). The final Park Site Plan shall include, at a minimum, the amenities listed in Table 2.2 of the Valiano Specific Plan (PDS2013-SP-13-001). **DOCUMENTATION:** Detailed plans and specifications for the private equestrian staging area shall be submitted to DPR for review and approval. **TIMING:** Prior to issuance of any building permit in Neighborhood 5. **MONITORING:** The [PDS, PPD] shall review the detailed plans and specifications and the approved Valiano Specific Plan (PDS2013-SP-13-001) for compliance with this condition.

36. PARKS#4. PRIVATE PARKS – TRAIL HEAD PARK

INTENT: In order to provide private parks for recreational purposes to serve future residents of the development in accordance with the Valiano Specific Plan (PDS2013-SP-13-001). **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain DPR approval of detailed plans and specifications that conform to the private Trail Head Park concept plan in the Valiano Specific Plan (PDS2013-SP-13-001). The final Park Site Plan shall include, at a minimum, the amenities listed in Table 2.2 of the Valiano Specific Plan (PDS2013-SP-13-001). **DOCUMENTATION:** Detailed plans and specifications for the private Trail Head Park shall be submitted to DPR for review and approval. **TIMING:** Prior to issuance of any building permit in Neighborhood 3. **MONITORING:** The [PDS, PPD] shall review the detailed plans and specifications and the approved Valiano Specific Plan (PDS2013-SP-13-001) for compliance with this condition.

37. PARKS#5. PRIVATE PARKS – NORTH TRAIL TURNAROUND

INTENT: In order to provide private parks for recreational purposes to serve future residents of the development in accordance with the Valiano Specific Plan (PDS2013-SP-13-001). **DESCRIPTION OF REQUIREMENT:** The applicant shall obtain DPR approval of detailed plans and specifications that conform to the private North Trail Turnaround Concept Plan in the Valiano Specific Plan (PDS2013-SP-13-001). The final Park Site Plan shall include, at a minimum, the amenities listed in Table 2.2 of the Valiano Specific Plan (PDS2013-SP-13-001). **DOCUMENTATION:** Detailed plans and specifications for the private North Trail Turnaround Park shall be submitted to DPR for review and approval. **TIMING:** Prior to issuance of any building permit in Neighborhood 4. **MONITORING:** The [PDS, PPD] shall review the detailed plans and specifications and the approved Valiano Specific Plan (PDS2013-SP-13-001) for compliance with this condition.

38. PARKS#6. PRIVATE PARK PHASING

INTENT: In order to ensure that the private parks within each phase are constructed and operating prior to issuance of a building permit for 50 percent or more of the total number of dwelling units in a particular Final Map neighborhood unit. **DESCRIPTION OF REQUIREMENT:** No building permit shall be issued for any building that exceeds 50 percent of the total number of dwelling units in a particular Final Map neighborhood unit until the private parks within a particular Final Map neighborhood unit have been constructed and are operating. Pay the inspection fee(s) to [PDS, ZC] to cover the cost of DPR inspection(s) of the property to monitor compliance with this condition. In addition, submit a letter to [PDS, ZC] indicating who should be contacted to schedule the inspection(s). **DOCUMENTATION:** The applicant shall provide an accounting of the number of building permits issued within each Final Map neighborhood unit to [PDS, PPD]. The applicant shall provide updated contact information and a receipt demonstrating payment of inspection fees [PDS, PPD]. **TIMING:** Prior to issuance of a building permit that exceeds 50 percent of the total number of dwelling units in a particular Final Map neighborhood, this condition shall be signed off on a permit-by-permit basis. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fees. The [DPR, PP], [PDS, PPD] shall review the evidence to verify compliance with this condition. [DPR, FEE].

39. AQ#1. PROJECT DESIGN IMPLEMENTATION - CONSTRUCTION

INTENT: In order to mitigate impacts to Air Quality and comply with the California Environmental Quality Act, the following Project Design Features shall be implemented for each structure:

- a. Energy efficiency in compliance with 2013 Title 24 standards which achieves the 2016 Title 24 standards.
- b. Installation of advanced plumbing systems, such as parallel hot water piping or hot water recirculation systems, and buyer-optional high-efficiency clothes washers.
- c. Install natural gas fireplaces in the residences. No wood-burning fireplaces are allowed.

DOCUMENTATION: The applicant shall implement the Air Quality Project Design Features pursuant to this condition. **TIMING:** Prior to issuance of any building permit, the Air Quality Project Design Features shall be shown on the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific notes and design elements have been placed on all sets of the building plans and made conditions of its issuance.

40. FIRE#1. PROJECT DESIGN IMPLEMENTATION – FIRE HAZARDS

INTENT: In order to mitigate impacts to Hazards and comply with the California Environmental Quality Act, the following Project Design Features shall be implemented for each structure:

- a. All newly constructed structures shall be built to ignition-resistive building requirements, as specified in the FPP (Firewise 2015) and/or the updated FPP Addendum/Memo provided prepared by Dudek, dated May 2024, March ~~The installation of automatic interior fire sprinkler systems shall be required.~~ All glass or other transparent, translucent, or opaque materials, including skylights shall be constructed of tempered glass or dual glazed windows with minimally one pane of tempered glass.
- b. The following Project Design Features shall be included for each dwelling within the Project that provides more than a 100-foot defensible space, but less than 150-foot defensible space as required by the San Marcos Fire Department (SMFD).
 - i. The exterior walls of the dwelling unit facing the open space that fall within the area that is less than the 150-foot defensible space requirement shall be two-hour fire rated.
 - ii. All roofs shall be Class 'A' material. Roof or floor coverings for patio covers or balconies shall also be Class A' rated or non-combustible material.
 - iii. All eaves, overhangs or projections shall be non-combustible material. No exposed wood shall be allowed unless it is heavy timber in conformance with the code.
 - iv. All windows and glass sliding doors shall be dual pane, with both windowpanes being tempered glass on the side of the structure facing the fuel area. This also applies to all skylights.

- v. All vents shall be Ember-Resistant type with Baffles; Brandguard, O'Hagan or equivalent.
- vi. Any accessory attachments or structures such as patio covers, decks, partially enclosed exterior patios, sheds, play structures, etc., shall be non-combustible or heavy timber and comply with OSFM and County requirements for fire resistive materials and this would only apply to that area of the lot that fall below the 150- foot setback requirement.
- vii. Exterior fire sprinklers shall be required for any projection from dwelling that exceeds four feet in width and/or length.
- viii. All spaces of dwelling shall be sprinklered throughout.
- ix. Metal window screens shall be provided on windows.
 - x. Exterior fences attached to the structures shall have at least 5-feet of non- combustible material to the wall of the structure.
- xi. No wood burning fire pits or fireplaces shall be allowed.

or

Provide evidence that each dwelling within the Project has 150 feet of defensible space as required by the SMFD.

- c. The following Project Design Feature shall be included for each dwelling within the Project site that provides less than 100-foot defensible space required by the SMFD.
 - i. Construct a six-foot high ignition resistant fire deflection wall along the proposed property boundary facing the fuel load (the location of the proposed fire walls is shown on Figure 1-28). Fire deflection walls shall provide a non-combustible four- foot access gate for fire personnel every 150 linear feet.

or

Provide evidence that each dwelling within the Project has more than 100 feet of defensible space as required by the SMFD.

- d. The following Project Design Features shall be included for each dwelling within the Project site that provides less than 50-foot defensible space required by the SMFD.
 - i. All openings on structures facing the perimeter fuels shall have one-hour rated doors with windows - FM or UL rating required.
 - ii. Standard doors shall be self -closing on the side of the dwelling facing the fuel area.

- iii. All spaces of the residential unit including attic and enclosed spaces, closets and other spaces shall be sprinklered.
- iv. To augment the prescribed 6-foot high ignition-resistant fire deflection wall, a spray system shall be installed on the wall with an UV/IR control sensor (e.g., Firebreak Spray System's Fire Scout X3). The service to the sprinkler system shall be a separate supply from dwelling and landscape systems and shall be controlled by secured metal constructed automatic / manual valves. The sprinkler system shall be maintained by the HOA and inspected annually by fire personnel.

or

Provide evidence that each dwelling within the Project has more than 50 feet of defensible space as required by the SMFD.

- e. Additional features that would reduce risks from wildland fires shall include the approval of a submitted grading plan by SMFD, the setback of single-story structures at a minimum of 15 horizontal feet from the top of a slope, and fire access roadways throughout the development free of speed control devices.
- f. The potential septic tanks on site (utilized for some of the structures) shall be abandoned in accordance with San Diego County Requirements.

DOCUMENTATION: The applicant shall implement the Hazards Project Design Features pursuant to this condition. **TIMING:** Prior to issuance of any building permit, the Hazards Project Design Features shall be shown on the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific notes and design elements have been placed on all sets of the building plans and made conditions of its issuance.

41. **NOISE#1 (M-N-1). NOISE ELEMENT REQUIREMENT**

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2) and to mitigate the noise exposure to exterior noise sensitive land uses below levels of significance as evaluated in the County Noise Guidelines for Determining Significance for Lots 283 through 289, the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following noise attenuation measures shall be implemented and indicated on the building plans for Lots 283 through 289 and made conditions of its issuance. The applicant shall install the required permanent six-foot-high noise barriers referenced within the Noise Section of the EIR, Mitigation Measure M-N-1 under file number PDS2013-SP-13-001, PDS2024-TM-5575TER, and PDS2014-STP-13-003W1. The applicant is required to implement the proposed project design recommendations and mitigation measures, into the Building Plans (if necessary). **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 residential building permit associated with ~~Lots 240 through 289~~ Lots 239 through 241, the permanent noise barrier shall be shown on the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific notes, and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

42. NOISE#2 (M-N-3). HVAC NOISE REQUIREMENT

INTENT: In order to reduce the impacts of the exterior sound levels from the HVAC units and to comply with the County of San Diego Noise Ordinance §36.404 and the County of San Diego Noise Guidelines for Determining Significance, 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 implemented and indicated on the building plans and made conditions of its issuance. Residential air conditioning units installed within 35 feet of a property line would require a 5.5-foot-high noise control barrier. The barrier shall be installed between the residential use areas and the condensers to reduce related noise impacts in the outdoor use areas to less than 45 dBA L_{EQ} . The barrier shall extend in each direction beyond the condenser location so that any location without a barrier at the adjacent property is at least 35 feet from the condenser unit. The applicant shall provide evidence that the installed condensers have a manufacturer's sound power noise rating of less than 75 dBA. If the condenser is placed beyond a distance of 35 feet from the property line or the applicant can demonstrate Noise Ordinance compliance with a supplemental Noise Report to the satisfaction of PDS, no mitigation would be required. **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 project related residential building permits, 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.

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

43. GHG#7. CONSTRUCTION ARCHITECTURAL COATINGS (SITE PLAN)

INTENT: In order to reduce emissions of Volatile Organic Compounds (VOC). **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

- a. Use of low-VOC coatings in accordance with, or exceeding, SDAPCD Rule 67.
- b. Residential interior coatings shall be less than or equal to 50 grams of VOC per liter (g/L).
- c. Residential exterior coatings are to be less than or equal to 100 g/L.
- d. Non-residential interior/exterior coatings are to be less than or equal to 100 g/L.
- e. No CFC-based refrigerants shall be used, and interior finishes, adhesives, sealants, paints and coatings, and carpet systems shall be low in VOCs and shall meet the testing and product requirements of one or more nationally recognized green product labeling programs.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:**

The [PDS, BLDG] shall make sure that the construction contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the applicant fails to comply with this condition.

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

44. GEN#1 EVACUATION ACCESSIBILITY

INTENT: In order to help provide a shoulder for parked or passing emergency vehicles or for extra room for evacuating vehicles during an emergency event. **DESCRIPTION OF REQUIREMENT:** The applicant shall move the pavement of Country Club Drive in between Mt. Whitney Road and Hill Valley Road to be more towards the center of the right-of-way and blade 6 feet on each side of the edge of paving and surface with decomposed granite to the satisfaction of the Director of Planning & Development Services and the Director of Department of Public Works OR the applicant shall blade 6 feet on the west side of Country Club Drive in between Mt. Whitney Road and Hill Valley Road and surface with decomposed granite as shown on the exhibit dated May 30, 2018 and titled Country Club Drive Shoulder Exhibit to the satisfaction of the Director of Planning & Development Services and Department of Public Works. **DOCUMENTATION:** The project applicant shall obtain required improvement plan and/or grading plan and obtain the necessary encroachment permits and road modifications from PDS and/or DPW. **TIMING:** Prior to the occupancy of the first residence, the blading shall be completed. **MONITORING:** PDS shall verify that this condition has been completed.

45. BIO#12. PERMANENT OPEN SPACE FENCING

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on the Open Space Exhibit dated 2.4-10a & 2.4-10b in the Final EIR. The fencing design shall consist of 3 strand non-barbed wire. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the fencing shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

46. BIO#13. OPEN SPACE SIGNAGE

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Open Space Exhibit dated 2.4-10a & 2.4-10b in the Final EIR. 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: PDS2024-TM-5575TER, PDS2024-STP-13-003W1, PDS2014-MUP-14-019, PDS2013-ER-13-08-002B

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 any occupancy, final grading release, or use of the premises in reliance of this permit, the open space signs shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

47. BIO#14. BIOLOGICAL MONITORING REPORT

INTENT: In order to ensure that the biological monitoring occurred during the grading phase of the project, a final Biological Monitoring Report shall be prepared.

DESCRIPTION OF REQUIREMENT: The "Project Biologist" shall prepare final biological monitoring report. The report shall substantiate the supervision of the grading activities, and state that grading or construction activities did not impact any additional sensitive biological resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources, and include the following items:

- a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
- b. Monitoring logs showing the date and time that the monitor was on site.
- c. Photos of the site after the grading and clearing activities.

DOCUMENTATION: The Biologist shall prepare the final report and submit it to the [PDS, PPD] for review and approval. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be approved.

MONITORING: The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon approval 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, FISCAL] to release the bond back to the applicant.

48. CULT#3 (M-CR-2). CULTURAL RESOURCES REPORT

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF**

REQUIREMENT: A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

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

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate cultural 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.

- ii. Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report for each neighborhood and/or offsite improvements 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), San Luis Rey Band of Mission Indians, and any culturally- affiliated Tribe that requests a copy. **TIMING:** Prior to any occupancy or final grading release for each neighborhood and/or offsite improvements, the final report for each neighborhood and/or offsite improvements 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, LD] 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.

49. GEN#3. INSPECTION FEE

Intent: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

50. GEN#4. EQUESTRIAN STAGING AREA

Intent: In order to comply with Zoning Ordinance Section 3130, the equestrian uses shall be verified or permitted. **DESCRIPTION OF REQUIREMENT:** Obtain a Zoning Verification permit, or other permit as required pursuant to the County's Zoning Ordinance. **DOCUMENTATION:** Provide evidence that a Zoning Verification permit, Administrative Permit, or a Major Use Permit has been obtained pursuant to Zoning Ordinance Section 3130. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, PPD] shall review the submitted documentation for compliance with this condition.

51. GHG#8. RENEWABLE ENERGY IMPLEMENTATION

INTENT: In order to ensure that renewable energy will supply 100 percent of the Project's electricity needs, the Project shall install rooftop solar to the extent feasible supplemented with mandatory continued enrollment in SDG&E's EcoChoice or equivalent renewables program. **DESCRIPTION OF REQUIREMENT:**

- a. Provide evidence in the form of a signed statement from the Solar Contractor that rooftop solar has been installed and will provide 100 percent of the Project's electricity needs.
- b. If rooftop solar does not provide 100 percent of the Project's electricity needs, in addition to evidence provided by the Solar Contractor, provide evidence that continued enrollment in SDG&E's EcoChoice or equivalent renewables program has been implemented.

Documentation shall include a matrix that identifies each unit/residence and the percentage of electricity provided by rooftop solar and SDG&E's EcoChoice or equivalent renewables program (if required).

DOCUMENTATION: The applicant's Solar Contractor shall prepare a signed statement and submit it to the [PDS, PPD] for approval. If rooftop solar does not provide 100 percent of the Project's electricity needs, then the applicant shall also provide evidence that continued enrollment in SDG&E's EcoChoice or equivalent renewables program has been completed and submit it to the [PDS, PPD] for approval. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the required evidence of meeting the Project's electrical needs with renewable energy shall be submitted.

MONITORING: The [PDS, PPD] shall review the letter report or documentation for compliance this condition.

52. GHG#9. RAIN BARREL INSTALLATION

INTENT: In order to comply with the County's Climate Action Plan measure for Rain Barrel installations, the Project shall include the following features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall make use of available incentives to install one rain barrel per every 500 square feet of available roof area. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition or provide evidence that State, regional, or local incentives/rebates have been exhausted. **TIMIN:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with this condition.

53. LNDSCP#2 (M-AE-1, M-AE-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 Off-Street Parking Design Manual](#), the COSD Grading Ordinance, County Light Pollution Code, the Valiano Specific Plan, and the requirements of the D Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All requirements of the landscaping plan shall be installed pursuant to the approved Landscape Documentation Package for each phase of development (final maps). This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PPD] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PPD], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for each neighborhood, the landscaping shall be installed. Landscaping of manufactured slopes shall be completed prior to certification of completion of rough grading for each neighborhood. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PPD] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

54. NOISE#3 (M-N-3). HVAC NOISE CONTROL DESIGN MEASURES

INTENT: In order to reduce the impacts of the exterior sound levels from the residential HVAC units on the adjacent parcels and to comply with the County of San Diego Noise Ordinance §36.404 and the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans. Residential air conditioning units installed within 35 feet of a property line would require a 5.5-foot-high noise control barrier. The barrier shall be installed between the residential use areas and the

condensers to reduce related noise impacts in the outdoor use areas to less than 45dBA L_{EQ} . The barrier shall extend in each direction beyond the condenser location so that any location without a barrier at the adjacent property is at least 35 feet from the condenser unit. The applicant shall provide evidence that the installed condensers have a manufacturer's sound power noise rating of less than 75 dBA. If the condenser is placed beyond a distance of 35 feet from the property line or the applicant can demonstrate Noise Ordinance compliance with a supplemental Noise Report to the satisfaction of PDS, no mitigation would be required. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for residential HVAC units, the noise control measures (including recommendations within the final noise impact analysis) shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans for the residential HVAC units and this permit's conditions.

55. NOISE#4 (M-N-1). NOISE ELEMENT CONTROL DESIGN MEASURES

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2) and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the County Noise Guidelines for Determining Significance for Lots 283 through 289, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The applicant shall provide photographic evidence that the required permanent six-foot-high noise barriers referenced within the Noise Section of the EIR, Mitigation Measure M-N-1 under file number PDS2013-SP-13-001, PDS2024-TM-5575TER, and PDS2024-STP-13-003W1 have been installed. The applicant is required to implement the proposed project design recommendations and mitigation measures. **TIMING:** Prior to any occupancy, final grading release, and/or use of the premises in reliance of this permit for Lots 239 through 241 ~~Lots 283 through 289~~, the noise control measures (including recommendations within the final noise impact analysis) shall be installed. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved plans and/or any relevant plans pursuant to this permit's condition.

56. PALEO#1 (M-P-1). PALEONTOLOGICAL RESOURCES REPORT

INTENT: In order to ensure that the Paleontological Monitoring occurred during the grading, trenching or other excavation phase of the project, a final report for each neighborhood and/or offsite improvements shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Paleontological Resource Mitigation Report for each neighborhood and/or offsite improvements that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program shall be prepared. The report shall include the following items:

- a. If **no** paleontological resources were discovered, submit a Negative letter report, which states that the monitoring has been completed and that no paleontological resources were discovered.
- b. If resources **were** discovered and recovered during grading, a detailed report shall be prepared by the Project Paleontologist. The report shall comply with the [County of San Diego's Guidelines for Determining Significance for Paleontological Resources](#). The report shall identify which accredited institution has agreed to accept the curated

fossils and include proof of the Transfer of Paleontological Resources, in the form of a letter, from the director of the Paleontology Department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.

DOCUMENTATION: The Project Paleontologist shall prepare the final report for each neighborhood and/or offsite improvements and submit it to the [PDS, PPD] for approval. If resources were discovered, then the applicant shall complete the following:

- c. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and
- d. The applicant shall submit two hard copies of the final Paleontological Resources Mitigation Report to the [PDS, PPD] for final approval of the mitigation, and submit one electronic copy of the complete report in Microsoft Word and PDF on a USB drive. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for each neighborhood and/or offsite improvements, the final report for that neighborhood and/or offsite improvement area shall be prepared. **MONITORING:** The [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, LD] 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, FISCAL] to release the bond back to the applicant.

57. STRMWTR#3. 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 Attachment 4 of the 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.

58. STRMWTR#4. 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:
 - i. A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
 - ii. 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.

59. STRMWTR#5. 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.

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

60. AQ#2. ONGOING AIR QUALITY PROJECT DESIGN IMPLEMENTATION

INTENT: In order to mitigate impacts to Air Quality and comply with the California Environmental Quality Act, the following Project Design Features shall be implemented during Project operations:

- a. Educational materials (such as brochures) that provide information regarding the use of low-VOC paints and consumer products shall be provided to every residence.
- b. No wood-burning fireplaces are allowed.

DOCUMENTATION: The applicant shall implement the Air Quality Project Design Features pursuant to this condition. **TIMING:** The following actions shall occur for the duration of this permit. **MONITORING:** Compliance with this condition shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the processing of any subsequent permit request filed by the property owner or their representative.

61. FIRE#3. ON-GOING FIRE PROTECTION - PROJECT DESIGN IMPLEMENTATION

INTENT: In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4903 and 96.1.4907. **REQUIREMENTS:** The requirements approved in the Fire Protection Plan shall be implemented and maintained which includes but is not limited to the following:

- a. Each lot owner shall be individually responsible for the fuel modification maintenance on their own lots, including all measures included in the FPP. Property owners shall be members of a legally constituted HOA which shall maintain common areas (including roadsides) in perpetuity. See Appendix L of the Final EIR for specific requirements for the ongoing fuel modification maintenance.
- b. The following Project Design Features shall be included for each dwelling within the Project that provides more than a 100-foot defensible space, but less than 150-foot defensible space required by the San Marcos Fire Department (SMFD).
 - i. New trees shall be planted a minimum of 40 feet from any dwelling; no tree canopy at full maturity shall grow within 20 feet of any wall of a dwelling; and trees shall be planted in a manner that tree canopies at full maturity shall be spaced a minimum of 30 feet from each other.
 - ii. Any new vegetation planted shall be fire resistive, drought tolerant and meet San Diego County list of requirements for vines, shrubs, and trees. Vines can be planted on the exterior side of the proposed fire deflector walls, provided they are irrigated and listed as acceptable in the San Diego County's Acceptable Plant List for Fire Prone Areas.
- c. Fire access roadways throughout the development shall be free of speed control devices; the removal of brush and flammable vegetation shall be completed prior to the commencement of any construction activity; a lighted directory map shall be maintained near the entrance; County review of specific plans related to gates shall be completed should they be proposed; and a continuous water supply shall be maintained.

DOCUMENTATION: The applicant shall comply with the Hazards Project Design Features pursuant to this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, PPD] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

62. GHG#9. RENEWABLE ENERGY IMPLEMENTATION – ANNUAL REPORTING

INTENT: In order to ensure that renewable energy will supply 100 percent of the Project's electricity needs, the Project shall install rooftop solar to the extent feasible supplemented with mandatory continued enrollment in SDG&E's EcoChoice or equivalent renewables program. **DESCRIPTION OF REQUIREMENT:** If enrollment in SDG&E's EcoChoice or equivalent renewables program is required to supplement rooftop solar to meet 100 percent of the Project's electricity needs, continued enrollment shall remain in place during the term of this Site Plan (PDS2015-STP-15-006) for those units/residences identified as not meeting 100 percent electricity needs through the use of rooftop solar. **DOCUMENTATION:** The property owner and permittee shall ensure the continued enrollment in SDG&E's EcoChoice or equivalent renewables program. Prior to December 31st of each year, the property owner or permittee shall provide the County with a matrix that identifies each unit/residence and the percentage of electricity provided by rooftop solar and SDG&E's EcoChoice or equivalent renewables program (if required). A letter from the Service Provider shall be submitted to the County verifying the matrix. **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.

63. HAZ#5 (M-HZ-4). MANURE MANAGEMENT AND FLY/VECTOR CONTROL PLAN

INTENT: In order to manage manure and avoid hazards associated with vectors and to comply with the project design, the Manure Management and Fly/Vector Control Plan shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Manure Management and Fly/Vector Control Plan shall be implemented. Implementation shall include but is not limited to the following:

- Daily removal of manure from stables;
- Non-leak valves for troughs;
- Properly graded earth surfaces in paddocks and corrals for proper drainage;
- Weed control for sun penetration;
- Rodent baits; and
- Rodent-proof feed containers.

DOCUMENTATION: The property owner and permittee shall comply with the requirements of the Manure Management and Fly/Vector Control Plan and this condition. If the permittee or property owner choose to modify or deviate from the Manure Management and Fly/Vector Control Plan in any way, they must obtain approval from the County [*PDS, PPD*]. The applicant may provide evidence from the DEHQ County Vector Ecologist that a Manure Management or Fly/Vector Control plan is not required for the equestrian staging area which would satisfy the portion of the condition for the equestrian staging area only. **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.

64. LNDSCP#3 (M-AE-1). LANDSCAPING MAINTENANCE

INTENT: In order to mitigate for long-term visual impacts pursuant to the California Environmental Quality Act, all landscaping installed shall be maintained. **DESCRIPTION OF REQUIREMENT:** All landscaping shall be maintained pursuant to the approved landscaping plans. **DOCUMENTATION:** None required. **TIMING:** Upon establishment

of use this condition shall apply during the term of this permit. **MONITORING:** Compliance with this condition shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the processing of any subsequent permit request filed by the property owner or their representative.

65. PLN#3. SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes but is not limited to maintaining the following: all parking, trails, parks and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any 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.

66. PLN#4. 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.

67. ROADS#1. PRIVATE ROAD MAINTENANCE

INTENT: In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for maintenance and repair, in case of damage caused by this project to the onsite and offsite private roads that serve the property during either construction or subsequent operations. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, the following conditions shall apply during the term of this permit.

MONITORING: The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

Grading Plan Notes

The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.

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

(BIOLOGICAL RESOURCES)

1. BIO#GR-1. TEMPORARY FENCING

INTENT: In order to prevent inadvertent disturbance to open space areas, 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 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 Planning & Development Services. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PPD] for approval. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PPD] shall review the certification and pictures provided by the applicant.

2. BIO#GR-2. BIOLOGICAL MONITORING – TEMPORARY FENCING AND PRECONSTRUCTION MEETING

INTENT: In order to prevent inadvertent disturbance to sensitive habitat, all clearing, grubbing, and/or grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and the County of San Diego Guidelines for Significance for Biological Resources:

- a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by Planning & Development Services.
- b. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements.

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

3. **BIO#GR-3 (M-BI-2). BREEDING SEASON AVOIDANCE - RAPTORS**

INTENT: In order to avoid impacts to raptors, which is a sensitive biological resource pursuant to County Guidelines and CEQA, 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 an active raptor nest during the breeding season as determined by preconstruction biological surveys. If grubbing, clearing or grading is proposed during the breeding season, a pre-grading survey shall be conducted three (3) days prior to start of work to determine the absence and/or presence of raptors. If raptors are nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after the end of the breeding season; or (2) a temporary noise barrier or berm is constructed at the edge of the development footprint to reduce noise levels below 60 dB L_{EQ} or ambient (if ambient is greater than 60 dB L_{EQ}) to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. The breeding season is defined as occurring between February 1st and July 15th. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no raptors are present in the vicinity of the brushing, clearing or grading. **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. No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

4. **BIO#GR-4 (M-BI-7). BREEDING SEASON AVOIDANCE – MIGRATORY BIRD TREATY ACT (MBTA)**

INTENT: In order to avoid impacts to MBTA-covered species, which is a sensitive biological resource pursuant to County Guidelines and CEQA, grading and clearing shall occur outside of the breeding season of MBTA-covered species. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading within 100 feet of biological open space easements during the breeding season of MBTA-covered species. If grubbing, clearing or grading is proposed during the breeding season, a pre-grading survey shall be conducted seven (7) days prior to start of work to determine the absence and/or presence of migratory birds. Grading or clearing activities during the breeding season of MBTA-covered species may take place with PDS approval and Wildlife Agencies concurrence if it is determined that no nesting birds (or birds displaying

breeding/nesting behavior are present immediately prior to clearing and grading. If migratory birds are nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after the end of the breeding season as determined by a field survey and concurrence by the Director of PDS with concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife. The breeding season is defined as occurring between February 1st and September 1st. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no MBTA-covered species are present in the vicinity of the brushing, clearing or grading. **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. No Grading shall occur until concurrence is received from the County and the Wildlife Agencies. **TIMING:** 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 unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

5. **BIO#GR-5. FOCUSED BAT SURVEYS – STRUCTURE DEMOLITION AND REMOVAL OF TREES**

INTENT: In order to determine the absence and/or presence of bats within existing structures or hollow trees that are identified for removal, focused bat surveys shall be conducted. **DESCRIPTION OF REQUIREMENT:** Prior to the demolition of existing structures or removal of hollow trees, bat surveys shall be conducted to determine the absence and/or presence of bat colonies and/or bat nursery sites. Surveys shall be conducted seven (7) days prior to structure demolition or tree removal and one survey shall be conducted immediately prior to initiation of work. If any bat colonies and/or bat nursery sites are found within any structure(s) or trees, demolition of the structure or removal of the tree(s) shall be postponed until the nursery/breeding activity ends. If bat roosting sites are found, demolition of the structure(s) or removal of the tree(s) shall be postponed until the bats are excluded from the structure(s). **DOCUMENTATION:** The applicant shall provide a copy of the survey results to the [PDS, PPD] for approval. **TIMING:** Prior to demolition of existing structure(s) or removal of hollow tree(s). **MONITORING:** The [PDS, PPD] shall review the survey results provided by the applicant

(CULTURAL RESOURCES)

6. **CULT#GR-1. RELOCATION OF BEDROCK MILLING FEATURES**

INTENT: In order to meet the intent of the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA), the bedrock milling of sites CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859 shall be incorporated into the open space or landscape areas of the Valiano project if the bedrock milling is to be impacted, and if feasible. **DESCRIPTION OF REQUIREMENT:** The bedrock milling of sites CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859 are to be relocated to the onsite open space or landscape areas of the Valiano project, if feasible. The relocation effort for each site shall

be conducted when earth disturbing activities are within 50 feet of that cultural site.

DOCUMENTATION: The applicant shall:

- a. Both a Luiseno and Kumeyaay Native American monitor are to be involved in the implementation of the bedrock relocation.
- b. Provide a letter from the Project Archaeologist that the bedrock milling associated with sites CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859 have been relocated. The letter shall identify where the bedrock milling was relocated onsite. If relocation is infeasible, the Project Archaeologist must provide justification prior to site destruction.
- c. The Project Archaeologist shall prepare updated DPR site record forms identifying the new location of the bedrock milling. Evidence in the form of a letter from the South Coastal Information Center that the DPR forms have been submitted to the South Coastal Information Center shall be submitted to the [PDS, PPD]. Copies of the DPR forms shall be provided to the San Luis Rey Band of Mission Indians and any culturally-affiliated tribe who requests a copy.

TIMING: Prior to any clearing, grubbing, trenching, grading, or any land disturbances within 50 feet of CA-SDI-17507, CA-SDI-17509, CA-SDI-17510, CA-SDI-20762, CA-SDI-20763, CA-SDI-20858 and CA-SDI-20859, this condition shall be completed.

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

7. **CULT#GR-2 (M-CR-1). DATA RECOVERY PROGRAM**

INTENT: In order to mitigate for potential impacts to significant cultural resources pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), which are not determined to be significant pursuant to Section 86.602.o of the Resource Protection Ordinance (RPO), a data recovery program shall be implemented.

DESCRIPTION OF REQUIREMENT: Implement the research design detailed in the archaeological extended study *Cultural Resources Inventory and Assessment: Valiano – San Diego County, California* prepared by Mary Robbins-Wade and Andrew Giletti. The implementation of the research design constitutes mitigation for the proposed destruction of site CA-SDI-17506. The data recovery program shall include the following and shall be completed prior to any earth-disturbing activities within 100 feet of the cultural site:

- a. Prior to the beginning of Phase 1, the site boundaries of CA-SDI-17506 shall be adequately defined to determine whether the site can be avoided and eliminate the requirement for data recovery. Both a Luiseno and Kumeyaay Native American monitor shall be involved in the reassessment. If determined that the site can be avoided, a letter report shall be submitted to PDS which will serve as condition satisfaction for Data Recovery.
- b. If CA-SDI-17506 cannot be avoided the following data recovery activities shall be implemented:
 - 1) **All Phases:** Both a Luiseno and Kumeyaay Native American monitor shall be involved in all phases of the data recovery program.

- 2) **Phase One:** The data recovery program shall comply with research design and performance standards that are in the approved data recovery program in the report referenced above.
- 3) **Phase One:** Upon completion a letter report shall be prepared, which evaluates the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics in order to assess the adequacy of the initial 2 to 3 percent sample. Based on this assessment, the letter report shall recommend the need for and scope of a second phase of field investigations, not to exceed a total site hand excavated sample of 15 percent of the site deposits.
- 4) **Phase Two:** Implement Phase 2 fieldwork as necessary. For artifacts found during the phase one and phase two data recovery referenced above, conduct an artifact analysis, which includes the following: lithics, ceramics, faunal, floral, assemblage, and radiocarbon dating as referenced in the report above.
- 5) **Phase Three:** Phase 3 will be conducted regardless of whether Phase 2 excavations are required. Phase 3 will consist of mechanical stripping followed by hand excavation to identify, map, and sample buried cultural features. If cultural features are identified, flotation, radiocarbon, and obsidian analysis shall be conducted, as appropriate.
- 6) **Human Remains:** If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- 7) **Artifact Conveyance:** Evidence that all cultural materials have been curated and/or repatriated as follows:
 - (a) Evidence that all prehistoric materials collected during the data recovery program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent

curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. 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.

- (b) 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.

DOCUMENTATION: Upon completion of the phase one data recovery referenced above, the applicant shall submit the letter report to the [PDS, PPD] for review and approval. A copy of the letter report shall be provided to the San Luis Rey Band of Mission Indians and any culturally-affiliated tribe who requests a copy. Upon completion of the phase three data recovery, the applicant shall provide a Final Technical Report from the Principal Investigator to the [PDS, PPD]. The final report shall include a letter from the curation facility or culturally affiliated tribe identifying that archaeological materials have been received. A copy of the Final Technical Report shall be provided to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, and any culturally- affiliated tribe who requests a copy. **TIMING:** Prior to any earth-disturbing activities within 100 feet of CA-SDI-17506, the data recovery program shall be completed. **MONITORING:** The [PDS, PPD] shall review the phase one letter from the project archaeologist (PI) for compliance with this condition. Upon completion of the phase three data recovery, the [PDS, PPD] shall review the final data recovery program report for compliance with this condition.

8. **CULT#GR-3 (M-CR-2). ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING**

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program and Pre-Grading Survey shall be implemented for the development of each neighborhood and offsite improvements.

DESCRIPTION OF REQUIREMENT: The County approved Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall conduct a re-survey of the project site (each neighborhood and offsite improvements as they are developed) including off-site improvements as described below, and monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site

improvements. The Project Archaeologist and Luiseno and Kumeyaay Native American monitors 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.

- a. The Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall resurvey areas of the project site (each neighborhood and offsite improvements as they are developed) including off-site improvements as determined by the Project Archaeologist in consultation with the Luiseno and Kumeyaay Native American monitors. The site boundaries of CA-SDI-17,506 shall be adequately defined to determine whether the site can be avoided and prevent the requirement for data recovery.

DOCUMENTATION: The applicant shall have the contracted Project Archeologist and Luiseno and Kumeyaay Native American monitors 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.

(GEOLOGICAL RESOURCES)

9. GEO#GR-1 (M-GE-1, M-GE-2, M-GE-3). GEOTECHNICAL HAZARDS MITIGATION MEASURES

INTENT: In order to ensure specific design and mitigation measures for geologic hazards are implemented into the grading plans. **DESCRIPTION OF REQUIREMENT:** All recommendations presented in Section 7 from *Update Geotechnical Investigation, Valiano (Eden Hills) – 48-Acre Fines, San Diego County, California* prepared by Geocon, Inc. dated May 13, 2014 and *Update Geotechnical Investigation, Valiano (Eden Hills), San Diego County, California*, prepared by Geocon, Inc. dated May 13, 2014 shall be incorporated into the grading plans and part of the grading notes to be observed during grading operations. **DOCUMENTATION:** The applicant shall prepare and submit the grading plans to [PDS, BD]. **TIMING:** Prior to the approval of any grading plans, the grading plans shall include required elements indicated in this condition. **MONITORING:** The [PDS, BD] shall review the Grading Plan to ensure all recommendations and notes are included per this condition. If there are any additional recommendations for slope stability, the [PDS, BD] shall ensure that they are incorporated into the grading plans for the project.

(PALEONTOLOGICAL RESOURCES)

10. PALEO#GR-1 (M-P-1) PALEONTOLOGICAL MONITORING - PRECONSTRUCTION

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2024-TM-5575TER, ~~PDS2014-MUP-14-019~~, and PDS2024-STP-13-003W1, a Paleontological Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the Paleontological Monitoring Program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site,

the Qualified Paleontological Resources Monitor shall be onsite to monitor as determined necessary by the Qualified Paleontologist. The Paleontological Monitoring Program shall comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#). **DOCUMENTATION:** The applicant shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to the Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

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

(AIR QUALITY)

11. AQ#GR-1. PROJECT DESIGN IMPLEMENTATION DURING CONSTRUCTION

INTENT: In order to mitigate impacts to Air Quality and comply with the California Environmental Quality Act, the following Project Design Features shall be implemented during construction:

Air Quality – Construction

- a. In accordance with the SDAPCD Rule 55 - Fugitive Dust Control, no dust and/or dirt shall leave the property line. The following measures shall be implemented to ensure the requirements of this rule are met.
 - 1) No visible dust emissions shall be discharged into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.
 - 2) 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 the following erosion control measures: (a) track-out grates or gravel beds at each egress point; (b) wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks; (c) secured tarps or cargo covering, watering, or treating of transported material.
 - 3) Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall 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 particulate matter smaller than 10 microns in diameter (PM₁₀)-efficient street sweepers certified to meet the most current South SCAQMD Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out shall be prohibited under any circumstances.

- b. Two applications of water during grading between dozer/scrapper passes shall be implemented.
- c. Paving, chip sealing or chemical stabilization of internal roadways after completion of grading shall be implemented.
- d. Dirt storage piles shall be stabilized by chemical binders, tarps, fencing or other erosion control.
- e. The construction fleet shall use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or utilize CARB/USEPA Engine Certification Tier 4, or other equivalent methods approved by the CARB.
- f. Building products shall have at least a 10-percent recycled content.
- g. Low VOC coatings shall be used during construction and maintenance in accordance with SDAPCD Rule 67 requirements.
- h. A 15-mile per hour (mph) speed limit shall be enforced on unpaved surfaces.
- i. On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
- j. Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
- k. Grading shall be terminated if winds exceed 25 mph.
- l. Any blasting areas shall be wetted down prior to initiating the blast.

DOCUMENTATION: The applicant shall implement the Air Quality Project Design Features pursuant to this condition. **TIMING:** The following actions shall occur throughout project construction for each neighborhood and offsite improvements. **MONITORING:** The [DPW, PDCI] shall make sure that the Air Quality Project Design Features are implemented during project construction. The [DPW, PDCI] shall contact the [PDS, PPD] if the applicant or their representative fails to comply with this condition.

(BIOLOGICAL RESOURCES)

12. BIO#GR-6. BIOLOGICAL MONITORING – DURING CONSTRUCTION

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The monitor(s) shall be on site during all grading and clearing activities that are in or adjacent to any Biological Open Space areas or

sensitive habitats. If there are disturbances, the monitor must report the occurrence(s) immediately to the [PDS PPD]. The biologist shall perform the following duties:

- a. Prepare a California gnatcatcher-monitoring program to the satisfaction of PDS Permit Compliance Section and the Wildlife Agencies;
- b. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector;
- c. Perform periodic monitoring of the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
- d. Conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction;
- e. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, is selectively placed and shielded, and is directed away from preserved habitat;
- f. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
- g. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and PDS Project Planning Division within 24 hours;
- h. Produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and PDS (final report will release bond);
- i. Confer with the Wildlife Agencies and PDS Project Planning Division within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
- j. Attend construction meetings and other meetings as necessary.

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

13. BIO#GR-7. FOCUSED BAT SURVEYS – STRUCTURE DEMOLITION AND REMOVAL OF TREES

INTENT: In order to determine the absence and/or presence of bats within existing structures or hollow trees that are identified for removal, focused bat surveys shall be conducted. **DESCRIPTION OF REQUIREMENT:** Prior to the demolition of existing structures or removal of hollow trees, bat surveys shall be conducted to determine the absence and/or presence of bat colonies and/or bat nursery sites. Surveys shall be conducted seven (7) days prior to structure demolition or tree removal and one survey shall be conducted immediately prior to initiation of work. If any bat colonies and/or bat nursery sites are found within any structure(s) or trees, demolition of the structure or removal of the tree(s) shall be postponed until the nursery/breeding activity ends. If bat roosting sites are found, demolition of the structure(s) or removal of the tree(s) shall be postponed until the bats are excluded from the structure(s). **DOCUMENTATION:** The applicant shall provide a copy of the survey results to the [PDS, PPD] for approval. **TIMING:** Prior to demolition of existing structure(s) or removal of hollow tree(s). **MONITORING:** The [PDS, PPD] shall review the survey results provided by the applicant.

14. BIO#GR-8. PROJECT DESIGN IMPLEMENTATION DURING CONSTRUCTION

INTENT: In order to mitigate impacts to Biological Resources and comply with the California Environmental Quality Act, the following Project Design Features shall be implemented during construction:

- a. Native topsoil (top three to five inches) shall be salvaged and stockpiled within a disturbed onsite location. Stockpiles shall not be greater than six feet high and shall not be mixed with other excavated materials. Following completion of construction activities, stockpiled native topsoil shall be re-spread, as applicable.
- b. The construction site shall maintain adequate storm water BMPs (erosion) and air quality control (dust).
- c. The Project shall comply with wet weather grading restrictions (October 1 to April 30) to avoid habitat damage in applicable locations.
- d. The Project shall not accelerate or increase storm water or non-storm water flows to sensitive downstream areas.

DOCUMENTATION: The applicant shall implement the Air Quality Project Design Features pursuant to this condition. **TIMING:** The following actions shall occur throughout project construction for each neighborhood and offsite improvements. **MONITORING:** The [DPW, PDCI] shall make sure that the Air Quality Project Design Features are implemented during project construction. The [DPW, PDCI] shall contact the [PDS, PPD] if the applicant or their representative fails to comply with this condition.

(CULTURAL RESOURCES)

15. CULT#GR-4 (M-CR-2). ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a

Cultural Resource Grading Monitoring Program shall be implemented for the development of each neighborhood and offsite improvements. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno and Kumeyaay Native American monitors. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno and Kumeyaay Native American monitors.
- b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Luiseno and Kumeyaay Native American monitors 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. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno and Kumeyaay Native American monitors, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno and Kumeyaay Native American monitors may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luiseno and Kumeyaay Native American monitors. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. If any tribal cultural resources are identified during earth-disturbing activities, the Project Archaeologist shall consult with culturally-affiliated tribes to determine appropriate mitigation. The preferred mitigation is preservation (avoidance).
- d. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of

human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- e. The Project Archaeologist and Luiseno and Kumeyaay Native American monitors shall evaluate fill soils to determine that they are clean of cultural resources.
- f. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

(NOISE)

16. NOISE#GR-1. TEMPORARY CONSTRUCTION NOISE CONTROL MEASURES

INTENT: In order to minimize temporary construction noise for grading operations associated with the project and to comply with County Noise Ordinance 36.409.

DESCRIPTION OF REQUIREMENT: The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition and all loads should be properly secured to prevent rattling and banging.
- c. Use equipment with effective mufflers.
- d. Minimize the use of any 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, PPD] if the applicant fails to comply with this condition.

17. NOISE#GR-2 (M-N-7). CONSTRUCTION NOISE IMPACT MEASURES

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409 & 36.410](#), the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction equipment operations, specifically ripping, drilling and/or excavation. **DESCRIPTION OF REQUIREMENT:** The operations shall be limited to the following if ripping, drilling, or excavation is required within 180 feet of a residentially occupied off-site or onsite boundary line:

- a. A 12-foot-high barrier shall be erected along the length of the property line and/or work area, or length to the best extent possible to reduce noise. This barrier shall be of sufficient length to block the line of sight between the occupied property and any ripping operations within 180 feet of the property.
- b. The barriers shall extend at least 10 feet beyond the horizontal line of sight in each direction. Figure 5 of the acoustical study (contained in Appendix G of this EIR) illustrates the 12-foot barrier noise mitigation noise contours. The final barrier must break the line of sight between the top of the equipment exhaust pipe and the residential receiver at all visible locations and when taking into consideration all topography in relevant areas.
- c. If new information is provided to prove and certify that the construction equipment and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dB and below at the occupied property line.

DOCUMENTATION: The applicant shall maintain the limited construction operations and incorporate the construction noise measures as indicated above until all grading activities have been completed. The applicant is responsible for implementing any further noise reducing measures to remain in compliance with this condition and comply with the requirements of the County Noise Ordinance, Section 36.409 & 36.410. **TIMING:** The aforementioned actions (Items a. thru c.) shall occur throughout the duration of the grading operations when construction operations are within 180 feet of any occupied boundary. **MONITORING:** The [DPW, PDCI; PDS, CODES] is responsible for enforcement of this condition.

18. NOISE#GR-3 (M-N-8). CONSTRUCTION NOISE SETBACK MEASURES

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 (including but not limited to rock crushers). **DESCRIPTION OF REQUIREMENT:** The temporary breaker shall be limited to the following - if a breaker is required onsite during construction, then it shall not be used within 300 feet of property boundaries of occupied residences. If new information is provided to prove and certify that project breaker equipment (including but not limited to rock crushers) and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dB and below at the occupied property line. **DOCUMENTATION:** The applicant shall maintain the setbacks for the breaker equipment operations. 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 breaker equipment setbacks shall be maintained throughout the duration of the grading operations and/or breaker activities. **MONITORING:** The [DPW, PDCI; PDS, CODES] is responsible for enforcement of this condition.

19. NOISE#GR-4 (M-N-9). BLASTING PLAN AND CONSTRUCTION NOISE ORDINANCE COMPLIANCE

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 prepare and implement a blast plan to reduce impacts associated with air blast over-pressure generated by project-related construction activities and incorporate any required noise reducing measures to comply with County Noise Ordinance regulations.
- b. No blasting shall occur at a distance of less than 600 feet from any off-site structure without specific analysis by the blasting contractor showing less than significant vibration impacts to the structure.
- c. All blast planning shall be conducted 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, and major or minor blasting requirements planning, with seismograph reports as necessary.
- d. 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/or any other methods. The measures specified within the blasting plan shall be implemented to comply with County Noise Ordinance requirements.

- e. If new information is provided to demonstrate and certify that the operations associated with blasting being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the blasting activities comply with County noise standards at any occupied property line.
- f. All residences within or partially within 600 feet of the blasting location shall be provided a 48-hour notification prior to a blasting activity.
- g. Any livestock showing distress from blasting activity at any distance should be removed to a remote location for the duration of blasting operations. Initial planning shall consider livestock within 300 feet of a minor blast or 600 feet of a major blast to be removed to these minimum distances for the appropriate blast size prior to the commencement of blasting.
- h. All equestrian trails within 600 feet of blasting operations shall have notification posted for the duration of the blasting. Warning tape as deemed necessary, and signage with specific blast information shall be placed at the trailhead and at the noise sensitive location.

If new information is provided to prove and certify that project blasting and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dB and below at 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 [DPW, PDCI; PDS, CODES] is responsible for enforcement of this condition.

(PALEONTOLOGICAL RESOURCES)**20. PALEO#GR-2 (M-P-1). PALEONTOLOGICAL MONITORING – DURING CONSTRUCTION**

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2024-TM-5575TER, PDS2014-MUP-14-019, and PDS2024-STP-13-003W1, and the

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be onsite to monitor as determined necessary by the Qualified Paleontologist. The Paleontological Monitoring Program shall comply with the following requirements during grading:

- a. If paleontological resources are encountered during grading and/or excavation, the following shall be completed:
 - 1) The Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading and/or excavation activity until such time that the sensitivity of the resource can be determined, and the appropriate salvage implemented.
 - 2) The Paleontological Monitor shall immediately contact the Project Paleontologist.
 - 3) The Project Paleontologist shall contact PDS immediately.
 - 4) The Project Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading and/or excavation may resume.
- b. If the paleontological resource is significant or potentially significant, the Project Paleontologist or Paleontological Resources Monitor, under the supervision of the Project Paleontologist, shall complete the following tasks in the field:
 - 1) Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits.
 - 2) Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting.
 - 3) Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

DOCUMENTATION: The applicant shall implement the Paleontological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI]

shall make sure that the Project Paleontologist or Paleontological Monitor is onsite performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Paleontologist or applicant fails to comply with this condition.

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

(BIOLOGICAL RESOURCES)

21. BIO#GR-9. BIOLOGICAL MONITORING REPORT

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2024-TM-5575TER, PDS2024-STP-13-003W1, PDS2014-MUP-14-019, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating their supervision of the grading activities and substantiating that grading did not impact additional areas of sensitive resources. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources. It shall also include but not be limited to the following items:

- a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
- b. Monitoring logs showing the date and time that the monitor was on site.
- c. Photos of the site after the grading and clearing activities.

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

(CULTURAL RESOURCES)

22. CULT#GR-5 (M-CR-2). ARCHAEOLOGICAL MONITORING – ROUGH GRADING

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

- a. 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 Luiseno and Kumeyaay Native American monitors must be included in the Negative Monitoring Report.

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

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

(PALEONTOLOGICAL RESOURCES)

23. **PALEO#GR-3 (M-P-1). PALEONTOLOGICAL MONITORING – ROUGH GRADING INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2024-TM-5575TER, ~~PDS2014-MUP-14-019~~, and PDS2024-STP-13-003W1, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare one of the following letters for each neighborhood and/or offsite improvements upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a “No Fossils Found” letter from the Project Paleontologist to the *[PDS, PPD]* stating that the monitoring has been completed and that no fossils were discovered. The letter report shall include the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.
- b. If Paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to the *[PDS, PPD]* for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection for each neighborhood and/or offsite improvement areas (Grading Ordinance SEC 87.421.a.2), the letter report for that neighborhood and/or offsite improvement area shall be completed. **MONITORING:** The *[PDS, PPD]* shall review the

final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDC] 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).*

(BIOLOGICAL RESOURCES)

24. BIO#GR-10. OPEN SPACE SIGNAGE & FENCING

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) for PDS2024-TM-5575TER and PDS2024-STP-13-003W1, ~~PDS2014-MUP-14-019~~, the permanent fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences and open space signs shall be installed along the open space boundary as shown on these plans.

- a. Evidence shall be in the form of 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:

PDS2024-ER-13-08-002B

DOCUMENTATION: The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [PDS, PPD]. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of PDS2024-STP-13-003W1 ~~or PDS2014-MUP-14-019~~, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)) the fencing and signage shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

25. BIO#GR-11. EASEMENT AVOIDANCE

INTENT: In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easements indicated on this plan are for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within 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 is:

- 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. 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. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
- c. Activities for the installation and maintenance of revegetation (Coast Live Oak Woodland) within Neighborhood 3 Biological Open Space pursuant to the approved Revegetation Plan. Such activities shall be approved in advance by the Director of Planning & Development Services and shall not be inconsistent with the original intent of this easement.
- d. Uses, activities, and placement of structures expressly permitted by the Director of Planning & Development Services, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.

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

(CULTURAL RESOURCES)

26. **CULT#GR-6 (M-CR-2). ARCHAEOLOGICAL MONITORING – FINAL GRADING**
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented for the development of each neighborhood and offsite improvements. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report for each neighborhood and offsite improvements as they are developed that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:
- a. Department of Parks and Recreation Primary and Archaeological Site forms.
 - b. Daily Monitoring Logs
 - c. Evidence that all cultural materials have been curated and/or repatriated as follows:
 - 1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a

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

or

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

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

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

DOCUMENTATION: The applicant's archaeologist shall prepare the final report for each neighborhood and/or offsite improvements and submit it to *[PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for each neighborhood and/or offsite improvements, the final report for that neighborhood and/or offsite improvement area shall be prepared. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of all reports for all development areas, *[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.

(PALEONTOLOGICAL RESOURCES)

- 27. PALEO#GR-4 (M-P-1). PALEONTOLOGICAL MONITORING – FINAL GRADING**
- INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2024-TM-5575TER, ~~PDS2014-MUP-14-019~~, and PDS2024-STP-13-003W1, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare a final report for each neighborhood and/or offsite improvements that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:
- a. If paleontological resources were discovered, the following tasks shall be completed by or under the supervision of the Project Paleontologist:
 - 1) Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens.
 - 2) Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database.
 - 3) Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego’s Guidelines for Determining Significance for Paleontological Resources and identify which accredited institution has agreed to accept the curated fossils. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation and submit an electronic copy of the complete report in Microsoft Word and PDF on a USB drive. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.
 - 4) Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the Director of the Paleontology Department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.
 - b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of PDS by the Project Paleontologist.

DOCUMENTATION: The applicant shall submit the letter report for each neighborhood and/or offsite improvements to the [PDS, PPD] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of ~~PDS2014-MUP-14-019~~, and PDS2024-STP-13-003W1, and prior to Final Grading Release for each

neighborhood and/or offsite improvement area ([Grading Ordinance Sec. 87.421.a.3](#)), the final report for that neighborhood and/or offsite improvement area shall be completed. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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SITE PLAN FINDINGS

- a. ~~With the adoption of the Zone Reclassification, the Project meets across the intent and specific standards and criteria prescribed in Sections 7150 et. al. of the Zoning Ordinance. The Project is a residential development and is compatible with adjacent land uses. The Project includes five neighborhoods and would be developed in phases. A total of 243 377 single-family residential units on lots ranging in size from 5,000 6,000 to ,000, 60,000 square feet would be developed. In addition, a total of 53 condominium units would be developed on lots ranging in size from 5, 630 to 22,060 square feet in Neighborhood 1. The height requirement of 35 feet and two stories would not change from current zoning.~~

Estate, rural and semi-rural residential development with some equestrian and agricultural uses are located within the vicinity of the Project site. Residences in this area are generally one- or two-story single-family detached structures ranging from relatively small (1600 s.f.) to larger estate homes located on lots that on average range from 0.33 to 1.0 acre in size (some lots are much larger). Larger lots in the area are generally used for horse-keeping and grazing purposes, or for small agricultural operations such as fruit orchards or groves. Denser residential subdivisions east of Country Club Drive in the City of Escondido are located between 0.25 and 0.5 mile east of the Project site. Lot sizes in this area are much smaller, with up to approximately eight residential units per acre.

Industrial and commercial development and mobile home communities are located north of the Project, extending to SR-78 and I-15 and beyond. Large parking lots and concrete buildings are typical of these industrial areas. In addition, the Palomar Hospital medical facilities are located northeast of the Project.

Based on the factors above, the Project would be compatible with the surrounding community.

- b. With the approval of the General Plan Amendment, the Project is compatible with the San Dieguito Community Plan. The Project is a residential development that would include five neighborhoods and be developed in phases. The Project would construct a semi-rural residential community with associated park and recreational amenities. Residential lots would be grouped to limit the impact footprint and provide large areas of open space. Approximately ~~149.4~~ 156.4 acres (or approximately ~~62.5~~ 65.5 percent) of the project site would be placed in open space which would include biological open space, agricultural open space, fuel management zones, and parks/recreational/undeveloped areas.

The Project would be developed in accordance with the Valiano Specific Plan, which provides the framework for the orderly phased development of the Project site. The site design and layout of the Project would not substantially contrast with the existing.

character and quality of the Project area, and the Project would not introduce a new land use that does not currently exist in the immediate area. In addition, the proposed residences within the Project site would be grouped to allow more areas to be retained within open space. Curbs and sidewalks within the Project would be constructed along Project roadways; however, curbs would be wedge curbs, which are more consistent with a rural character, and sidewalks would be adjacent to Project-installed and maintained landscaping. Where appropriate, pathways would be soft textured (e.g., decomposed granite) rather than concrete. Additionally, consistent with the existing surrounding area, extensive use of streetlights is not proposed within the Project (primary intersections would be lighted). Grading would consist of approximately ~~910,000~~ ~~928,000~~ cubic yards of cut and fill that would be balanced onsite. The project includes 39.6 ~~35.4~~ acres of agricultural open space to be owned and operated by the HOA. Farming is also allowed as an accessory use on the residential lots.

The internal roads proposed by the Project would be two-lane, undivided roads. The roads have been designed to conform to the site's topography and would curve to create a meandering feel through the Project site and encourage reduced speeds. In addition, proposed multi-use trails along Project roadways would be separated from vehicular traffic by landscaped parkway or fencing. Development of the Proposed Project would result in potentially significant direct and cumulative traffic impacts to a few of the study area roadway segments and intersections; however, the Project would only have cumulative (and no direct) impacts to one roadway segment in the County. Implementation of improvements to Country Club Drive would adequately mitigate the roadway impacts.

Police and fire protection service demands would likely increase with implementation of the Proposed Project. It is anticipated, however, that expanded police and fire protection services would be funded, as necessary, from increased property taxes and other revenues to the County resulting from implementation of the Project. As a result, the Project would not generate a significant impact to police protection. With regard to fire protection, substantial fire protection facilities are available in the Project vicinity with the construction of the proposed Harmony Grove Fire Station. The Project would contribute its fair share to construction and operation of the station. The Project would include the undergrounding of proposed utility lines on site. Residential units within the Project would include water conservation features that would reduce water use. In addition, the Project's landscape concept plan includes native and drought-tolerant species to reduce the amount of required irrigation and reclaimed water would be used in common areas.

An Environmental Impact Report (EIR) and associated technical studies were prepared that analyzed the environmental impacts of the Project. Appropriate mitigation measures were identified and are imposed on the Project. Significant, unmitigable impacts were identified for portions of aesthetics (short-term), air quality, and traffic (City of Escondido). Overriding considerations were prepared that explains how the Project's unavoidable potential significant environmental impacts are outweighed by the Project's considerable benefits.

Based on the factors above, the Project would be compatible with the San Dieguito Community Plan.

- c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. There have been no standards or criteria waived for the Valiano Vesting Site Plan.

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

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

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

Section 21081(b) further states:

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

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

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

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

BIO#GR-3, BIO#GR-4, CULT#1, CULT#GR-2, CULT#GR-3, CULT#GR-4, CULT#GR-5, CULT#GR-6, GEO#1, GEO#GR-1, GHG#2, HAZ#1, LNDSCP#1, LNDSCP#2, LNDSCP#3, NOISE#1, NOISE#2, NOISE#3, NOISE#4, NOISE#GR-2, NOISE#GR-3, NOISE#GR-4, PALEO#1, PALEO#GR-1, PALEO#GR-2, PALEO#GR-3, PALEO#GR-4

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

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

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.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct, follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented per current design standards ~~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 REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County Road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County

Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

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

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

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

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

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Wildlife Fees have been paid in the amount of \$3,168.00 for the review of the EIR, Receipt number 37-03072018-041, dated March 7, 2018.

NOTICE: The 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on December 6, 2024.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the submittal for conditions satisfaction and is based on the number of PDS conditions that need to be satisfied. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

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

I, Vince Nicoletti, Interim Director of PDS, San Diego County, State of California, hereby certify that this is a copy of the official document authorizing an amendment to the referenced Site Plan Decision.

PLANNING & DEVELOPMENT SERVICES
VINCE NICOLETTI, INTERIM DIRECTOR

By:

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

**ATTACHMENT D –
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) _____
232-013-02, 232-013-03, 232-020-55, 232-500-20, 232-500-23, 232-500-24, 232-500-19, 232-500-22
Assessor's Parcel Number(s) 232-500-18, 232-500-21, 232-492-01, 228-313-13, 228-313-18, 228-311-15, 232-013-01

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.

The Eden Hills Project Owner, LLC

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.

The Eden Hills Operator, LLC [This entity owns 75% in The Eden Hills Project Owner, LLC]
SCHF (M) ECI, L.P. [Investor entity that owns 25% in The Eden Hills Project Owner, LLC]

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.

N/A

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: [Handwritten Signature]
The Eden Hills Project Owner, LLC
By: The Eden Hills Operator, LLC, its Manager
Print Name By: Eden Hills Communities Manager, LLC, its Manager
By: KPMW Integral, LLC, its Managing Member
By: Lance Waite, Authorized Representative

----- OFFICIAL USE ONLY -----



**ATTACHMENT E –
ENVIRONMENTAL DOCUMENTATION**

NOTICE OF DETERMINATION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21152

Project Name and Number(s): Valiano Tentative Map Time Extension; Revised Tentative Map PDS2024-TM-5575TER (VTM), Revised Vesting Site Plan PDS2024-STP-13-003W1 (VSTP) and PDS2024-ER-13-08-002B (ER)

State Clearinghouse No.: Addendum to #2013061042

Project Location: The Project is located at 1805 County Club Drive, adjacent to and west of Country Club Drive and adjacent to and north and south of Mt. Whitney Road between Hill Valley Road and Mt. Whitney Road in the San Dieguito Community Plan Area, a portion of which is located within the Elfin Forest-Harmony Grove Subarea Plan area within the unincorporated area of San Diego County, California; APN: 228-313-13-00, 232-013-01-00, 232-013-02-00, 232-013-03-00, 232-020-55-00, 232-492-01-00, 232-500-18-00, 232-500-19-00, 232-500-020-00, 232-500-21-00, 232-500-22-00, 232-500-23-00, and 232-500-24-00

Project Applicants: Eden Hills Project Owner, LLC
888 San Clemente Drive, Suite 100
Newport Beach, CA 92660

Project Description: The applicant is also requesting site layout changes (reduced by approx. 7.0 acres), reduction to grading, reduced number of units (326 reduced to 243), addition of a fire emergency access road from Hill Valley Road to La Moree Road (within City of San Marcos), and modifications to Vesting Tentative Map 5575 through a Revised Vesting Tentative Map and Vesting Site Plan, and trail relocations. Neighborhood 5 lot count reduced from 55 to 25 to allow for larger lots and equestrian activities. The lot reduction is included with the overall 83 lot reduction. Elimination of Wastewater Treatment and Water Reclamation Facility (WTWRF) and installation of new sewer lift station and force main into the City of Escondido system.

Agency Approving Project: County of San Diego

County Contact Person: Gregory Mattson, Project Manager or Mark Slovick, Deputy Director

Date Form Completed: December 6, 2024

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above-described project on December 6, 2024, and has made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
 A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
 An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was was not adopted for this project.

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The following determinations are only required for projects with Environmental Impact Reports:

- 5. A Statement of Overriding Considerations was was not adopted for this project.
- 6. Findings were were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- Certificate of Fee Exemption (attached)
- Proof of Payment of Fees (attached)

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: _____ Telephone: (619) 895-7177

Name (Print): Greg Mattson Title: Contract Project Manager

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
PHONE (858) 694-2962 FAX (858) 694-2555
www.sdcounty.ca.gov/pds

VINCE NICOLETTI
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE VALIANO PROJECT FOR PURPOSES OF CONSIDERATION OF PDS2024-TM-5575TER and PDS2024-STP-13-003W1

October 15, 2024

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously certified Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent Environmental Impact Report have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously certified Environmental Impact Report to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: Reduced Residential Unit Valiano Project
2. To the Project Number(s) add: PDS2024-TM-5575TER, PDS2024-STP-13-003W1 and PDS2024-ER-13-08-002B.
3. To the first paragraph add as indicated: The Environmental Impact Report for this Project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated October 15, 2024, which includes the following forms attached.
 - A. An Addendum to the previously certified Environmental Impact Report with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated October 15, 2024.
 - B. An Ordinance Compliance Checklist

AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE VALIANO PROJECT FOR PURPOSES OF CONSIDERATION OF PDS2024-TM-5575TER AND PDS2024-STP-13-003W1

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified Environmental Impact Report (EIR) covering a project for which a subsequent discretionary action is required. The Reduced Residential Unit Valiano Project (Project or Proposed Project) occurs within the approved Valiano Project Specific Plan area, for which a Final Environmental Impact Report (SCH. No. 20130610420) (FEIR or Valiano FEIR) was certified by the County of San Diego (County) Board of Supervisors in July 2018. In this case, the County must assess whether the Valiano FEIR adequately covers the impacts associated with the Project. This Addendum has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously certified FEIR:

The Valiano FEIR analyzed the environmental effects of the Valiano Specific Plan development located on approximately 239 acres in an unincorporated portion of San Diego County within the Eden Valley portion of the San Dieguito Community Planning Area near the cities of San Marcos and Escondido. The Valiano development, as originally approved, consisted of a residential community with 326 single-family dwelling units, a resident's/builder's option to include Accessory Dwelling Units (ADUs) on 54 lots, and related facilities within a total grading area of approximately 125 acres. The residential development was divided into five distinct neighborhoods, with a minimum lot size of 5,630 square feet (s.f.) and an overall average lot size of approximately 14,790 s.f. The proposed development also incorporated a number of related amenities and facilities, including park and recreation areas, an on-site wastewater treatment and water reclamation facility (WTWRF) and wet weather storage area, three pump (lift) stations and an existing equestrian complex in the southeastern portion of the site that would be retained. Approximately 149 acres would be retained as open space, including open space lots and easements as well as biological and agricultural open space easements.

The FEIR was certified and approved by the County Board of Supervisors in July 2018 in accordance with CEQA. Following County approval and certification, the Valiano project was challenged in two actions brought forth by the local planning group and the Sierra Club (37-2018-00042927-CU-TT-CTL and 37-2018-00043084-CU-TT-CTL). The Project Applicant has worked closely with the local planning group and Sierra Club to reach settlements resulting in modification of the Project including a reduction in residential unit count as well as overall Project footprint. Specifically, Project-related modifications as a result of the Settlement Agreements include:

1. Reduction in number of lots from 326 to 243

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Reduced Residential Unit Valiano Project
October 15, 2024

2. Reduction of development footprint by approximately 7 acres
3. Addition of a fire emergency access from Hill Valley to La Moree Road
4. Neighborhood 5 lot count reduced from 55 to 25 lots
5. Elimination of WTWRF, and installation of new sewer lift station and force main to the City of Escondido
6. Increased notification of rock blasting during grading as well as provision of veterinarian services during those times if animals are affected by the blasting
7. Full electrification of the development
8. Energy efficiency: full solar on each house, electrical charging stations, new energy code
9. Assist in establishing Local Greenhouse Gas Mitigation Bank
10. Exterior fire sprinklers on perimeter houses
11. Protection and increased management of biological -open space, removal of non-native plant species, etc.
12. Utilize Dark Sky regulations for exterior lighting
13. Increase mitigation amount for agricultural impact to be paid via County's Purchase of Agricultural Conservation Easement (PACE) program

The FEIR concluded that implementation of the Valiano Project would result in significant unmitigable impacts to aesthetics, air quality, and transportation/traffic. With implementation of mitigation measures, potentially significant environmental impacts to agricultural resources, biological resources, cultural resources, greenhouse gases, hazards, noise, paleontological resources, and geology/soils would be avoided. Based on the analysis of the FEIR, the following issue areas were determined not to have significant effects on the environment and therefore required no mitigation: hydrology/water quality, land use, population/housing, recreation, public services, and utilities/service systems.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Contact Gregory Mattson, AICP
E-mail: gregory.mattson@sdcounty.ca.gov

3. Project applicant's name and address:

The Eden Hills Project Owner, LLC (Attn: Greg Waite)
703 Palomar Airport Road, Suite 170
Carlsbad, CA 92011
Applicant Contact Information:

Contact: Greg Waite, Project Manager
Phone number: 760.944.7511
E-mail: gwaite@intergralcommunities.com

4. Summary of the activities authorized by present permit/entitlement application(s):

The adopted Valiano Specific Plan allows the development of a maximum of 326 residential units at varying densities and a resident's/builder's option to include ADUs on 54 lots, and related facilities within a total grading area of approximately 127 acres (Figure 1, *2018 Approved Valiano Land Use Plan*). The residential development is divided into five distinct neighborhoods, with a minimum lot size of 5,630 s.f. and an overall average lot size of approximately 14,790 s.f. The proposed development also incorporates a number of related amenities and facilities, including park and recreation areas, an on-site wastewater treatment and WTWRF and wet weather storage area, three pump (lift) stations and an existing equestrian complex in the southeastern portion of the site that would be retained. Approximately 149 acres would be retained as open space, including open space lots and easements as well as biological and agricultural open space easements.

Residential

Neighborhood 1 includes 98 single-family residential units. Lots would be clustered to limit impact footprints and to maximize the area for a community recreation facility within this neighborhood. Neighborhood 1 would include conventional lots, as well as detached condominiums (courtyard homes) sharing a common lot. The neighborhood would contain 45 conventional lots and 53 detached condominiums. Lot sizes in Neighborhood 1 would be a minimum of 5,630 s.f. with an average lot size of 8,400 s.f. (0.19 acre).

Neighborhood 2 includes 58 single-family residential units. Lots would be clustered to limit impact footprints and to maximize retention of agricultural open space within this neighborhood. Lot sizes in Neighborhood 2 would be a minimum of 8,620 s.f. with an average lot size of over 19,500 s.f. (0.45 acre). Neighborhood 2 may also include up to 23 small ADUs which are ideal for multi-generational families. These units could be attached or detached from the main unit and would be a minimum of 8 feet from the rear lot line and no greater than 50 percent of the width of the main structure. ADUs would comply with section 6156(x) and other applicable sections of the Zoning Ordinance, except that they would be allowed on lots smaller than 20,000 s.f. as long as they meet the setbacks set by the Valiano Specific Plan and the Vesting Site Plan. In addition, ADUs within the Valiano Specific Plan could provide one parking space instead of two because

they would be limited to 640 s.f. and they are expected to house extended family members instead of two-car families.

Neighborhood 3 includes 37 single-family residential units. Lots would be clustered to limit impact footprints and to maximize the areas for the proposed Trail Head Park and trail components. Lot sizes in Neighborhood 3 would be a minimum of 9,680 s.f. with an average lot size of over 14,600 s.f. (0.34 acre). This neighborhood includes a proposed Trail Head Park with access to several trails. Similar to Neighborhood 2, Neighborhood 3 may also have up to eight ADUs.

Neighborhood 4 includes 78 single-family residential units. Lots would be clustered to limit the impact footprint and maximize the retention of existing agriculture within this neighborhood. Lot sizes in Neighborhood 4 would be a minimum of 7,000 s.f. with the average lot size of over 14,700 s.f. (0.34 acre).

Neighborhood 5 includes 55 single-family residential units, some with wider and deeper lots to allow horse and market animal keeping. Lots would be clustered to limit the impact footprints and maximize the retention of an existing water feature within this neighborhood. Lot sizes in Neighborhood 5 would be a minimum of 8,350 s.f. with an average lot size of 17,200 s.f. (0.39 acre). Lots would be a minimum of 50 feet wide and 100 feet deep. Similar to Neighborhoods 2 and 3, Neighborhood 5 may also have up to 20 ADUs.

Parks, Recreation, and Open Space. The Valiano Project includes both public and private recreational areas as well as preserved open space for biological and agricultural resources which are discussed in detail below.

Public Neighborhood Park and Staging Area. The 2.7-acre Neighborhood Park, located in the southeast portion of the Valiano Project site within Neighborhood 5 adjacent to Country Club Drive, would include an open lawn area, seating, picnic facilities, a shade structure, a horse hitching station, half-court basketball, community garden, and children's play area with age separated activities. The public Neighborhood Park would include off-street parking and restroom facilities.

Equestrian Staging Area (Open to the Public). Portions of the existing equestrian complex previously used in association with the Harmony Grove Equestrian Center, located in the southern portion of Neighborhood 5, would be retained, open to the public and maintained by the Homeowners Association (HOA). The 1.2-acre site would be reconfigured to allow public horse trailer parking and use of an exercise ring for the public to access the multi-use trail.

Public Multi-Use Trail. A 10-foot-wide, 2.65-mile-long public multi-use trail for non-motorized use (including equestrian use, hiking, biking, and jogging) would run along the entire length of the community parkway, in addition to connecting with parks, key open space features and a planned off-site public trail in the Harmony Grove Village Specific Plan Area to the west of the Valiano Project's Neighborhood 5. Smaller private pedestrian

trails within the Valiano Project site would connect the public multi-use trail to the residential neighborhoods.

Central Oak Park. The private 1.2-acre private Central Oak Park is located in the central portion of the Valiano Project site off Community Parkway. It would be connected to neighborhood walks and the public multi-use trail. The park would maintain existing habitat, and provide picnic areas, walking trails and informal and unstructured children's play areas. A fitness course or fitness station is proposed along the private trail system in the park. The park would be privately maintained by the HOA.

Private Recreation Facility. The private Recreation Facility located off Mt. Whitney Road would be a private facility for residents. The 2.3-acre facility would include a small community building, swimming pool, picnic tables, children's play area and informal lawn area, as well as restroom and maintenance facilities. Limited street parking would be provided.

Trail Head Park. A 0.5-acre Trail Head Park is proposed within the eastern portion of the Valiano Project site in Neighborhood 3 and would provide convenient access to the trail system to the east of the Project site. The Trail Head Park would also include benches, picnic tables, and a trail map/area information kiosk. The Trail Head Park would be privately maintained by the HOA.

North Trail Turnaround. At the north end of the multi-use trail, a turnaround would be provided with shade trees, benches, trash receptacle, and trail signage. The North Trail Turnaround would be maintained by the HOA.

Open Space Easements. Approximately 31.2 acres (13.1 percent) of the Valiano Project site would be protected within a biological open space easement. In addition, 35.4 acres (16.6 percent of the site) of recently active on-site agricultural uses would be preserved in an agricultural easement in the northwestern portion of the site. The proposed agricultural easement area currently includes avocado orchards, portions of which were damaged or destroyed by wildfire in 2014. The proposed easement area would be dedicated for agricultural use and may include partial retention of the existing viable avocado orchards, as well as additional potential uses such as vineyards and/or other orchards (e.g., citrus, pomegranates and olives). Biological open space easements have associated limited building zone easements to protect the biological resources from present and future fuel management. These are approximately 150 feet wide and they prohibit structures that would require fuel management.

Utility Easements. Two existing and adjacent San Diego Gas & Electric Company (SDG&E) easements with a total of 3.1 acres (with a combined width of 220 feet) extend east-west through the southeastern portion of the site, with several large transmission lines located therein (to remain in place). An additional SDG&E easement extends through the northwestern portion of the site and extends into the open space area noted above that is proposed for retention of existing agricultural use.

The northern portion of the site which contains avocado groves includes a Rincon Municipal Water District (MWD) easement for a waterline and access road, totaling 0.8 acre, leading from the northern boundary of the Valiano Project to a district-owned 3.2-acre property within the northern Valiano parcel and to Hill Valley Drive.

Open Space Lots. Other open space areas include common areas which consist of HOA lots that include parks, common open space areas, detention basins, bioretention basins, and the wet weather storage covering 54 acres (22.6 percent) of the Valiano Project site. An additional 31.6 acres (13.2 percent) would include landscape easements which include HOA-maintained open space areas on private lots. As shown in Figure 3, *Resource Protection Ordinance Steep Slopes*, there would also be Resource Protection Ordinance (RPO) steep slope easements that prohibit modification by grading but allow landscaping and agriculture, in some of the private residential lots (3.9 acres).

Wastewater Treatment and Water Reclamation Facility

Wastewater generated by the Valiano Project would be treated by an on-site WTWRF which would be owned and operated by the San Diego County Sanitation District or its successor. The WTWRF would be located on a 0.4-acre lot in the southeastern-most portion of the property within Neighborhood 5. This facility would provide treatment for all wastewater generated onsite and would produce reclaimed effluent per applicable regulatory standards for irrigation of on-site landscaping. The WTWRF would be similar to the adjacent Harmony Grove WTWRF, and wastewater quality assumptions for the development of the 71,500-gallon per day (gpd) facility for the Valiano Project were based on the wastewater loading rates developed for the Harmony Grove project.

The Valiano Project would be required to construct wet weather storage to meet the Regional Water Quality Control Board's (RWQCB) requirement for approximately 90 days of recycled water storage. Therefore, a total of 6.0 million gallons of storage would be provided at the proposed 1.6-acre wet weather storage area located north of Neighborhood 5. A Major Use Permit (MUP) is required for the WTWRF as part of the Valiano Project application. The operational elements of the on-site wastewater treatment system would include three pump stations and WTWRF facility components, as summarized below.

A pump station would be required to convey sewage generated in the northern portion of the Valiano Project flows to the WTWRF. Due to the size of the sewer sub-basin served (estimated at 127 homes), it is assumed that this pump station would be owned and operated by the County and, therefore, designed to meet County standards. Two smaller pump stations would be privately owned and maintained by the HOA and would not be conveyed to the County for maintenance due to their small size.

Access and Circulation

Project access is proposed via Eden Valley Lane, Mt. Whitney Road, and two future access driveways south of Mt. Whitney Road, all connecting to Country Club Drive, the

majority of which is located within the County's jurisdiction. Emergency access is proposed via Hill Valley Drive and Mt. Whitney Road.

Offsite improvements to Country Club Drive would be implemented as part of the mitigation for traffic impacts to the Country Club Drive/Auto Parkway intersection within the City of Escondido. At the north end of Country Club Drive south of Auto Parkway, the Valiano Project would install a five-foot wide sidewalk for approximately 830 feet on the west side of the street. This would connect two currently disconnected sections of sidewalk; one extending approximately 220 feet southerly of Auto Parkway, and one extending approximately 1380 feet north of the intersection of Country Club Drive and Hill Valley Drive. A 6-inch curb and gutter would be located between the sidewalk and street pavement. As necessary and focused on the area in the southern third of the improvement, some downslope grading would occur from the back of the sidewalk to existing ground. Three above-ground power poles in this area would be relocated west of the sidewalk or protected in place. On the east side of Country Club Drive, paralleling the new sidewalk segment on the other side of the road and wherever existing driveways would not interrupt the improvements, a 6-inch (street-side) asphalt berm would be backed by a 5-foot-wide decomposed granite pathway.

The Valiano Project includes a Project Design Feature to improve Kauana Loa Drive from approximately 1,500 feet east of Country Club Drive to Harmony Grove Road. Improvements include adding 2 feet of pavement to the south side of Kauana Loa Drive and the installation of traffic calming measures such as speed and curve signage, striping, "Bott's Dots" along the centerline, 2 feet of additional paved width at the corner radius, and radar speed signs in both directions approaching the angled curve along this segment.

The Valiano Project would ensure that sight distance meeting County standards is provided at each of the four access locations along Country Club Drive. In addition, the Valiano Project proposes to construct northbound left-turn pockets at each of the four access locations. Finally, the Valiano Project also would include the construction of numerous internal intersections, with the traffic controls installed, as appropriate, at each intersection (dependent upon signal warrants).

Grading

The existing elevations of the Valiano Project site range from approximately 614 feet above mean sea level (AMSL) along the southeastern property boundary to approximately 1,013 feet AMSL along the ridge top near the northwestern site boundary. Given the conservative (worst-case) nature of grading projections, the Valiano Project would grade approximately 125 acres (or 52 percent) of the Valiano Project site, resulting in a total of 920,000 cubic yards (cy) of balanced cut and fill for the site proper.

The presence of hard rock within the proposed cut areas would require special consideration during site grading. It is anticipated that the majority of the excavations would require moderate to heavy ripping with conventional heavy equipment. Blasting is expected within the rock unit exposed throughout the site. In addition, heavy ripping and

blasting would generate oversize materials and core stones that would require special handling and fill placement procedures. All blast planning must be done by a San Diego County Sheriff approved blaster, with the appropriate San Diego County Sheriff blasting permits, in compliance with the San Diego County Consolidated Fire Code Section 96.1.3301.2, and all other applicable local, state, and federal permits, licenses, and bonding. The blasting contractor or owner must conduct all notifications, inspections, monitoring, and major or minor blasting requirements planning, with seismograph reports, as necessary.

The slope ratio of manufactured slopes would not exceed 2:1, and the maximum cut and fill height would be just under 76 feet and 49 feet, respectively. The manufactured slopes would be irrigated and planted with native plants. Due to on-site topography and to minimize grading, numerous retaining walls are proposed along Valiano Project roadways and within lots. Retaining wall heights would range between 2 and 20 feet and lengths would range between 41 and 523 feet. The tallest walls (at 18 and 20 feet in height, respectively) would be located at the back of lots 153 to 156 and 157 to 159, as well as Lot 161.

Discretionary Actions

The Valiano Project required County approval of the seven land use discretionary actions that are described below.

- A Specific Plan (PDS2013-SP-13-001) to establish criteria such as setbacks, height limits, design parameters and landscaping palettes.
- A Vesting Tentative Map (PDS2013-TM-5575) to subdivide the property. The purpose of the Vesting Tentative Map is to show the design and improvements of the major subdivision and the existing conditions in and adjacent to the Valiano Project pursuant to the County's Subdivision Ordinance. The vesting portion of the approval confers a vested right to proceed with development as provided in the vesting site plan approved concurrently with the map. Upon recordation of the Final Map, the vested rights shall last for 24 months (by phase), unless extended as allowed by County Code section 81.1205.
- A General Plan Amendment (PDS2013-GPA-13-001) to change the land use designation from SR-1 and SR-2 to SR-0.5 to allow for increased residential density. The Amendment is also to provide consistency with the County of San Diego's General Plan Policy LU-6.3 Conservation-Oriented Project Design which promotes clustered projects utilizing specific plans. Additionally, the Valiano Project is located within the San Dieguito Community Plan Area (CPA), but within two community planning subareas. Specifically, Neighborhoods 1, 2, 3 and 4 are located within the San Dieguito CPA with no subarea defined and Neighborhood 5 is located with the Elfin Forest-Harmony Grove subarea portion of the San Dieguito CPA. As part of the General Plan Amendment, Neighborhood 5 would be removed from the Elfin Forest-Harmony Grove subarea of the San Dieguito CPA so that the entire Valiano Project site would be located within the San Dieguito CPA with no

subarea. The proposed General Plan Amendment would remove the planning inconsistency of having Neighborhood 5 governed by the Elfin Forest-Harmony Grove subarea plan, with the rest of the Valiano Project being governed by only the San Dieguito CPA. Following the approval of this General Plan Amendment, Neighborhood 5 would no longer be subject to any of the requirements set forth in the Elfin Forest-Harmony Grove subarea portion of the San Dieguito CPA. The Amendment to the General Plan would ensure consistent application of policy throughout the Valiano Project and integrated conformance with the San Dieguito Community Plan and the County of San Diego's General Plan goals and policies.

- A Rezone (PDS2013-REZ-13-001) to accommodate the proposed development. The Rezone is proposed to change the existing A70 (Limited Agriculture) zoning to S88, Specific Plan Area Use Regulation. A portion of the property is proposed to change the Animal Designator "L" to "S." The Setback designator is proposed to change from "C" to "V" and would require a subsequent Site Plan to establish setback. The Special Area regulation would add a "D" and would require a subsequent site plan to determine conformance to the Specific Plan.
- A MUP for the on-site WTWRF.
- A Vesting Site Plan (PDS2013-STP-13-003) identifies the specific vested rights conveyed throughout the subdivision's development. Information on the Vesting Tentative Map is depicted on the Vesting Site Plan including buildable areas on each single-family lot based on minimum front, side, and rear setbacks. The Vesting Site Plan also establishes the maximum height for each single-family planning area.
- Local Agency Formation Commission (LAFCO) Approval for (1) the detachment of Assessor' Parcel Number 232-500-24 from County Service Area (CSA) No. 107 and concurrent annexation into the San Marcos Fire District and (2) the proposed annexation of the Valiano Project site into the County Sanitation District for the sewer service. The County has been selected because Rincon MWD currently does not provide sewer service within its boundaries.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES NO

The Proposed Project requires a revised Tentative Map to develop the reduced unit residential development within the Valiano Specific Plan area. The proposed land uses would remain the same with the exception of the elimination of the WTWRF and addition of an emergency access road from Neighborhood 4 to La Moree Road (Figure 2, *Reduced Residential Unit Site Plan*). As shown in Table 1, *Comparison of Residential Units by Neighborhood*, the residential units would be reduced from 326 to 243 and the development impact footprint would be reduced by approximately 7 acres. Figure 3, *Site*

Plan Comparison, depicts the changes in overall site footprint from the approved Valiano Project evaluated in the FEIR to the Proposed Project.

**Table 1
Comparison of Residential Units by Neighborhood**

Neighborhood	Approved Valiano Project	Proposed Project
1	98	65
2	58	58
3	37	37
4	78	58
5	55	25
TOTAL	326	243

Similar to the approved Valiano Project, the Proposed Project would utilize the proposed wet weather storage area for reclaimed water storage. The Proposed Project would include installation of new sewer lift station and force main to the City of Escondido. This Off-site Sewer alternative was evaluated in Section 4.5 (Alternatives) of the FEIR.

The Proposed Project would not provide natural gas infrastructure and all electricity used would be renewable.

The specific components of the Proposed Project are discussed below.

Residential

The Proposed Project would include the five neighborhoods described in the Valiano FEIR with an overall reduction in residential units from 326 units to 243 units. Specifically, Neighborhood 1 would include 65 single-family residential units. Lots would be clustered to limit impact footprints and to maximize the area for a community recreation facility within this neighborhood. Lot sizes in Neighborhood 1 would be a minimum of 5,550 s.f. with an average lot size of 8,050 s.f. (0.18 acre).

Neighborhood 2 includes 58 single-family residential units. Lots would be clustered to limit impact footprints and to maximize retention of agricultural open space within this neighborhood. Lot sizes in Neighborhood 2 would be a minimum of 8,620 s.f. with an average lot size of over 19,500 s.f. (0.45 acre). Neighborhood 2 may also include up to 23 small ADUs which are ideal for multi-generational families. These units could be attached or detached from the main unit and would be a minimum of 8 feet from the rear lot line and no greater than 50 percent of the width of the main structure. ADUs would comply with section 6156(x) and other applicable sections of the Zoning Ordinance, except that they would be allowed on lots smaller than 20,000 s.f. as long as they met the setbacks set by this Specific Plan and the Vesting Site Plan. In addition, ADUs within the Valiano Specific Plan could provide one parking space instead of two because they would be limited to 640 s.f. and they are expected to house extended family members instead of two-car families.

Neighborhood 3 includes 37 single-family residential units. Lots would be clustered to limit impact footprints and to maximize the areas for the proposed Trail Head Park and trail components. Lot sizes in Neighborhood 3 would be a minimum of 9,680 s.f. with an average lot size of over 14,600 s.f. (0.34 acre). This neighborhood includes a proposed Trail Head Park with access to several trails. Similar to Neighborhood 2, Neighborhood 3 may also have up to eight ADUs.

Neighborhood 4 includes 58 single-family residential units. Lots would be clustered to limit the impact footprint and maximize the retention of existing agriculture within this neighborhood. Lot sizes in Neighborhood 4 would be a minimum of 7,000 s.f. with the average lot size of over 11,400 s.f. (0.26 acre).

Neighborhood 5 includes 25 single-family residential units, some with wider and deeper lots to allow horse and market animal keeping. Lots would be clustered to limit the impact footprints and maximize the retention of an existing water feature within this neighborhood. Lot sizes in Neighborhood 5 would be a minimum of 20,000 s.f. with an average lot size of 30,200 s.f. (0.69 acre). Lots would be a minimum of 100 feet wide and 120 feet deep. Similar to Neighborhoods 2 and 3, Neighborhood 5 may also have up to 20 ADUs.

Parks, Recreation, and Open Space

The Proposed Project includes the same public and private recreational areas included in the FEIR and preserved open space for biological and agricultural resources. Figure 4, *Open Space Areas*, provides an overview of the open space components of the Proposed Project. Similar to the approved Valiano Project, approximately 31.2 acres (13.1 percent) would be protected within a biological easement. In addition, 39.6 acres (16.6 percent of the site) of recently active agricultural uses would be preserved in an agricultural easement in the northwestern portion of the site. Other open space areas include common areas which consist of HOA lots that include parks, common open space areas, detention basins, bioretention basins, and the wet weather storage covering 55.7 acres (23.3 percent) of the Proposed Project site. An additional 20.4 acres (8.6 percent) would include landscape easements which include HOA-maintained landscaped areas on private lots. There would also be RPO steep slope easements that prohibit modification by grading but allow landscaping and agriculture, in some of the private residential lots (3.1 acres).

Access and Circulation

Project access and offsite circulation improvements would be the same as described in the Valiano FEIR. In addition to the emergency access proposed via Hill Valley Drive and Mt. Whitney Road, a new emergency access road to provide additional emergency access to and from the site would be provided from the north end of Neighborhood 4 connecting north to La Moree Road. The paved access road would follow the alignment of an existing agricultural road, and would be approximately 1,480 feet long, with a width of 24 feet, narrowing to 20 feet for a short distance where there are existing steep slope constraints. Additionally, two 8-foot wide by 25-foot long turnouts would be provided.

Grading

The existing elevations of the Proposed Project site range from approximately 614 feet along the southeastern property boundary to approximately 1,013 feet AMSL along the ridge top near the northwestern site boundary. Given the conservative (worst-case) nature of grading projections, the Project would grade approximately 121 acres (or 51 percent) of the Project site, resulting in a total of 910,000 cy of balanced cut and fill for the site proper.

The presence of hard rock within the proposed cut areas would require special consideration during site grading. It is anticipated that the majority of the excavations would require moderate to heavy ripping with conventional heavy equipment. Blasting is expected within the rock unit exposed throughout the site (Figure 5, *Potential Blasting Locations*). In addition, heavy ripping and blasting would generate oversized materials and core stones that would require special handling and fill placement procedures. All blast planning must be done by a San Diego County Sheriff approved blaster, with the appropriate San Diego County Sheriff blasting permits, in compliance with the San Diego County Consolidated Fire Code Section 96.1.3301.2, and all other applicable local, state, and federal permits, licenses, and bonding. The blasting contractor or owner must conduct all notifications, inspections, monitoring, and major or minor blasting requirements planning, with seismograph reports, as necessary.

Figure 6, *Maximum Slope Heights*, depicts the maximum manufactured slope heights. The slope ratio of manufactured slopes would not exceed 2:1, and the maximum cut and fill height would be just under 62 feet and 49 feet, respectively. The manufactured slopes would be irrigated and planted with native plants. Figure 7, *Proposed Retaining Walls*, depicts the length and maximum heights of the retaining walls. Due to on-site topography and to minimize grading, numerous retaining walls are proposed along Proposed Project roadways and within lots. Retaining wall heights would range between 2 and 13 feet and lengths would range between 41 and 416 feet. The tallest walls (at 10 to 12 feet in height) would be located at the back of lots 74 to 76, Lot 111, as well as Lot 190.

Reclaimed Water

Similar to the approved Valiano Project, the Proposed Project would include a recycled water system constructed in accordance with the regulations, laws, and standards set by the County of San Diego, Rincon MWD, and the state of California. Use of recycled water would be for all common area landscape irrigation, including private parks, streetscapes, and manufactured slopes (see Figure 8, *Reclaimed Water Areas*). The primary source of recycled water for the Proposed Project would be from Rincon MWD, which purchases reclaimed water from the Hale Avenue Recovery Resource Facility (HARRF) via the City of Escondido. At buildout, the Proposed Project would generate approximately 58,300 to 71,500 gpd of treated wastewater that could be utilized.

The proposed recycled water system would originate at a connection point to the existing Rincon MWD reclaimed water system which would serve the distribution system and wet weather storage site. A connection would also be provided to the Harmony Grove recycled water system located south of the Project site.

The Project is consistent with the Specific Planning Area (SPA) land use designation for the Project site and complies with all applicable sections of the Valiano Specific Plan. Furthermore, the Project is consistent with the environmental analysis conducted for the Project site in the Valiano FEIR. In accordance with the Valiano Specific Plan, the Project requires the processing of a revised Tentative Map. No additional discretionary actions are required beyond those identified in the FEIR. No MUP would be required under the Proposed Project since the WTWRF would not be constructed.

SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

<input type="checkbox"/> I. Aesthetics	<input type="checkbox"/> II. Agriculture and Forestry Resources	<input type="checkbox"/> III. Air Quality
<input type="checkbox"/> IV. Biological Resources	<input type="checkbox"/> V. Cultural Resources	<input type="checkbox"/> VI. Energy
<input type="checkbox"/> VII. Geology and Soils	<input type="checkbox"/> VIII. Greenhouse Gas Emissions	<input type="checkbox"/> IX. Hazards and Hazardous Materials
<input type="checkbox"/> X. Hydrology and Water Quality	<input type="checkbox"/> XI. Land Use and Planning	<input type="checkbox"/> XII. Mineral Resources
<input type="checkbox"/> XIII. Noise	<input type="checkbox"/> XIV. Population and Housing	<input type="checkbox"/> XV. Public Services
<input type="checkbox"/> XVI. Recreation	<input type="checkbox"/> XVII. Transportation	<input type="checkbox"/> XVIII. Tribal Cultural Resources
<input type="checkbox"/> XIX. Utilities and Service Systems	<input type="checkbox"/> XX. Wildfire	<input type="checkbox"/> XXI. Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted FEIR is adequate with the preparation of an Addendum.
- No substantial changes are proposed in the Project and there are no substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the Project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the Project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the Project or there are substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or there is “new information of substantial importance,” as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the Project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the Project or there are substantial changes in the circumstances under which the Project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature

Date

Printed Name

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines Sections 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent ND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or ND;
 - B. Significant effects previously examined will be substantially more severe than shown in the previously adopted ND or previously certified EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous ND or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines Section 15164(b) states that an Addendum to a previously certified EIR or adopted ND may be prepared if only minor technical changes or additions are necessary.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

The FEIR evaluates the impacts of the Valiano Project. The FEIR analyzed the environmental effects of the Valiano Specific Plan development located on approximately 239 acres in an unincorporated portion of San Diego County within the Eden Valley portion of the San Dieguito CPA near the cities of San Marcos and Escondido. The environmental impacts and mitigation measures for the Valiano FEIR are summarized at the beginning of each issue discussion.

The Proposed Project land uses would remain the same with the exception of the elimination of the WTWRF and addition of an emergency access road from Neighborhood 4 to La Moree Road. The residential units would be reduced from 326 to 243 and the development impact footprint would be reduced by approximately 7 acres. Similar to the approved Valiano FEIR evaluated in the FEIR, the Proposed Project would utilize the proposed wet weather storage area for reclaimed water storage. The Proposed Project would include installation of new sewer lift station and force main to the City of Escondido. This Off-site Sewer alternative was evaluated in Section 4.5 (Alternatives) of the Valiano FEIR.

Table 7 in Section XXII includes all mitigation measures of the Valiano FEIR that apply to the Proposed Project.

I. AESTHETICS

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The Valiano FEIR determined that the previously approved project would have a less than significant impact associated with scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; and day or nighttime views in the area.

The FEIR noted that the amount of grading required to create pads on the slopes would create manufactured slopes exceeding those currently visible in the immediate vicinity, particularly along the western edge of the Valiano Project, where currently vegetated slopes are present. Although manufactured slopes would be contour graded to follow the natural topography during development, they would still result in slopes that contrast with the adjoining natural hillsides. This would be exacerbated if in an area where blasting is required, as the rock exposed by blasting would not be weathered and would vary from

other outcrops in the project areas. Although project-installed vegetation would ultimately obscure the grading footprint through hydroseeding and/or landscaping, the manufactured slopes would expose raw soil and broken rock that would not appear aged for a substantial period of time, resulting in a significant visual impact. The FEIR identified the following mitigation measure to reinforce landscaping efforts in these areas:

AE-1 The following mitigation measure addresses initial installation of the landscaping and rock staining on the manufactured slopes to ensure long-term visual continuity and screening of the manufactured slopes:

- All manufactured slopes within steep slopes shall be vegetated beyond the minimal erosion control vegetation (one one-gallon shrub per 100 s.f.) to provide one one-gallon shrub per each 75 s.f. in areas of exposed soil (i.e., non-rocky areas) and exposed newly cut rocks shall be stained to soften and screen the appearance of the manufactured slopes.

The FEIR concluded that with implementation of the identified mitigation, long-term visual impacts related to manufactured slopes would be reduced to less than significant levels. Short-term visual impacts, however, were assessed as adverse. While temporary in nature and ultimately addressed through project design and landscaping over the long-term, the FEIR concluded that short-term adverse visual impacts to the project site's visual character associated with project construction would be significant and unmitigable.

The FEIR noted that the project included several retaining walls and fire walls, as well as community identity walls, fences, and sound walls. Retaining wall heights would range between 2 and 20 feet and lengths would range between 43 and 523 feet. Fire walls would be 6 feet high and up to over 1,000 feet long. Although most of the retaining and fire walls would be screened by vegetation or other intervening elements, the introduction of these large walls with horizontal line elements and rectilinear surface planes could visually contrast with the backdrop of rolling hillsides and steep ridgelines, resulting in a significant visual impact. The FEIR identified the following mitigation measure to reinforce landscaping and treatment efforts in these areas:

AE-2 Visual character impacts related to retaining/fire walls that would not be screened by landscaping shown in the Project Landscape Concept Plan as a matter of Project design would be mitigated by the following measure:

- Wall(s) shall be textured and stained or colored to reduce visibility.

The FEIR concluded that with implementation of the identified mitigation, long-term visual impacts related to retaining/fire walls would be reduced to less than significant levels. Short-term visual impacts, however, were assessed as adverse. While temporary in nature and ultimately addressed through project design and landscaping over the long-term, the FEIR concluded that short-term adverse visual impacts to the project site's visual character associated with project construction would be significant and unmitigable.

The FEIR concluded that visual impacts associated with community identity walls, fences, and sound walls would be less than significant.

The FEIR concluded that with regard to construction-period/initial installation visual impacts, short-term visual impacts would be adverse. Ultimately, the landscaping installed within each constructed phase would lessen adverse visual impacts of raw slopes and new buildings, and vegetation maturity would be visually attained in approximately five years. At that point, raw soil would be covered with project improvements, and street trees and internal landscaping would buffer the homes from views to the Valiano Project from off site, softening sharp edges, unifying the Project, and shading project lighting and glare. While temporary in nature and ultimately addressed through project design and landscaping over the long-term, the FEIR concluded that short-term adverse visual impacts to the Valiano Project site's visual character associated with construction would be significant and unmitigable.

Proposed Project

A Technical Memorandum to Appendix B: Visual Impact Analysis of the FEIR was prepared by HELIX in July 2024 and is included as Appendix A to this Addendum.

A. Scenic Vistas

As identified in the FEIR, the Project would not substantially obstruct, interrupt, or detract from a valued local and/or panoramic vista from a public road, a trail within an adopted County or State trail system, a scenic vista of highway, or a recreational area. The Proposed Project modifications would not alter the impact conclusions of the FEIR with respect to scenic vistas. Therefore, similar to the FEIR, the Proposed Project would not impact scenic vistas. Project impacts would be less than significant.

B. Scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway

The closest scenic highway to the Proposed Project is the segment of Elfin Forest Road/ Harmony Grove Road between the San Marcos city limits and the Escondido city limits. At its closest point, it is located approximately 0.5 mile from the Project site. This County scenic highway is located within the Project viewshed, but several peaks, hills, trees, and intervening structures prevent any views of the Proposed Project from this scenic highway segment. Other designated Scenic Highways in the general area include the segment of Via Rancho Parkway between Del Dios Highway and State Route 78, which is located approximately 1.5 miles southeast of the Project site (at the intersection of Via Rancho Parkway and Del Dios Highway). Therefore, similar to the FEIR, the Proposed Project would not impact scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway. Project impacts would be less than significant.

C. Existing visual character or quality of the site and its surroundings

The Proposed Project would include the five neighborhoods described in the FEIR with an overall reduction in residential units from 326 units to 243 units. A new emergency access road is proposed to provide additional emergency access to and from the site would be provided from the north end of Neighborhood 4 connecting north to La Moree Road. However, the paved access road would follow the alignment of an existing agricultural road. The Proposed Project modifications would not alter the impact conclusions of the FEIR with respect to the existing visual character or quality of the site and its surroundings.

Short term impacts related to Project construction would remain significant and unmitigable with implementation of FEIR Mitigation Measures AE-1 and AE-2. However, long-term visual impacts related to manufactured slopes, and retaining/fire walls would be reduced to less than significant levels with implementation of Mitigation Measures AE-1 and AE-2. Therefore, similar to the FEIR, potential impacts to existing visual character or quality of the site and its surrounds would remain significant and unmitigable in the short term with implementation of FEIR Mitigation Measures AE-1 and AE-2.

D. Day or nighttime views in the area

The Proposed Project modifications would not alter the impact conclusions of the FEIR with respect to day- or nighttime views in the area. Project lighting types, locations, hours of operation, and potential for spill onto adjacent properties would be in compliance with the Light Pollution Code (LPC) and dark skies ordinance. Therefore, similar to the approved Valiano Project, the Proposed Project would not impact day or nighttime views in the area. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for aesthetics and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (AE-1 and AE-2 in Table 7) would remain applicable and would be implemented to reduce or lessen identified visual impacts. Consistent with the FEIR, long-term visual impacts would be reduced to less than significant levels with implementation of the identified mitigation measures. However, short-term adverse visual impacts associated with Project construction would remain significant and unmitigable. No new feasible mitigation has been identified in association with the Project modifications that would fully mitigate this short-term impact. Thus, the mitigation measures contained within the FEIR to address aesthetics impacts are sufficient to address the Project modifications. No new impacts to aesthetics would occur and no new mitigation measures are required.

II. AGRICULTURE AND FORESTRY RESOURCES

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to agriculture or forestry resources

including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES NO

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with conflict with existing zoning for agricultural use or Williamson Act contract and conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).

The FEIR determined that the Valiano Project would have potentially significant impacts associated with conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. However, potentially significant impacts would be reduced to a less than significant level with Mitigation Measure AG-1, described below.

M-AG-1 Mitigation for on-site direct impacts to 13.1 acres of agricultural resources encompassing candidate soils would require on or offsite preservation of suitable agricultural resources at a 1:1 ratio. Options to implement this mitigation include (1) providing 13.1 acres of off-site mitigation through the acquisition of agricultural mitigation credits via the County PACE Program; (2) providing a combination of PACE mitigation credits and establishment of on- and off-site agricultural easements in appropriate areas encompassing CDC candidate soils and totaling 13.1 acres; or (3) purchasing off-site agricultural lands with easements totaling 13.1 acres that meet the intent of the County Agricultural Guidelines, all to the satisfaction of the Director of Planning and Development Services (PDS).

Proposed Project

A Technical Memorandum to Appendix D: Agricultural Resources Report of the FEIR was prepared by HELIX in June 2024 and is included as Appendix B to this Addendum.

A. Conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use

As disclosed in the 2015 Agricultural Resources Report, the Project site includes approximately 137 acres of agricultural resources (including approximately 15 acres located within Prime Farmland or Farmland of Statewide Importance candidate soils) and was determined to be an important agricultural resource based on the Local Agricultural

Resource Assessment (LARA) Model results. Project-related impacts to identified on-site agricultural resources that occur within areas of Prime Farmland or Farmland of Statewide Importance candidate soils encompassed approximately 13 acres, consisting of land in the southeastern and east-central portions of the Project site. Currently, proposed development within these areas of important agricultural resources and candidate soils is generally consistent with what was previously analyzed in the FEIR, and FEIR Mitigation Measure AG-1 would still be required. FEIR Mitigation Measure AG-1 has been revised to increase the amount of mitigation for the 13 acres of agricultural impacts from a 1:1 ratio to a 3:1 ratio as a result of the Settlement Agreements.

Additionally, the currently proposed additional emergency access road from Hill Valley Drive to La Moree Road would traverse land identified as containing agricultural resources; however, this area does not contain Prime Farmland or Farmland of Statewide Importance candidate soils (refer to Figure 7a of the 2015 Agricultural Resources Report). As such, no impacts to agricultural resources per County Guidelines would occur from implementation of the additional emergency access road.

The emergency access road would run through the proposed agricultural easement. To account for the loss of the agricultural easement area now used for the emergency access road, an additional agricultural easement area has been added in the central part of the site where residential units are no longer proposed. The Proposed Project would result in an overall increase of 7 acres of open space and agricultural easement.

Therefore, similar to the FEIR, potential impacts associated with conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use under the Proposed Project would be less than significant with implementation of revised Mitigation Measure AG-1 in Table 7.

B. Conflict with existing zoning for agricultural use or Williamson Act contract

As noted in the FEIR, the remaining Williamson Act contract parcel/agricultural preserve is minor in extent, and generally does not encompass uses that would involve excessive nuisance factors such as noise, dust, or chemical applications. Agricultural designations in areas outside the Zone of Influence (ZOI) are minor in nature and extent and include substantial intervening distances to the Project site. Therefore, similar to the approved Valiano Project, the Proposed Project would not conflict with existing zoning for agricultural use or Williamson Act contract. Project impacts would be less than significant.

C. Conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))

The Proposed Project would not result in new or substantially increased impacts to conversion of forest land, timberland, or timberland zoned Timberland Production. Therefore, similar to the FEIR, Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for agriculture and forestry resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (AG-1 in Table 7) would remain applicable and would be implemented to reduce potential impacts to a less than significant level. No new impacts to agriculture and forestry resources would occur and no new mitigation measures are required.

III. AIR QUALITY

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with violation of any air quality standard or substantial contribution to an existing or projected air quality violation; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people.

The FEIR also determined that the Valiano Project would have potentially significant impacts associated with conflicts with or obstruction of implementation of the San Diego RAQS or applicable portions of the SIP and a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Mitigation Measure AQ-1 described below would be implemented; however, potential impacts would remain significant and unmitigable.

M-AQ-1 The County shall provide a revised housing forecast to the San Diego Association of Governments (SANDAG) to ensure that any revisions to the population and employment projections used in updating the RAQS and SIP will accurately reflect anticipated growth due to the Proposed Project.

Proposed Project

A Technical Memorandum to Appendix C: Air Quality Analysis Report of the Final EIR was prepared by HELIX in March 2024 and is included as Appendix C to this Addendum.

A. Conflict with or obstruct the implementation of the San Diego RAQS and/or applicable portions of the SIP

As noted in the Technical Memorandum to Appendix C: Air Quality Analysis Report, the previous analysis concluded significant and unmitigable impacts related to conflicts with the RAQS stemming from the Specific Plan and General Plan Amendments proposing more intense residential development than accounted for in the General Plan. The reduction in the number of residential units would reduce the intensity of development from that previously proposed, however it would still exceed the unit count included in the assumptions used in the development of the RAQS. Therefore, similar to the FEIR, potential impacts associated with conflict and implementation of the San Deigo RAQS and/or applicable portions of the SIP would remain significant and unmitigable with the implementation of FEIR Mitigation Measure AQ-1.

B. Violation of any air quality standard or contribute substantially to an existing or projected air quality violation

As noted in the Technical Memorandum to Appendix C: Air Quality Analysis Report, construction of the Proposed Project would occur in the same general locations and require the same types of activities as described in the FEIR. Construction emissions are anticipated to be reduced compared to what was previously analyzed due to the delay in the start of construction yielding a more modern and cleaner-burning construction equipment fleet mix than assumed in the previous analysis and the reduction in the number of residential units and elimination of the WTWRF resulting in a less intensive buildout.

The reduction in the number of residential units would result in a reduction in the number of vehicle trips generated by the Project, resulting in reduced mobile source emissions compared to what was previously analyzed. Full electrification of the development would result in the elimination of natural gas consumption and associated emissions previously analyzed. Overall, operational emissions are anticipated to be less than previously analyzed.

Therefore, similar to the approved Valiano Project, the Proposed Project would not violate air quality standards or contribute substantially to an existing or projected air quality violation. Project impacts would be less than significant.

C. A cumulatively considerable net increase of any criteria pollutant for which the San Diego Air Basin (SDAB) is non-attainment under an applicable federal or state ambient air quality standard

As noted in the Technical Memorandum to Appendix C: Air Quality Analysis Report, construction of the Proposed Project would occur in the same general locations and

require the same types of activities as described in the FEIR. Construction emissions are anticipated to be reduced compared to what was previously analyzed due to the delay in the start of construction yielding a more modern and cleaner-burning construction equipment fleet mix than assumed in the previous analysis and the reduction in the number of residential units and elimination of the WTWRF resulting in a less intensive buildout. The new emergency access road would be provided from the north end of Neighborhood 4 connecting north to La Moree Road. However, the paved access road would follow the alignment of an existing agricultural road and construction would be minimal.

The WTWRF is no longer proposed; therefore, emissions and potential odors identified in the FEIR from its operation would not occur. In lieu of the WTWRF, an additional lift station would be provided. It is likely the additional lift station would include the installation of a backup emergency generator similar to those previously identified for the WTWRF, thereby not exceeding the emissions profile previously assumed in the FEIR.

The reduction in the number of residential units would result in a reduction in the number of vehicle trips generated by the Proposed Project, resulting in reduced mobile source emissions compared to what was previously analyzed for the approved Valiano Project in the FEIR. Full electrification of the development would result in the elimination of natural gas consumption and associated emissions previously analyzed. Overall, operational emissions are anticipated to be less than previously analyzed. Therefore, similar to the FEIR, potential cumulative air quality impacts would remain significant and unmitigable with the implementation of FEIR Mitigation Measure AQ-1.

D. Expose sensitive receptors to substantial pollutant concentrations

Air quality impacts related to exposure of sensitive receptors to substantial pollutant concentrations would be less than significant. Additionally, operational impacts of the land use in relation to generation of toxic air contaminants and increased health risk impacts associated with the WTWRF would not occur since the WTWRF would not be constructed as part of the Proposed Project. Therefore, similar to the approved Valiano Project, the Proposed Project would not expose sensitive receptors to substantial pollutant concentration. Project impacts would be less than significant.

E. Creation of objectionable odors affecting a substantial number of people

As noted in the Technical Memorandum to Appendix C: Air Quality Analysis Report, the WTWRF is no longer proposed; therefore, emissions and potential odors identified in the FEIR from its operation would not occur. In lieu of the WTWRF, an additional lift station would be provided. It is likely the additional lift station would include the installation of a backup emergency generator similar to those previously identified for the WTWRF, thereby not exceeding the emissions profile previously assumed. Therefore, similar to the approved Valiano Project, the Proposed Project would not create objectionable odors affecting a substantial number of people. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for air quality and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (AQ-1 in Table 7) would remain applicable and would be implemented; however, impacts associated with conflicts with or obstruction of implementation of the RAQS or applicable portions of the SIP and a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard would remain significant and unmitigable. No new impacts to air quality would occur and no new mitigation measures are required.

IV. BIOLOGICAL RESOURCES

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances.

The FEIR also determined that the Valiano Project would have potentially significant impacts associated with adverse effects on a sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the CDFW or USFWS; and adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act. However, all potentially significant impacts would be reduced to a less than significant level with Mitigation Measures BI-1 through BI-8, described below.

M-BI-1a & b Mitigation for impacts to non-native grassland habitat (typically a 0.5:1 ratio) must include direct and cumulative impacts to sensitive species

(grasshopper sparrow and raptors) which increases the mitigation ratio to 1:1, for a mitigation requirement of 49.1 acres. Mitigation for impacts to extensive agriculture, which provides more limited habitat value to species, will occur at the base ratio of 0.5:1, for a mitigation requirement of 10.2 acres. Mitigation for impacts to raptor foraging habitat and grasshopper sparrow habitat would occur through one or a combination of off-site preservation of grassland habitat and/or other like-functioning habitat within the North County Multiple Species Conservation Program (NCMSCP) Pre-approved Mitigation Area (PAMA) boundaries, or purchase of grassland credits or like-functioning habitat at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies.

M-BI-2 No grubbing, clearing, or grading within 300 feet of an active raptor nest during the raptor breeding season (February 1 through July 15) will occur. All grading permits, improvement plans, and the final map will include such statement. If grubbing, clearing, or grading is proposed during the raptor breeding season, a pre-grading survey will be conducted within three days prior to clearing to determine if raptors occur within the areas directly impacted by grading or indirectly impacted by noise. If there are no raptors nesting (includes nest building or other breeding/nesting behavior) within this area, development will be allowed to proceed upon approval of the Director of PDS with concurrence from USFWS and CDFW. However, if raptors are observed nesting or displaying breeding/nesting behavior within the area, construction will be postponed until (1) all nesting or breeding/nesting behavior has ceased or until after July 15; or (2) a temporary noise barrier or berm is constructed at the edge of the development footprint to reduce noise levels below 60 decibels (dB) LEQ or ambient (if ambient is greater than 60 dB LEQ), to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. Alternatively, if approved by the Director of PDS with concurrence from USFWS and CDFW, the duration of construction equipment operation could be controlled to keep noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ) in lieu of or in concert with a wall or other sound attenuation barrier.

M-BI-3a Impacts to 0.04 acre of southern willow scrub will be mitigated at a 3:1 ratio through the purchase of 0.12 acre of wetland credits at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.

M-BI-3b Impacts to 0.01 acre of mule fat scrub will be mitigated at a 3:1 ratio through the purchase of 0.03 acre of wetland credits at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.

M-BI-3c Impacts to 0.02 acre of herbaceous wetland will be mitigated at a 3:1 ratio through the purchase of 0.06 acre of wetland credits at the San Luis Rey

Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.

- M-BI-3d** Impacts to 0.08 acre of disturbed wetland will be mitigated at a 3:1 ratio through the purchase of 0.24 acre of wetland credits at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.
- M-BI-3e** Impacts to 6.2 acres of coast live oak woodland and 1.0 acre of oak woodland buffer (consisting of 0.8 acre non-native grassland, 0.1 acre of eucalyptus woodland, and 0.1 acre combined impacts to extensive agriculture, southern mixed chaparral, and eucalyptus forest) will be mitigated at a 2:1 ratio for the 2.1 acres occurring within the Limited Building Zone (LBZ) around biological open space, and at a 3:1 ratio for the remaining 4.1 acres of impact and 1.0 acre of buffer impact. A 2.1 acre Oak Tree Protection Easement would be recorded over the 2.1 acres of coast live oak woodland remaining within the LBZ, which would limit fuel modification to clearing of the understory and prohibit the removal of mature oak trees. Mitigation would be accomplished through one or a combination of the following: the purchase of 19.5 acres of oak woodland, oak riparian woodland, or oak riparian forest credits at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies, and/or off site acquisition and preservation of land within the NCMSCP PAMA boundaries containing oak woodland, oak riparian woodland, or oak riparian forest.
- M-BI-3f** Direct impacts to 0.2 acre of Diegan coastal sage scrub and indirect impacts to 1.6 acres of Diegan coastal sage scrub will be mitigated at a 2:1 ratio through the purchase of 3.6 acres of coastal sage scrub credits at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies; and/or off-site acquisition and preservation of land within the NCMSCP PAMA boundaries containing Diegan coastal sage scrub.
- M-BI-3g** Impacts to 3.0 acres of granitic southern mixed chaparral will be mitigated at a 0.5:1 ratio through one or a combination of the following: the purchase of 1.5 acres of chaparral credits at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies; or off-site acquisition and preservation of land within the NCMSCP PAMA boundaries containing southern mixed chaparral.
- M-BI-3h** Impacts to 49.9 acres of non-native grassland will be mitigated at a 1:1 ratio through one or a combination of the following: off-site preservation of 49.1 acres of grassland habitat and/or other like-functioning habitat within the NCMSCP PAMA boundaries, or purchase of 49.1 acres of grassland credits at an approved mitigation bank such as the future Brook Forest

Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies. Impacts to 20.3 acres of extensive agriculture will be mitigated at the base ratio of 0.5:1, for a mitigation requirement of 10.2 acres through one or a combination of the following: off-site preservation of 10.2 acres of pasture or grassland habitat and/or other like-functioning habitat within the NCMSCP PAMA boundaries, or purchase of 10.2 acres of grassland credits or other habitat suitable for raptor foraging at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies.

M-BI-4 Impacts to 0.19 acre of non-wetland Water of the U.S. (WUS) will be mitigated by purchase of 0.19 credits at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies. All mitigation for WUS will occur in consultation with the U.S. Army Corps of Engineers (USACE).

M-BI-5 Impacts to 0.50 acre of vegetated CDFW jurisdictional habitat would be mitigated by the implementation of the above Mitigation Measures M-BI-3a (southern willow scrub), M BI 3c (herbaceous wetland), M-BI 3d (disturbed wetland) and M BI 3e (coast live oak woodland).

Impacts to 0.26 acre of CDFW streambed would be mitigated by the implementation of Mitigation Measure M-BI-4, above, plus purchase of an additional 0.07 acre credit at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.

M-BI-6 Impacts to 0.01 acre of County RPO wetlands would be mitigated by the implementation of Mitigation Measure M-BI-3b, above.

M-BI-7 In order to ensure compliance with the Migratory Bird Treaty Act (MBTA), grading and clearing of vegetation will occur outside of the breeding season of most avian species (February 1 through September 1). Grading or clearing during the breeding season of MBTA-covered species could occur with PDS approval and wildlife agency concurrence if it is determined that no nesting birds (or birds displaying breeding or nesting behavior) are present immediately prior to clearing and grading. A pre-construction survey will be conducted within seven days prior to clearing and grading activities to determine if breeding or nesting avian species occur within impact areas.

M-BI-8 Impacts would be mitigated with M-BI-3h and M-BI-1a and b. Mitigation for impacts will provide a higher mitigation ratio and better habitat value to species.

Proposed Project

A Technical Memorandum to Appendix E: Biological Resources Technical Report of the FEIR was prepared by HELIX in July 2024 and is included as Appendix D to this Addendum.

A. Adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service

As noted in the Technical Memorandum to Appendix E: Biological Resources Technical Report, total impacts to sensitive vegetation communities, including impacts within fuel modification zones, are approximately 4.8 acres less than the previously approved site plan analyzed in the FEIR (54.7 acres in the Proposed Project versus 59.5 acres in the approved Valiano Project). This includes a reduction in impacts to coast live oak woodland, Diegan coastal sage scrub, southern mixed chaparral, and non-native grassland. An additional 2.6 acres of reduced impact would occur to extensive agriculture. While extensive agriculture is not considered a sensitive vegetation community, mitigation was required for this habitat under the FEIR due to its biological value as raptor foraging habitat.

Thus, the total decrease in impacts for vegetation communities requiring habitat mitigation is 7.4 acres: 1.6-acre decrease in coast live oak woodland impacts; 0.1-acre decrease in Diegan coastal sage scrub impacts; 0.3-acre decrease in southern mixed chaparral impacts; 2.8-acre decrease in non-native grassland impacts; and 2.6-acre decrease in extensive agriculture impacts (Table 2, *2018 EIR vs. Comparison of Impacts to Sensitive Vegetation Communities* and Figures 9a and 9b, *Vegetation and Sensitive Resources/Impacts*). No change in impacts to wetland habitats occurred with the revised site plan; and no federal wetlands would be impacted, consistent with the FEIR.

**Table 2
Comparison of Impacts
To Sensitive Vegetation Communities**

Vegetation Community	Approved Valiano Project Impacts (acres)¹	Proposed Project Impacts (acres)¹	Change in Impacts (acres)¹
Southern Riparian Forest (61300 ²)	0	0	0
Southern Riparian Woodland – including disturbed (62000)	0	0	0
Southern Willow Scrub (63320)	0.04	0.04	0
Mule Fat Scrub (63310)	0.01	0.01	0
Freshwater Marsh (63310)	0	0	0
Herbaceous Wetland (52510)	0.02	0.02	0

Vegetation Community	Approved Valiano Project Impacts (acres) ¹	Proposed Project Impacts (acres) ¹	Change in Impacts (acres) ¹
Disturbed Wetland (11200)	0.08	0.08	0
Tamarisk Scrub (63810)	0.04	0.04	0
Coast Live Oak Woodland – including disturbed (71160)	6.2	4.6	-1.6
Diegan Coastal Sage Scrub – including disturbed (32500)	0.2	< 0.1	-0.1
Southern Mixed Chaparral – including disturbed (37121)	3.0	2.7	-0.3
Non-native Grassland (42200)	49.9	47.1	-2.8
Extensive Agriculture (18300) ³	20.3	17.7	-2.6
Total	79.8	72.4	-7.4

¹ Acreage rounded to the nearest hundredth acre for wetlands and tenth acre for uplands and includes all on-site and off-site impacts. Totals reflect rounding.

² Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008).

³ Extensive agriculture is not a sensitive vegetation community but is included in Table 2 as it is considered raptor foraging habitat and proposed impacts to this habitat on the Project site require mitigation per County Guidelines.

The additional emergency access road from Neighborhood 4 to La Moree Road follows an existing unpaved road through burned orchard and would not result in impacts to sensitive biological resources, as it is not within sensitive vegetation communities, and potential jurisdictional wetlands and waters are absent from this area.

No increases in impacts to habitats requiring mitigation would occur under the Proposed Project; thus, there would be no increase in mitigation obligation. Compensatory mitigation credits were purchased from Brook Forest Mitigation Bank for all required habitat mitigation identified in the FEIR, and these credits satisfy the compensatory mitigation requirements under the Proposed Project; no additional mitigation is required. No new impact would occur to sensitive vegetation communities from the Proposed Project.

The Project’s reduced impacts to non-native grassland and extensive agriculture, totaling 5.4 acres, would result in a decrease in impacts to foraging habitat for raptors and other special status wildlife species that use these habitats, including seven County Group 1 species (Cooper’s hawk, red-shouldered hawk, northern harrier, white-tailed kite, turkey vulture, prairie falcon, and grasshopper sparrow), and two County Group 2 species (western bluebird, and southern mule deer). The Project’s reduced impacts to coast live oak woodland, Diegan coastal sage scrub, and southern mixed chaparral would also benefit special status wildlife by avoiding loss of potential roosting and foraging areas. No new impact would occur to special status species from the Proposed Project.

Additionally, the Project would not result in a change to the FEIR biological open space acreage or configuration, which totals 31.2 acres. While no change in acreage or configuration occurred, additional oversight of the biological open space is required by the Settlement Agreements, including measures to reduce the spread of invasive non-native plant species and remove non-native vegetation, and requirements to record a conservation easement over the on-site biological open space and to retain a Habitat Land Manager for the biological open space.

In summary, the Project modifications would not result in new or increased impacts to sensitive vegetation communities, special status species, or other biological resources. The revised Project would not impact federal wetlands or increase impacts to other jurisdictional resources. Furthermore, the addition of measures to address colonization by invasive plant species and provide a Habitat Manager would benefit the habitats and wildlife species within the biological open space. The revised Project is consistent with the overall analysis and significance determinations presented in the FEIR for biological resources. The Project-related modifications would not result in new or increased impacts to biological resources.

Therefore, similar to the FEIR, potential adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the CDFW or USFWS would be less than significant with the implementation of Mitigation Measures BI-1a, BI-1b, and BI-2, BI-3a through BI-3h, BI-4, BI-5, BI-6, and BI-7 in Table 7.

B. Adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act

As noted in the Technical Memorandum to Appendix E: Biological Resources Technical Report, impacts to wetlands under the Proposed Project are the same as analyzed in the FEIR; no increase in impacts to jurisdictional resources would occur. No change in the significance determination would occur from the Proposed Project. Therefore, similar to the FEIR, potential impacts to jurisdictional resources would be less than significant with the implementation of Mitigation Measure BI-4, BI-5, and BI-6 in Table 2.

C. Interfere with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites

As noted in the Technical Memorandum to Appendix E: Biological Resources Technical Report, the Proposed Project results in a smaller development footprint as compared to the approved Valiano Project. Therefore, similar to the FEIR, the Proposed Project would not interfere with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors or impeding the use of native wildlife nursery sites. Project impacts would be less than significant.

D. Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan, policies, or ordinances

As noted in the Technical Memorandum to Appendix E: Biological Resources Technical Report, the Proposed Project is consistent with the analysis presented in the FEIR for this guideline; there is no change in the significance determination. Therefore, similar to the approved Valiano Project, the Proposed Project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or

other approved local, regional, or state habitat conservation plan, policies, or ordinances. Potential impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for biological resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (BI-1 through BI-8 in Table 7) would remain applicable and would be implemented to reduce potential impacts to a less than significant level. No new impacts to biological resources would occur and no new mitigation measures are required.

V. CULTURAL RESOURCES

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The cultural resources study prepared for the FEIR concluded that nine archaeological sites, one isolate, and two historic farm/ranch complexes were identified within the Valiano Project site. Eight of the archaeological sites within the Project site (bedrock milling sites) and the isolate were determined not to be significant resources under CEQA or the County’s RPO; their research potential has been fulfilled through documentation, as well as curation of artifacts. One site, P-37-026710 (CA-SDI-17506), was assessed as a significant resource under CEQA, but it does not meet the requirements for significance under the RPO. Both historic farmhouse complexes were assessed as not significant under CEQA or the RPO. Of the 12 resources identified within the Project site, the report indicated that seven would be subject to direct impacts, and five resources would not be subject to direct impacts.

The FEIR determined that the Valiano Project would have a less than significant impact associated with any human remains, including those interred outside of formal cemeteries. The FEIR also determined that the Valiano Project would have potentially significant impacts associated with a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; and a unique paleontological resource or site or unique geologic feature. However, all potentially significant impacts would be reduced to a less than significant level with implementation of Mitigation Measures CR-1 and CR-2 and Mitigation Measure P-1, described below.

M-CR-1 A data recovery program would be implemented at the site prior to approval of any grading or improvement plans that would cause a direct impact. The research design and data recovery plan are included as Appendix F of the Cultural Resources Inventory and Assessment. The data recovery program would be implemented prior to any grading and/or improvements and prior to the approval of the Final Map. All data recovery shall include both a Kumeyaay and a Luiseño Native American monitor.

M-CR-2 A grading monitoring and data recovery program would be implemented to mitigate potential impacts to undiscovered buried archaeological resources on the Project site and off-site roadway alignments to the satisfaction of the Director of PDS. In addition, a pre-grading survey shall also be conducted. This program shall include, but shall not be limited to, the following actions:

- a. Provide evidence to the Department of PDS that a County approved archaeologist has been contracted to implement a grading monitoring and data recovery program, and a pre-grading survey to the satisfaction of the Director of PDS. A letter from the Principal Investigator shall be submitted to the Director of PDS. The letter shall include the following guidelines:
 1. The project archaeologist shall contract with both a Kumeyaay and Luiseno Native American monitor to be involved with the grading monitoring program and pre-grading survey as outlined in the County of San Diego Report Format and Content Guidelines (2007e). This area is of importance to both the Kumeyaay and Luiseño communities; both groups should be given the opportunity to have representatives present as monitors.
 2. The County approved archaeologist and Native American monitor(s) shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2007e).
 3. The consulting archaeologist and Native American monitor(s) shall re-survey areas of the project site including off-site improvements as determined by the Project Archaeologist in consultation with the Native American monitor(s). The site boundaries of CA-SDI-17,506 shall be adequately defined to determine whether the site can be avoided and prevent the requirement for data recovery.
 4. The archaeological monitor and Native American monitor(s) shall monitor all areas identified for development including off-site improvements.

5. An adequate number of monitors (archaeological/ historical/Native American) shall be present to ensure that all earthmoving activities are observed and shall be onsite during all grading activities including off-site improvements.
6. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Project Archaeologist of the excavations. 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 Native American monitor(s). Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator in consultation with the Native American monitor(s).
7. Isolates and clearly non-significant deposits will be minimally documented in the field and the monitored grading can proceed. Should the cultural materials of isolates and non-significant deposits not be collected by the Project Archaeologist, then the Native American monitors may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
8. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) or Native American monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of the discovery. The Principal Investigator, in consultation with the County staff archaeologist and the Luiseño and Kumeyaay Native American monitors, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist in coordination with the Native American monitor(s) and approved by the County Archaeologist, then carried out using professional archaeological methods. The Research Design and Data Recovery Program shall include: (1) reasonable efforts to preserve (avoidance) all cultural resources as the preferred option; (2) relocation of resources, if feasible, to open space, parks, or green space should avoidance be infeasible; (3) the capping of significant cultural resources and placement of development over the cap, if avoidance or relocation is infeasible; and (4) data recovery for non-unique cultural resources should avoidance or relocation not be feasible.

9. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. All requirements of Health & Safety Code §7050.5 and Public Resources Code §5097.98 shall be followed.
10. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
11. In the event that previously unidentified cultural resources are discovered, all prehistoric cultural material collected during the survey, testing, grading monitoring, and data recovery programs shall be processed and curated at a San Diego curation facility or Tribal curation facility of appropriate affiliation that meets federal standards per 36 Code of Federal Regulations (CFR) Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that prehistoric cultural materials have been received and that all fees have been paid. Alternatively, the prehistoric and historic (if determined associated with a culturally affiliated Native American Tribe) cultural material collected may be repatriated to a Native American Tribe of appropriate affiliation, as determined by agreement among the Tribes, the Principal Investigator, and County staff.

Historic cultural material (not associated with a culturally affiliated Native American Tribe) collected during the survey, testing, grading monitoring, and data recovery programs shall be processed and curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79 and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The historic collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

12. Monthly status reports shall be submitted to the Director of PDS starting from the date of the notice to proceed to termination of implementation of the grading monitoring program and pre-grading survey. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.
 13. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifacts and research data within the research context shall be completed and submitted to the satisfaction of the Director of PDS prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site forms. A copy of the final report for the Archaeological Monitoring Program and Pre-Grading Survey shall be provided to the San Luis Rey Band of Mission Indians and any culturally affiliated Tribe who requests a copy.
 14. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of PDS by the consulting archaeologist that the grading monitoring activities have been completed.
- b. Provide evidence to the Director of PDS that the following notes have been placed on the Grading Plan:
1. The County approved archaeologist and Native American monitor(s) shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program and pre-grading survey.
 2. The archaeological monitor and Native American monitor(s) shall monitor all areas identified for development including off-site improvements.
 3. The consulting archaeologist and Native American monitor(s) shall re-survey areas of the project site including off-site improvements as determined by the Project Archaeologist in consultation with the Native American monitor(s). The site boundaries of CA-SDI-17,506 shall be adequately defined to determine whether the site can be avoided and prevent the requirement for data recovery.
 4. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Principal Investigator of the excavations.

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 Native American monitor(s). Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator in consultation with the Native American monitor(s).

5. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) or Native American monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of the discovery. The Principal Investigator, in consultation with the County staff archaeologist and the Luiseño and Kumeyaay Native American monitors, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods. The Research Design and Data Recovery Program shall include: (1) reasonable efforts to preserve (avoidance) all cultural resources as the preferred option; (2) relocation of resources, if feasible, to open space, parks, or green space should avoidance be infeasible; (3) the capping of significant cultural resources and placement of development over the cap, if avoidance or relocation is infeasible; and (4) data recovery for non-unique cultural resources should avoidance or relocation not be feasible.
6. The archaeological monitor(s) and Native American monitor(s) shall monitor all areas identified for development including off-site improvements.
7. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. All requirements of Health & Safety Code §7050.5 and Public Resources Code §5097.98 shall be followed.
8. The Principal Investigator shall submit monthly status reports to the Director of PDS starting from the date of the notice to proceed to

termination of implementation of the grading monitoring program and pre- grading survey. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

9. Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring and pre-grading survey activities have been completed to the satisfaction of the Director of PDS. Evidence shall be in the form of a letter from the Project Investigator.
10. Prior to Final Grading Release, submit to the satisfaction of the Director of PDS, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program and Pre-Grading Survey. A copy of the final report for the Archaeological Monitoring Program and Pre-Grading Survey shall be provided to the San Luis Rey Band of Mission Indians and any culturally affiliated Tribe who requests a copy. The report shall also include the following:
 - Department of Parks and Recreation Primary and Archaeological Site forms.
 - Evidence that all prehistoric cultural material collected during the survey, testing, grading monitoring, and data recovery programs has been curated at a San Diego curation facility or Tribal curation facility of appropriate affiliation that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The prehistoric collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that prehistoric cultural materials have been received and that all fees have been paid. Alternatively, the prehistoric and historic (if determined associated with a culturally affiliated Native American Tribe) cultural material collected may be repatriated to a Native American Tribe(s) of appropriate affiliation, as determined by agreement among the Tribes, the Principal Investigator, and County staff.

Historic cultural material (not associated with a culturally affiliated Native American Tribe) collected during the survey, testing, grading monitoring, and data recovery programs shall be

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

or

In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of PDS by the Principal Investigator to confirm that the grading monitoring activities have been completed.

M-P-1

In order to mitigate for potential impacts to paleontological resources on the project site, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Paleontological Resources. A County approved Paleontologist shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons for on- and off-site grading associated with the Proposed Project's grading permit. The following shall be completed:

1. A County approved Paleontologist shall perform the monitoring duties pursuant to the most current version of the County of San Diego Guidelines for Determining Significance for Paleontological Resources, including the authorization to direct, divert, or halt any grading activity, and to perform all other acts required by the provisions listed below. If the qualified paleontologist or paleontological monitor ascertains that the Santiago Formation or river terrace deposits are not fossil bearing, the qualified paleontologist shall have the authority to terminate the monitoring program. The contract provided to the county shall include an agreement that the grading/ trenching/excavation monitoring will be completed, and a Memorandum of Understanding (MOU) between the approved Paleontologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.

The cost of the monitoring shall be added to the grading bonds or bonded separately and include:

- a. Salvage unearthed fossil remains.
- b. Record stratigraphic and geologic data to provide a context for the recovered fossil remains.
- c. Prepare collected fossil remains for curation.
- d. Curate, catalog, and identify all fossil remains to the lowest taxon possible, inventory specimens, assign catalog numbers, and enter the appropriate specimen and locality data into a collection database.
- e. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display.
- f. In order to ensure the final Paleontological Resource Mitigation Report documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program, the following shall be completed. The report shall and include the following items:
 - If no paleontological resources were discovered, submit a Negative letter report, which states that the monitoring has been completed and that no paleontological resources were discovered.
 - If resources were discovered and recovered during grading, a detailed report shall be prepared by the Project Paleontologist. The report shall comply with the County of San Diego's Guidelines for Determining Significance for Paleontological Resources. The report shall identify which accredited institution has agreed to accept the curated fossils and include proof of the Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution."

The Project Paleontologist shall prepare the final report and submit it to PDS for approval prior to final grading release. If resources were discovered then the applicant shall complete the following:

- Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that

maintains paleontological collections for archival storage and/or display, and

- The applicant shall submit hard and electronic copies of the final Paleontological Resources Mitigation Report to PDS for final approval of the mitigation. In addition, submit the report to the San Diego Natural History Museum and to the institution that received the fossils.

Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, the applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and MOU to PDS. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. Upon acceptance of the report, the bond amount can be relinquished.

Proposed Project

A Technical Memorandum to Appendix R: Cultural Resources Report of the FEIR was prepared by HELIX in March 2024 and is included as Appendix E to this Addendum.

A. Cause a change in the significance of a historical or archaeological resource as defined by Section 15064.5

As noted in the Technical Memorandum to Appendix F: Cultural Resources Report, due to the age of the records searches previously obtained for the Valiano Project and various off-site improvements, an updated records search was obtained from the South Coastal Information Center (SCIC) for the Project area and a quarter-mile radius around it on February 7, 2024.

A total of eight cultural resource studies have been recorded at the SCIC within the records search limits since 2012; of these, four were conducted within the Project boundary and one immediately adjacent to the Project. Four of these were studies conducted in conjunction with the Valiano project. The remaining study is a monitoring and reporting program for a housing development located immediately south of the Valiano Project boundary.

No cultural resources have been newly identified within the records search limits following the Valiano cultural resources study in 2013 (Robbins-Wade and Giletti 2014a). However, two resources, P-37-025806 (CA-SDI-17161) and P-37-027269 (CA-SDI-17838), were updated by Brian F. Smith and Associates (BFSA) as part of the Harmony Grove Village project, which is located south of the Valiano Project but contained off-site components just east of the southernmost portion of the Valiano Project (Stropes 2019a, 2019b). Testing at site P-37-025806 (CA-SDI-17161) supported the initial determination that the resource is not a significant resource in accordance with CEQA and the County's RPO. BFSA conducted data recovery excavations and monitoring at site P-37-027269 (CA-SDI-17838) as part of a mitigation effort for the Harmony Grove Village project; due to the constraints of the project, preservation of the resource was not possible, and the data

recovery effort resulted in the recovery of more than 4,500 artifacts. While these two sites are in proximity to the Valiano project area, they are not within the Project site.

Following a detailed analysis of the maps included with the site records, it was determined that five resources were mis-mapped in the technical report for the FEIR; the map included with this addendum (Figure 10, *Cultural Resources*; confidential, bound separately) shows these resources in their corrected locations. Based on this corrected mapping, the number of sites that would have been subject to impacts under the project as analyzed in the FEIR remains the same as that addressed in the report (seven), but the status of impacts for two sites was reversed (see Table 3, *Comparison of Impacts to Cultural Resources*).

Under the Proposed Project, six cultural resources would be subject to direct impacts and six would not be, as summarized in Table 3. One resource, P-37-0328748 (CA-SDI-20762) is mapped within an area demarcated as the Fuel Management Zone for the Project; it is assumed that this would not entail disturbance of the bedrock and would not be considered a direct impact.

Table 3
Comparison of Impacts to Cultural Resources

P-37-#	CA-SDI-#	Direct Impacts Under Approved Valiano Project	Direct Impacts Under Proposed Project	Significance of Impacts
026709	---	No	No	No direct impacts
026710	17506	Yes	Yes	Significant; site is a significant resource under CEQA but not under the RPO
026711	17507	Yes	Yes	Less than significant; the site's research potential has been fulfilled through the testing program and documentation
026712	17508	Yes (noted in previous report as no)	Yes	Less than significant; the site's research potential has been fulfilled through the evaluation program and documentation
026713	17509	Yes	Yes	Less than significant; the site's research potential has been fulfilled through the testing program and documentation
026714	17510	Yes	Yes	Less than significant; the site's research potential has been fulfilled through the testing program and documentation
026762	---	Yes	Yes	Less than significant; the site's research potential has been fulfilled through the evaluation program and documentation

P-37-#	CA-SDI-#	Direct Impacts Under Approved Valiano Project	Direct Impacts Under Proposed Project	Significance of Impacts
032848	20762	No	No	No direct impacts
032849	20763	No	No	No direct impacts
033120	20858	No (noted in previous report as Yes)	No	No direct impacts
033121	20859	No	No	No direct impacts
033262	---	Yes	No	No direct impacts

HELIX contacted the NAHC on February 6, 2024, for an updated Sacred Lands File search and list of Native American contacts for the Project area. The NAHC responded on February 7, 2024, noting that the results of the search were negative, but that “a negative response ... does not preclude the existence of a tribal cultural resource.” No other Native American outreach was conducted for this conformance analysis.

In conclusion, the changes in the development footprint under the Proposed Project plan resulted in six resources subject to direct impact, as opposed to seven resources under approved Valiano Project evaluated in the FEIR. However, the conclusions presented in the approved cultural resources study remain the same. Site P-37-026710 (CA-SDI-17506) is a significant resource under CEQA but not under the County’s RPO; impacts to this resource would constitute significant effects. A research design was developed for the resource to guide a data recovery effort to mitigate the Valiano Project impacts (Robbins-Wade and Giletti 2014b); the data recovery program must be implemented prior to Project development. Because none of the other cultural resources within the Project meet the criteria for inclusion within the California Register of Historical Resources, National Register of Historic Places, or County Register, no additional historic properties (per CEQA) would be impacted by the Project. As stated in the approved cultural resources study and approved FEIR, a monitoring program has been made a condition of the Project – this monitoring program would require that an archaeologist and a Native American Monitor be present for all ground-disturbing activities and is further detailed in the approved cultural resources study (Robbins-Wade and Giletti 2014a). Therefore, similar to the FEIR, potential impacts to cultural resources would be less than significant with implementation of Mitigation Measure CR-1 and CR-2 in Table 7.

B. Destroy a unique paleontological resources or site unique geologic feature

As noted in the FEIR, grading and excavation activities associated with development of on- and off-site facilities for the Proposed Project could result in potentially significant impacts related to disturbance/destruction of sensitive fossil resources preserved within the Quaternary (Pleistocene) river terrace deposits. Similar to the FEIR, potential impacts to paleontological resources and off-site resources under the Proposed Project would be less than significant with Mitigation Measure P-1 in Table 7.

C. Disturb any human remains, including those interred outside of formal cemeteries

As noted in the FEIR, during the archaeological evaluation, no evidence of human remains, including those interred outside of formal cemeteries, were identified during the records search, literature review, field survey, or site testing and evaluation program. Therefore, similar to the approved Valiano Project, the Proposed Project would not disturb human remains, including those interred outside of formal cemeteries. No impact would occur under the Proposed Project

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for cultural resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (CR-1, CR-2, and P-1 in Table 7) would remain applicable and would be implemented to reduce potential impacts to a less than significant level. No new impacts to cultural resources would occur and no new mitigation measures are required.

VI. ENERGY

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation and with conflict or obstruction of a state or local plan for renewable energy or energy efficiency.

Proposed Project

A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation

The Proposed Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, either during Project construction or operation. The Proposed Project would result in an overall reduction in operational energy demands due to the reduction in residential units and the elimination of the WTWRF, resulting in a less intensive buildout. In addition, the Proposed

Project would include full electrification of the development combined with onsite renewable energy generation and would result in the elimination of previously analyzed emissions associated with energy consumption for the Valiano FEIR. All electricity used under the Proposed Project would be renewable. Therefore, similar to the approved Valiano Project, Project impacts would be less than significant.

B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, similar to the approved Valiano Project, Project impacts would be less than significant.

In conclusion, the Proposed Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for energy and would not result in new or substantially more severe energy impacts compared to those identified in the FEIR.

VII. GEOLOGY AND SOILS

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with substantial soil erosion or the loss of topsoil and with soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are no available for the disposal of wastewater.

The FEIR also determined that the Valiano Project would have potentially significant impacts associated with the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides and with the unstable geological conditions that would result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction, or collapse. However, all potentially significant impacts would be reduced to

a less than significant level with Mitigation Measures GE-1 through GE-3, described below.

M-GE-1 A site-specific geotechnical investigation shall be conducted by a qualified engineer or engineering geologist during Project grading to assess potential impacts related to seismically induced settlement and related effects. All recommendations provided by the Project engineer/geologist to address potential effects related to seismically-induced settlement shall be implemented as part of the Project design/construction efforts, with such measures potentially including: installation of subdrains in appropriate areas to avoid near-surface saturation; removal of unsuitable (e.g., compressible) deposits in areas proposed for development; and replacement of unsuitable materials with engineered fill (i.e., fill exhibiting characteristics such as proper composition, moisture content, application methodology and compaction). The applied site-specific geotechnical remedies would be inspected and verified through the plan review process.

M-GE-2 A site-specific geotechnical investigation shall be conducted by a qualified engineer or engineering geologist during Project grading to assess potential impacts related to manufactured slope instability (including rock fall hazards). All recommendations provided by the Project engineer/geologist to address potential effects related to manufactured slope instability shall be implemented as part of the Project design/construction efforts, with such measures potentially including: proper compaction and/or surface treatment of fill slopes (potentially including overbuilding by three feet and cutting back to finish grade); replacement of unsuitable materials with engineered fill (i.e., fill exhibiting characteristics such as proper composition, moisture content, application methodology and compaction); use of applicable slope height and grade limitations; over-excavation or over-blasting for cut slopes in granitic rock (to reach unweathered and stable rock exposures); and use of drought-tolerant landscaping and irrigation controls. The applied site-specific geotechnical remedies will be inspected and verified through the plan review process.

M-GE-3 A site-specific geotechnical investigation shall be conducted by a qualified engineer or engineering geologist during Project grading to assess potential impacts related to expansive soils. All recommendations provided by the Project engineer/geologist to address potential effects related to expansive soils shall be implemented as part of the Project design/construction efforts, with such measures potentially including: replacement or (if applicable) mixing of unsuitable materials with engineered fill (i.e., fill exhibiting characteristics such as proper composition, moisture content, application methodology and compaction); capping expansive materials with engineered fill in applicable areas (per site-specific geotechnical recommendations); and use of appropriate foundation and/or footing design (e.g., post-tensioned concrete slab foundations, per site-specific

geotechnical recommendations). The applied site-specific geotechnical remedies will be inspected and verified through the plan review process.

Proposed Project

A. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides

As noted in the FEIR, no known active or potentially active faults, or associated Alquist-Priolo/County Fault Zones, are mapped or known to occur within the Project site and vicinity. Therefore, similar to the approved Valiano Project, the Proposed Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault or seismic-related ground failure. Project impacts would be less than significant.

The Proposed Project modifications would still require grading that could potentially result in seismically induced settlement and resulting unstable geologic conditions; therefore, FEIR Mitigation Measure GE-1 would be applicable under the Proposed Project. Similar to the FEIR, potential impacts from liquefaction would be less than significant with implementation of FEIR Mitigation Measure GE-1 in Table 7.

Additionally, the Proposed Project modifications would result in the same slope stability analyses as outlined in the FEIR; therefore, FEIR Mitigation Measure GE-2 would be applicable under the Proposed Project. Similar to the FEIR, potential impacts from landslides would be less than significant with implementation of FEIR Mitigation Measure GE-2.

B. Result in substantial soil erosion or the loss of topsoil

Similar to the approved Valiano Project, the Proposed Project would not result in substantial soil erosion or the loss of topsoil. Project impacts would be less than significant.

C. Produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction, or collapse

The Proposed Project modifications would still require grading that could potentially result in seismically induced settlement and resulting unstable geologic conditions; therefore, FEIR Mitigation Measure GE-1 would be applicable under the Proposed Project. Similar to the FEIR, potential impacts from liquefaction would be less than significant with implementation of FEIR Mitigation Measure GE-1 in Table 7.

Additionally, the Proposed Project modifications would result in the same slope stability analyses as outlined in the FEIR; therefore, Mitigation Measure GE-2 would be applicable

under the Proposed Project. Similar to the FEIR, potential impacts from landslides would be less than significant with implementation of Mitigation Measure GE-2 in Table 7.

D. Be located on expansive soil creating substantial risks to life or property

Under the Proposed Project, site-specific conditions and remedial efforts associated with geologic hazards (including expansive soils) would be verified through standard plan review and on-the-ground geotechnical observations and testing during Project excavation, grading, and construction activities. Therefore, FEIR Mitigation Measure GE-3 would be applicable under the Proposed Project. Similar to the FEIR, potential impacts from expansive soils creating substantial risks to life and property would be less than significant with implementation of FEIR Mitigation Measure GE-3 in Table 7.

E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater

The Proposed Project does not propose to use septic tanks or alternative wastewater disposal systems. Sewers are available to serve disposal of wastewater from the Project site. No impact would occur under the Proposed Project.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for geology and soils and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (GE-1 through GE-3 in Table 7) would remain applicable and would be implemented to reduce potential impacts to a less than significant level. No new impacts to geology and soil would occur and no new mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas (GHG) emissions?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with conflicts with applicable plans, policies, or regulations that were adopted for the purpose of reducing emissions of GHGs.

The FEIR determined that the Valiano Project would have potentially significant impacts associated with the generation of GHG emissions, either directly or indirectly, that may

have a significant impact on the environment. However, all potentially significant impacts would be reduced to a less than significant level with Mitigation Measure GHG-1, described below.

M-GHG-1 To ensure construction related GHG emissions are offset to zero, the Applicant shall complete the following:

Prior to issuance of each grading permit, the Applicant or its designee shall provide evidence to the County of San Diego PDS that they have obtained a one-time purchase of carbon credits sufficient to reduce the contribution of construction related GHG emissions to zero. Construction emissions include all grading, site preparation, building construction, architectural coatings-related emissions, and the one-time loss of carbon sequestered in existing on-site vegetation.

Carbon credits shall be purchased through: (i) a California Air Resources Board (CARB)-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) through California Air Pollution Control Officers Association (CAPCOA) GHG Rx; or (iii) if no registry is in existence as identified above, then any other reputable registry or entity that issues carbon offsets consistent with Cal. Health & Safety Code section 38562(d)(1), to the satisfaction of the Director of PDS. Evidence that offset credits sufficient to offset all GHG emissions from construction shall be provided to PDS to the satisfaction of the Director of PDS.

To ensure operations-related GHG emissions are offset to zero, the Applicant shall complete the following:

Prior to the recordation of the first building permit, the Applicant shall provide evidence to County PDS that they have obtained carbon credits for the incremental portion of the Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below. The amount of carbon offsets required for each implementing Site Plan shall be based on the GHG emissions for each land use within the implementing Site Plan, as identified in the Table 3.1.1-4, Operational GHG Emissions and Off-Site Carbon Offsets Per Land Use. The Project's operational emissions would be 4,493 MT CO₂e at the time of full buildout. Therefore, the Project shall be required to reduce the annual emissions by 4,493 MT CO₂e/ year for a 30-year period (project life) or a total of 134,790 MT CO₂e. The "Project life" is 30 years, which is consistent with the methodology used by the South Coast Air Quality Management District's GHG guidance (SCAQMD 2008). The Project Applicant shall include in each implementing Site Plan a tabulation that identifies the overall carbon offsets required to mitigate the entire project's GHG emissions, the amount of carbon offsets purchased to

date, and the remaining carbon offsets required to reduce the project's emissions to net zero.

Carbon credits shall be purchased through: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) through CAPCOA GHG Rx; or (iii) if no registry is in existence as identified above, then any other reputable registry or entity that issues carbon offsets consistent with Cal. Health & Safety Code section 38562(d)(1), to the satisfaction of the Director of PDS. Evidence that offset credits sufficient to offset all GHG emissions from construction shall be provided to PDS to the satisfaction of the Director of PDS.

Proposed Project

A Technical Memorandum to Appendix J: Greenhouse Gases Analysis Report of the FEIR was prepared by HELIX in March 2024 and included as Appendix F to this Addendum.

A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment

As noted in the Technical Memorandum to Appendix J: Greenhouse Gases Analysis Report, construction period GHG emissions are generated by vehicle engine exhaust from construction equipment, on road truck trips, and worker commuting trips. Construction period GHG emissions were assessed using the California Emissions Estimator Model (CalEEMod) Version 2022.1. CalEEMod contains OFFROAD2017 emission factors and EMFAC2021 emission factors from the CARB models for offroad equipment and on-road vehicles, respectively. The construction analysis included modeling of the projected construction equipment that would be used during each construction activity. The model calculates emissions of the following GHGs: carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) expressed as carbon dioxide equivalents (CO₂e).

Construction input data for CalEEMod include but are not limited to: (1) the anticipated start and finish dates of construction activity; (2) inventories of construction equipment to be used; (3) areas to be excavated and graded; and (4) volumes of materials to be exported from and imported to the Project area. The analysis assessed total emissions from individual construction activities, including site preparation, grading, utilities infrastructure, building construction, paving, and architectural coating. Construction would require the use of heavy equipment during most of these activities. Table 4, *Construction Assumptions*, presents a summary of the assumed schedule and equipment for each phase of construction of the Proposed Project.

**Table 4
CONSTRUCTION ASSUMPTIONS**

Activity	Start Date	End Date	Heavy Equipment Used
Site Preparation	2/1/2025	4/2/2025	4 tractors/loaders/backhoes, 3 rubber-tired dozers
Grading	4/3/2025	11/1/2025	2 excavators, 1 rubber-tired dozer, 1 grader, 2 tractors/loaders/ backhoes, 2 scrapers
Utilities Infrastructure	8/1/2025	4/1/2026	1 forklift, 2 off-highway trucks, 1 other material handling equipment, 1 tractor/loader/ backhoe, 1 trencher
Building Construction	1/1/2026	8/1/2027	3 cranes, 9 forklifts, 3 generator sets, 9 tractors/loaders/backhoes, 3 welders
Paving	2/1/2026	8/1/2027	2 pavers, 2 rollers, 2 paving equipment
Architectural Coating	7/1/2026	8/1/2027	1 air compressor

Note: CalEEMod output provided in Appendix A.

The construction assumptions presented above are based, in part, on assumptions included in the Greenhouse Gas Analysis Report prepared for the FEIR. The schedule duration was modified proportionally based on the ratio of residential units proposed and acreage of the site with the earliest feasible start date selected. A complete listing of the assumptions used in the analysis and model output is provided in Attachment A of this Addendum. The estimated construction GHG emissions for the Project are shown in Table 5, *Construction GHG Emissions*.

**Table 5
Construction GHG Emissions**

Phase	MT CO ₂ e
Site Preparation	106.8
Grading	469.2
Utilities Infrastructure	301.3
Building Construction	1,677.8
Paving	292.4
Architectural Coating	43.0
Total Project Emissions	2,890.5

Source: Document Style Guide

Note: CalEEMod output data provided in Appendix A.

MT = metric tons; CO₂e = carbon dioxide equivalent

Construction of the Project would occur in the same general locations and require the same types of activities as described in the previously approved FEIR. Construction emissions would be reduced compared to what was previously analyzed due to the delay in the start of construction yielding a more modern and cleaner-burning construction equipment fleet mix than assumed in the previous analysis and the reduction in the

number of residential units and elimination of the WTWRF resulting in a less intensive buildout. The new emergency access road is proposed to provide additional emergency access to and from the site would be provided from the north end of Neighborhood 4 connecting north to La Moree Road. However, the paved access road would follow the alignment of an existing agricultural road and construction would be minimal.

Operational emissions were estimated using CalEEMod. Operational sources of emissions include mobile, area, energy, water and wastewater, solid waste, refrigerants, and loss of sequestered carbon. Operational emissions from mobile source emissions are associated with Project-related vehicle trip generation and trip length. Vehicle trips rate and average trip length were based on the Valiano, Trip Generation and Average Trip Length Memorandum prepared by Linscott Law & Greenspan Engineers ([LLG] 2023). Area source emissions include emissions from landscape maintenance equipment engine exhaust and fireplaces. Area source emissions were modeled assuming no fireplaces would be installed, and electric landscape maintenance equipment would be used. Operational emissions from energy sources typically include the onsite combustion of natural gas for heating and hot water and indirect GHG emissions from the generation of electricity at the power plant supplying the project. Energy source emissions for the Proposed Project were modeled assuming a zero net energy development; the Proposed Project would not provide natural gas infrastructure and all electricity used would be renewable.

The amount of water used, and wastewater generated, by a project has indirect GHG emissions associated with it as a result of the energy used to supply, distribute, and treat the water and wastewater. Water source emissions were modeled assuming CalEEMod default rates with implementation of a water conservation strategy resulting in a 20 percent reduction in water use. The disposal of solid waste produces GHG emissions from anaerobic decomposition in landfills, incineration, and transportation of waste. Solid waste emissions were modeled assuming CalEEMod default rates. All equipment that use refrigerants have a charge size and an operational refrigerant leak rate. CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment lifetime. Project emissions from refrigerant leaks were estimated using CalEEMod defaults. Development under the Project would also result in changes in CO₂ sequestration from the atmosphere. By removing existing vegetation, the Project would also result in a one-time carbon exchange. Acres of vegetation impacted by the Project were based on data provided in the Biological Technical Report and Addendum prepared for the FEIR. The estimated operational GHG emissions for the Project are shown in Table 6, *Estimated Annual GHG Emissions*.

Table 6
Estimated Annual GHG Emissions

Emission Source	MT CO ₂ e
Area	<0.5
Energy	0
Mobile	2,434
Solid Waste	57
Water	20

Emission Source	MT CO ₂ e
Refrigerants	1
Land Use Change (Sequestration)	67
Total Project Emissions	2,580

Note: CalEEMod output data provided in Appendix A.
MT = metric tons; CO₂e = carbon dioxide equivalent

The reduction in the number of residential units would result in a reduction in the number of vehicle trips generated by the Project, resulting in reduced mobile source emissions compared to what was previously analyzed. Solid waste and water source emissions would also be reduced due to the reduction in the number of residential units. Full electrification of the development combined with onsite renewable energy generation would result in the elimination of previously analyzed emissions associated with energy consumption.

As detailed above, both construction and operational emissions would be less than previously disclosed; however, FEIR Mitigation Measure GHG-1 would still be required. FEIR Mitigation Measure GHG-1 has been revised as follows to require the establishment of a local GHG mitigation bank as a result of the Settlement Agreements. With implementation of Mitigation Measure GHG-1, described below, Project impacts would be less than significant.

M-GHG-1 To ensure construction-related GHG emissions are offset to zero, the Applicant shall complete the following:

Prior to issuance of the first grading permit, the Applicant or its designee shall provide evidence to PDS that they have obtained a one-time purchase of carbon credits sufficient to reduce the contribution of construction-related GHG emissions to zero. Construction emissions include all grading, site preparation, building construction, architectural coatings-related emissions, and the one-time loss of carbon sequestered in existing on-site vegetation.

Prior to the recordation of the first building permit, the applicant shall provide evidence to County PDS that they have obtained carbon credits for the incremental portion of the Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero. Operational emissions include those from all sources including area, energy, mobile, waste, water, refrigerant leaks, and sequestered carbon loss.

Carbon credits shall be purchased through a one-time contribution totaling \$4 million (“Mitigation Bank Funding”) to a GHG mitigation bank established to fund GHG mitigation projects exclusively within San Diego County (“Local GHG Mitigation Bank”). If there is no established or approved Local GHG bank, or only partial credits applied via the Local GHG bank, then all remaining credits will be purchased through: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) through CAPCOA GHG Rx; or (iii) if no

registry is in existence as identified above, then any other reputable registry or entity that issues carbon offsets consistent with Cal. Health & Safety Code section 38562(d)(1), to the satisfaction of the Director of PDS.

Evidence that offset credits sufficient to offset all GHG emissions from construction shall be provided to PDS to the satisfaction of the Director of PDS.

B. Conflict with an applicable plan, policy, or regulation that was adopted for the purpose of reducing the emissions of greenhouse gases

As noted in the FEIR, the Project would not conflict with applicable plans adopted for the purpose of reducing GHG emissions because design features would conform to the primary regulations and policies governing the control of GHG emissions. Therefore, similar to the approved Valiano Project, Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for GHG emissions and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified Mitigation Measure GHG-1 would be revised (GHG-1 in Table 2) and would be implemented to reduce potential impacts to a less than significant level. No new impacts to GHG would occur and no new mitigation measures are required.

IX. HAZARDS AND HAZARDOUS MATERIALS

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with the location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; and with implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan

The FEIR also determined that the Valiano Project would have potentially significant impacts associated with creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. However, all potentially significant impacts would be reduced to a less than significant level with Mitigation Measure HZ-1 through HZ-4, described below.

- M-HZ-1a** Excavation and/or grading activities near the location of the on-site Aboveground Storage Tank (AST) in Neighborhood 5 shall be actively monitored by a Registered Environmental Assessor (REA) for the potential presence of hydrocarbon contaminated soils. In the event of encountering contaminated soils, these soils shall be properly tested, managed, and disposed of at a licensed facility in accordance with County Department of Environmental Health (DEH) requirements.
- M-HZ-1b** Soils near the on-site AST within Neighborhood 1 shall be assessed to identify the vertical and lateral limits of Diesel Range Organics (DRO) and Oil Range Organics (ORO) contaminated soils. Contaminated soil shall be disposed of at a licensed facility in accordance with County DEH requirements.
- M-HZ-2** Potential impacts related to the possible presence of Asbestos Containing Materials (ACM) and/or Lead Based Paint (LBP) in the structures on site shall be mitigated by additional assessment in the form of an ACM and LBP survey conducted prior to demolition activities. This survey shall be utilized to confirm the absence or presence of these materials. Additionally, it shall be used to determine appropriate health and safety requirements for demolition, and appropriate disposal methods for demolition debris.

M-HZ-3 Prior to occupancy of any structure that does not meet the five-minute travel time according to Figure 7 of the approved Fire Protection Plan (FPP), either the Harmony Grove Fire Station must be in operation and providing service, or alternate mitigation measures must be provided to the satisfaction of the County Fire Authority (or Rancho Santa Fe Fire Protection District [RSFFPD], if annexed) and the PDS Director.

M-HZ-4 Prior to approval of the first Final Map, a Manure Management and Fly/Vector Control Plan would be prepared according to applicable standards and submitted to the DEH for approval. The Plan would include operational procedures to minimize on-site fly, mosquito and vector production and would be enforced by DEH.

Proposed Project

A Technical Memorandum to Appendix L: FPP to the FEIR was prepared by Dudek in May 2024 and included as Appendix G to this Addendum.

- A. Creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes**
- B. Creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment**
- C. Production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school**

The Proposed Project land uses would remain essentially the same with the exception of the elimination of the WTWRF. As the WTWRF is no longer proposed, it would not require the handling and storage of hazardous materials for operations. Therefore, similar to the approved Valiano Project, the Proposed Project would not create a significant hazard to the public or the environment through the routine transport, storage, use, disposal or release of hazardous materials or wastes. Project impacts would be less than significant.

Additionally, the Proposed Project would not be located within one-quarter mile of an existing or proposed school site. Therefore, similar to the approved Valiano Project, the Proposed Project would not include the production of hazardous emissions or handling of hazardous materials, substances, or wastes within one-quarter mile of a school. Project impacts would be less than significant.

As noted in the FEIR, soil samples near the prior agricultural areas were tested for organochlorine pesticides (OCPs) and arsenic. Contaminant levels were not detected at or above the laboratory reporting limit and are thus below the California Environmental Protection Agency (EPA) California Human Health Screening Levels for residential use in all the samples collected. The samples taken near the ASTs were analyzed for gasoline range organics (GRO), DRO, and ORO. Results from the hydrocarbon and Volatile

Organic Compound (VOC) analysis for the soil samples collected from two sites near the AST indicated that soils have been impacted with petroleum hydrocarbons (DRO and ORO) at or above laboratory reporting limits. Therefore, similar to the approved Valiano, Project impacts related to potentially contaminated soils near the on-site ASTs would be less than significant with Mitigation Measures HZ-1a and HZ-1b in Table 7.

Additionally, as noted in the FEIR, it appears that structures at the site were built around 1948. As such, it is possible that LBP and/or ACM are present in the structures. Therefore, similar to the FEIR, potential impacts related to the demolition of these structures would be less than significant with Mitigation Measure HZ-2 in Table 7.

Similar to the FEIR, the Proposed Project could increase vector populations to a level that could harm the health of the public; therefore, Mitigation Measure HZ-4 is applicable. Potential impacts associated from vectors would be less than significant with implementation of Mitigation Measure HZ-4 in Table 7.

D. Location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment

As noted in the FEIR, no sites identified in any federal, state, or local database are located within the bounds of the Proposed Project site. Therefore, similar to the FEIR, the Proposed Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Project impacts would be less than significant.

E. Location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport

F. Within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area

The Proposed Project is located within the Airport Influence Area (AIA) 2 for the Palomar McClellan Airport, which is 8.4 miles to the west. The AIA 2 portion of the Project is an overflight notification area and requires Federal Aviation Administration (FAA) notification for hazards to airport safety. That process requires the applicant to file notice to the FAA under 14 CFR, part 77 pursuant to 49 U.S.C., Section 44718 (the highest topographic point of the Proposed Project with the tallest potential structure allowed by the proposed zoning height designator). Note that the maximum height of the proposed buildings on site would not exceed 35 feet. Therefore, similar to the approved Valiano Project, the Proposed Project would not be located within an airport land use plan, within two miles of a public airport or public airport and would not be located within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area. Project impacts would be less than significant.

G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan

As noted in the FEIR, emergency response and preparedness plans include the Operational Area Emergency Response Plan and the San Diego County Multi-Jurisdictional Hazard Mitigation Plan. Helicopters and small planes are used in a variety of emergency response actions such as search and rescue operations and retrieving water to extinguish wildfires. During an emergency response, aircraft tend to fly low to the ground thus increasing the potential hazards to aircraft from towers and other objects within airspace. CalFire and the County of San Diego Sheriff's Department Aerial Support Detail, Air Support to Regional Enforcement Agencies (ASTREA) base carry out emergency response actions.

The Proposed Project does not propose a structure or tower 100 feet or greater in height on a peak or other location where no structures or towers of similar height already exist. Additionally, the Project includes an additional emergency access road from Neighborhood 4 to La Moree Road which would result in a benefit related to increased accessibility for emergency vehicles and increased capacity during an emergency evacuation. Therefore, similar to the approved Valiano Project, the Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Project impacts would be less than significant.

H. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands

Potential conflicts with the FPP could occur, as certain Project areas specified above would require a service agreement with the Fire Marshal of the Harmony Grove Fire Station. As outlined in the Technical Memorandum to Appendix L: Fire Protection Plan, Dudek evaluated the approved 2015 FPP and the proposed amendments to the Proposed Project, and it was determined that the findings of the 2015 FPP remain applicable and valid. The proposed Fuel Modification Zones would remain the same throughout the remaining Proposed Project area with the addition of Zone 0. This analysis is justified by the updated Fire History Map, and an evaluation of the current code requirements. Fuel modification and fire safety standards would be implemented consistent with Sections 4.2 through 4.7.3 of the 2015 FPP. The proposed changes to the Project would not impact the recommendations of the approved 2015 FPP; however, the reduced number of dwelling units, increased defensible space, use of exterior fire sprinklers on perimeter houses, and the additional emergency access road would improve upon the existing fire safety measure that were included in the FEIR. Therefore, similar to the FEIR, potential impacts associated with the wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands, would remain less than significant with implementation of FEIR Mitigation Measure HZ-3.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for hazards and hazardous materials and would not

result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (HZ-1 through HZ-4 in Table 2) would remain applicable and would be implemented to reduce potential impacts associated with creation of a significant hazard to the public or the environment to a less than significant level. No new impacts to hazards and hazardous materials would occur and no new mitigation measures are required.

X. HYDROLOGY AND WATER QUALITY

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other

flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow.

Proposed Project

A revised Stormwater Quality Management Plan (SWQMP) for Priority Development Projects (PDPs) was prepared by Fuscoe Engineering and is included as Appendix H to this Addendum. Revised hydromodification calculations are included in the revised SWQMP. A Drainage Study Technical Memorandum to the FEIR was prepared by Fuscoe Engineering and is included as Appendix I to this Addendum.

A. Violation of any waste discharge requirements

B. Increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act

The revised SWQMP was updated with the County's most recent template, and stormwater Best Management Practices (BMPs) were re-sized based on the reduced Project footprint and impervious area. Similar to the FEIR, the Proposed Project would not violate any waste discharge requirements and would not result in an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act. Potential impacts would be less than significant.

C. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses

The Proposed Project would not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Therefore, similar to the approved Valiano Project, Project impacts would be less than significant.

D. Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, or flooding on- or off-site

E. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems

The Drainage Study Technical Memorandum notes that the net result of the Project changes compared to the FEIR from a drainage perspective would be an overall reduction in the proposed impervious areas of the site, and therefore a reduction in the peak 100-year discharge from the Project site. General drainage patterns would remain the same, with a series of brow ditches and storm drains conveying offsite runoff through the site, while onsite drainage would be collected by a private storm drain system and routed to stormwater basins for pollutant control treatment, hydromodification mitigation, and peak detention. There is a reduction in the impervious area within all but one of the

drainage basins, and the overall decrease in impervious area is 20 percent. Drainage Basin E does see a slight increase in impervious areas due to the incorporation of the northerly emergency access road into the Project. This increase is about 0.1 acre, or less than 10 percent of the impervious area in the basin. This increase is not significant, and adequate peak detention can be provided within the proposed stormwater basin.

Therefore, similar to the approved Valiano Project, the Proposed Project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, or flooding on- or off-site and would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems. Potential impacts would be less than significant.

F. Provide substantial additional sources of polluted runoff

As noted in the revised SWQMP, the drainage management strategy for the Proposed Project would utilize multifunction extended detention basins to provide water quality treatment, hydromodification mitigation, and peak detention for the developed portions of the site. The system of extended detention basins would detain flows such that the proposed condition would have runoff less than or equal to the existing condition. Therefore, similar to the FEIR, the Proposed Project would not provide substantial additional sources of polluted runoff. Project impacts would be less than significant.

G. Place housing or other structures which would impede or redirect flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps

As noted in the FEIR, potential impacts associated with floodplains, floodwater surface elevations, and related flood hazards in the Escondido Creek watershed and San Marcos Creek watershed would be less than significant. Therefore, similar to the approved Valiano Project, the Proposed Project would not place housing or other structures which would impede or redirect flows within a 100-year flood hazard as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps. Project impacts would be less than significant.

H. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam

As noted in the FEIR, potential impacts from increased peak flow rates and amounts, associated flooding hazards, and the capacity of existing or planned storm drain systems in the San Marcos Creek watershed and the Escondido watershed would be less than significant. Therefore, similar to the approved Valiano Project, the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Project impacts would be less than significant.

I. Inundation by seiche, tsunami, or mudflow

Due to the location of the Proposed Project from the Pacific Ocean, inundation by seiche, tsunami, or mudflow is unlikely. Therefore, similar to the approved Valiano Project, Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for hydrology and water quality and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

XI. LAND USE AND PLANNING

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact or no impact associated with physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

Proposed Project

A. Physically dividing an established community

The existing Proposed Project area is described as a semi-rural community. The location of the Project illustrates this; there are ongoing agribusiness activities and large lot residential uses, and some residents in the area perceive it as a distinct locale. There is a lack of established neighborhoods on the Project site, however, as well as public services. For instance, no schools, general stores, post offices, etc. are present within the areas of potential Project development. As such, there is no existing community to divide. Nonetheless, the Project would not construct new major roadways and no pathways or travel routes would be eliminated. A new emergency access road proposed to provide additional emergency access to and from the site would be provided from the north end of Neighborhood 4 connecting north to La Moree Road; however, the paved access road would follow the alignment of an existing agricultural road. Therefore, similar to the approved Valiano Project, the Proposed Project would not physically divide an established community. No impact would occur.

B. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect

The Proposed Project would not conflict with the applicable policies of the County General Plan, the San Dieguito Community Plan, the County of San Diego Board of Supervisors Policies, the County of San Diego Zoning Ordinance, County of San Diego RPO, County of San Diego Park Land Dedication Ordinance, Natural Community Conservation Planning Program, County of San Diego Subdivision Ordinance, County of San Diego LPC, and Congestion Management Program Update. Therefore, similar to the approved Valiano Project, the Proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for land use and planning and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

XII. MINERAL RESOURCES

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

Proposed Project

- A. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state**
- B. Loss of locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan**

The Proposed Project site is not located in an area that contains MRZ-2 designated lands, nor is it located within 1,300 feet of such lands. Therefore, the Proposed Project would not result in the loss of availability of locally important mineral resource(s). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of the Proposed Project. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for mineral resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

XIII. NOISE

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have potentially significant impacts associated with exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels; a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project; a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. However, all potentially significant impacts would be reduced to a less than significant level with Mitigation Measure N-1 through N-9, described below.

M-N-1 Traffic Noise Barriers: Existing plus Cumulative plus Project (worst-case near-term) traffic noise levels at the Project's residential exterior use areas facing Country Club Drive shall be mitigated to County Standards by the following measure:

- A 6-foot high noise control wall shall be installed along the outer perimeter of the residential use areas for Lots 283 through 289 to reduce noise impacts in the outdoor use area to less than 60 Community Noise Equivalent Level (CNEL). The noise control wall must wrap around the ends of the property with 30-foot long returns wherever there is a break or terminus of the wall along Country Club Drive. Required sound attenuation barriers shall be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least one-inch total thickness or have a density of at least 3.5 pounds per s.f. Where architectural or aesthetic factors allow, glass or clear plastic 3/8 of an inch thick or thicker may be used on the upper portion, if it is desirable to preserve a view. Sheet metal of 18-gauge (minimum) may be used if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Any door(s) or gate(s) must be designed with overlapping closures on the bottom and sides and meet the minimum specifications of the wall materials described above. The gate(s) may be of one-inch thick or better wood, solid-sheet metal of at least 18-gauge metal, or an exterior-grade solid-core steel door with prefabricated door jambs.

M-N-2 Interior Noise Control for Residences: A final exterior-to-interior analysis shall be conducted to demonstrate that interior residential noise levels are below 45 CNEL. This analysis would be submitted with the final building plan submittal for the residential units along Country Club Drive.

M-N-3 HVAC Noise Barrier: If a residential air conditioning condenser is installed within 35 feet of a property line, a 5.5 foot-high noise control barrier shall be installed between the residential use areas and the condensers to reduce related noise impacts in the outdoor use areas to less than 45 decibels A (dBA) LEQ. The barrier shall extend in each direction beyond the condenser location so that any location without a barrier at the adjacent property is at least 35 feet from the condenser unit. The applicant shall provide proof that the installed condensers have a manufacturer's sound power noise rating of less than 75 dBA. If the condenser is placed beyond a distance of 35 feet from the property line, no mitigation would be required.

M-N-4 WTWRF Noise Control: In order to ensure compliance of the WTWRF with applicable noise regulations, design options shall be employed to reduce noise levels. These design measures could include the following:

1. Stationary equipment noise may be controlled by the following methods:
 - a. Providing a tall exterior enclosure wall and gate to control offsite noise impacts for all WTWRF equipment (excluding the diesel generator),
 - b. Enclosing the WTWRF equipment inside a noise control Concrete Masonry Unit (CMU) structure or specific design enclosures.
 - c. Increasing property line setbacks of WTWRF noise sources where feasible.
 - d. Locating WTWRF noise sources such that noise shielding would be provide from on-site buildings or structures.
 - e. Incorporating noise control measures such as acoustical louvers or paneling into the WTWRF design.
2. Diesel generator noise may be controlled by the following methods:
 - a. Enclosing the diesel generator within a custom-designed noise control structure (such as a steel enclosure).
 - b. Placing the diesel generator within a CMU building that includes noise control features such as (but not limited to) acoustical louvers or paneling, etc.

The applicant shall be required to provide a final noise impact analysis as part of the facilities design submittal package for the WTWRF prepared by a County-approved noise consultant. The final noise impact analysis shall demonstrate compliance with the County 45 dBA LEQ property line nighttime limit completed to the satisfaction of the County PDS. The conditions of approval of the MUP will ensure that the correct equipment/structural noise barriers will be properly installed to reduce noise levels to less than significant levels. The conditions of approval of the MUP will ensure that the correct equipment/structural noise barriers will be properly installed to reduce noise levels to less than significant levels.

M-N-5 Wastewater Pump Station Noise Control: The pump and diesel generator noise may be controlled by various methods, including but not limited to: enclosing the diesel generator within a custom-designed noise control structure (such as a steel enclosure); placing the pump equipment and diesel generator within a CMU construction building that includes noise control features, increase property line setbacks of the generator location, locating noise sources such that noise shielding would be provided from on-site intervening structures or topography.

The applicant shall provide a final noise impact analysis for the booster pump station backup power generators prepared by a County-approved

noise consultant demonstrating compliance with the County 45 dBA LEQ property line requirement completed to the satisfaction of the County PDS.

M-N-6

Water Circulation Booster Pump Station Noise Control: The booster pump and diesel generator noise may be controlled by the various methods, including but not limited to: enclosing the diesel generator within a custom-designed noise control structure (such as a steel enclosure); placing the pump equipment and diesel generator within a CMU construction building that includes noise control features, increase property line setbacks of the generator location, locating noise sources such that noise shielding would be provided from on-site intervening structures or topography.

The applicant shall be required to provide a final noise impact analysis for the pump station backup power generators prepared by a County-approved noise consultant. The final noise impact analysis shall demonstrate compliance with the County 45 dBA LEQ property line requirement completed to the satisfaction of the County PDS.

M-N-7

Ripping Noise Barrier: If ripping, drilling, or excavation is required within 180 feet of a residentially occupied off-site or on-site property line, a 12-foot high barrier shall be erected along a length of the property line. This barrier shall be of sufficient length to block the line of sight between the occupied property and any ripping operations within 180 feet of the property. Additionally, the barriers shall extend at least 10 feet beyond the horizontal line of sight in each direction. The final barrier must break the line of sight between the top of the equipment exhaust and the residential receiver at all visible locations, and when taking into consideration all topography in relevant areas.

If new information is provided to prove and certify that the construction equipment and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dB and below at the occupied property line.

M-N-8

Breaker Equipment Operation Limit: If a breaker is required on-site during construction, then it shall not be used within 300 feet of property lines of occupied residences.

If new information is provided to prove and certify that the breaker equipment and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be

prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dBA and below at the occupied property line.

M-N-9

Blasting Plan and Noise Ordinance Compliance: 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. The Project applicant shall conform to the blast plan which would be comprised of the following (but not limited to): No blasting shall occur at a distance of less than 600 feet from any off-site structure without specific analysis by the blasting contractor showing less than significant vibration impacts to the structure.

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, monitoring, and major or minor blasting requirements planning, with seismograph reports, as necessary.

Construction equipment associated with blasting (i.e., drilling, pre and post blasting work) shall comply with the County Noise Ordinance, Sections 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.

If new information is provided to prove and certify that Project blasting and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dBA and below at the occupied property line.

Proposed Project

A Technical Memorandum to Appendix G: Acoustical Site Assessment Report of the FEIR was prepared by HELIX in June 2024 and included as Appendix J to this Addendum.

A. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies

As noted in the Technical Memorandum to Appendix G: Acoustical Site Assessment Report, the FEIR identified potential exterior and interior noise exposure impacts to on-site residences located in Neighborhood 5 from traffic along Country Club Drive. It is expected that traffic noise levels in this area would remain above applicable standards under the Proposed Project, and FEIR Mitigation Measures N-1 and N-2 would still be required. However, there are fewer residential lots in this area to which these mitigation measures would apply (three residential lots compared to the seven residential lots previously identified).

The reduction in the number of residential units would result in a reduction in the number of vehicle trips generated by the Project. The reduced number of vehicle trips would result in reduced traffic noise attributable to the Project compared to what was previously analyzed in the FEIR. Traffic impacts to off-site receptors would remain less than significant, consistent with the determination in the FEIR. Similarly, the reduction in the number of residential units would result in a reduction in the number of stationary sources (heating, ventilation, and air conditioning [HVAC units]) present at the Project site, resulting in an overall reduction in noise generated from stationary sources. However, FEIR Mitigation Measure N-3 would remain applicable to ensure that HVAC noise would not exceed applicable limits at on-site residential outdoor use areas.

The WTWRF is no longer proposed; therefore, potential noise impacts identified in the FEIR from its operation would not occur and FEIR Mitigation Measure N-4 is no longer required. In lieu of the WTWRF, an additional lift station would be provided. Noise impacts associated with the additional lift station would be similar to the potentially significant impacts to on-site residential uses identified in the FEIR for the other proposed lift stations. FEIR Mitigation Measure N-5 would apply to this additional lift station and would reduce potentially significant impacts to a less-than-significant level. The water circulation booster pump station remains as part of the Project and FEIR Mitigation Measure N-6 remains applicable.

Therefore, potential impacts from exposure of persons to or generation of noise levels in excess of standards would be less than significant with implementation of Mitigation Measures N-1, N-2, N-3, N-5, and N-6 in Table 7.

B. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project

As noted in the Technical Memorandum to Appendix G: Acoustical Site Assessment Report, the reduction in the number of residential units would result in a reduction in the number of vehicle trips generated by the Project. The reduced number of vehicle trips would result in reduced traffic noise attributable to the Project compared to what was previously analyzed in the FEIR. Traffic impacts to off-site receptors would remain less than significant, consistent with the determination in the FEIR. Similarly, the reduction in

the number of residential units would result in a reduction in the number of stationary sources (HVAC units) present at the Project site, resulting in an overall reduction in noise generated from stationary sources. However, FEIR Mitigation Measure N-3 would remain applicable to ensure that HVAC noise would not exceed applicable limits at on-site residential outdoor use areas.

The WTWRF is no longer proposed; therefore, potential noise impacts identified in the FEIR from its operation would not occur and FEIR Mitigation Measure N-4 is no longer required. In lieu of the WTWRF, an additional lift station would be provided. Noise impacts associated with the additional lift station would be similar to the potentially significant impacts to on-site residential uses identified in the FEIR for the other proposed lift stations. FEIR Mitigation Measure N-5 would apply to this additional lift station and would reduce potentially significant impacts to a less-than-significant level. The water circulation booster pump station remains as part of the Project and FEIR Mitigation Measure N-6 remains applicable.

Therefore, potential impacts from substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project would be less than significant with implementation of Mitigation Measures N-3, N-5, and N-6 in Table 7.

C. Exposure of persons to or generation of excessive groundborne vibration of groundborne noise levels

As noted in the FEIR, although vibration may be perceptible by nearby residences, temporary construction impacts associated the vibratory roller (and other potential construction equipment) would be less than significant. Additionally, potential construction-related vibration impacts to off-site receptors would also be less than significant.

As noted in the Technical Memorandum to Appendix G: Acoustical Site Assessment Report, construction of the Project would occur in the same general locations and require the same activities as the approved Valiano Project. As such, construction-related noise and vibration impacts would be similar to what was previously determined in the FEIR. Mitigation Measures N-7, N-8, and N-9 identified in the FEIR remain applicable and would be implemented, with increased notification of rock blasting during grading, including to veterinarian services. Therefore, similar to the FEIR, potential impacts exposure of persons to or generation of excessive groundborne vibration of groundborne noise levels would be less than significant with the implementation of Mitigation Measures N-7, N-8, and N-9 in Table 7.

D. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project

As noted in the Technical Memorandum to Appendix G: Acoustical Site Assessment Report, construction of the Project would occur in the same general locations and require the same activities as the approved Valiano Project. As such, construction-related noise and vibration impacts would be similar to what was previously determined in the FEIR.

Mitigation Measures N-7, N-8, and N-9 identified in the FEIR remain applicable and would be implemented, with increased notification of rock blasting during grading, including to veterinarian services. Therefore, similar to the FEIR, potential impacts from a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Proposed Project would be less than significant with implementation of Mitigation Measures N-7, N-8, and N-9 in Table 7.

E. For projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels

The Proposed Project is located within AIA 2 for the Palomar McClellan Airport, which is 8.4 miles to the west. The AIA 2 portion of the Project is an overflight notification area and requires FAA notification for hazards to airport safety. That process requires the applicant to file notice to the FAA under 14 CFR, part 77 pursuant to 49 U.S.C., Section 44718 (the highest topographic point of the Proposed Project with the tallest potential structure allowed by the proposed zoning height designator). Note that the maximum height of the proposed buildings on site would not exceed 35 feet. Therefore, similar to the approved Valiano Project, the Proposed Project would not be located within an airport land use plan, within two miles of a public airport or public airport and would not be located within the vicinity of a private airstrip exposing people residing or working in the Project area to excessive noise levels. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for noise would not result in new or substantially more impacts compared to those identified in the FEIR. Previously identified mitigation measures excluding Mitigation Measure N-4 (N-1 through N-9; excluding N-4 in Table 7) would remain applicable and would be implemented to reduce potential impacts to a less than significant level. No new impacts to noise would occur and no new mitigation measures are required.

XIV. POPULATION AND HOUSING

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have no impact on population and housing and would have a less than significant impact associated with the displacement of substantial numbers of housing or people.

Proposed Project

A. Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere

Although the Proposed Project would eliminate the existing caretaker's residence and a currently unoccupied home near the equestrian center, it would not result in substantial displacement of existing housing. Additionally, the Project would not result in the displacement of substantial numbers of people, as the only residents are those who occupy the caretaker's house. Therefore, similar to the approved Valiano Project, the Proposed Project would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for population and housing and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

XV. PUBLIC SERVICES

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with fire protection, police protection, schools, parks, and other public facilities.

Proposed Project

The Proposed Project would not result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which

could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

A. Fire Protection

Current fire protection facilities are available in the Proposed Project vicinity and meet the five-minute response time threshold for the first-in engine company for a fire suppression incident with the recently constructed Harmony Grove Fire Station. The additional emergency access road would also improve upon the existing fire safety measures that were included in the FEIR. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in impacts associated with fire protection services. Project impacts would be less than significant.

B. Police Protection

Service demand would be likely to increase with implementation of the Proposed Project, but it is anticipated that expanded police protection services would be funded, as necessary, from increased property taxes and other revenues to the County resulting from the Proposed Project. The Project would not require the need for new police facilities and as a result, would not generate a significant direct impact on police protection. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in impacts associated with law enforcement. Project impacts would be less than significant.

C. Schools

The Proposed Project would generate new school-aged students. The Proposed Project is located entirely within the Escondido Unified School District (EUSD) and Escondido Unified High School District (EUHSD) and is eligible for service. According to the Project Facility Availability Forms, however, the Project could result in the overcrowding of the schools that are currently designated to serve the Project. Accordingly, fees would be levied or land would be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits. Additionally, the County has a School Facilities Mitigation Ordinance (7966), which requires mitigation of school facilities impacts prior to legislative action on a project such as the Proposed Project. The ordinance requires execution of a binding agreement between an applicant and the affected school district prior to legislative approvals associated with a proposed project. Such an agreement can consist of a statement by the affected district that fees routinely assessed at the building permit stage are sufficient to mitigate impacts, and that no agreement is necessary.

The Project would be required to execute an agreement between the Project Applicant and the affected school districts in order to set forth the methodology for providing school services to students generated by the Project. This agreement would ensure that school services and adequate facilities would be available concurrent with the number of students generated by the Project. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in impacts associated with schools. Project impacts would be less than significant.

D. Parks

The Proposed Project would not increase the use of existing neighborhood parks, regional parks, or other recreational facilities such that substantial physical deterioration of these facilities would occur or be accelerated. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in impacts associated with recreational facilities. Project impacts would be less than significant.

E. Other Public Facilities

The Proposed Project would not result in impacts associated with the construction or extension of other public facilities. Therefore, Project impacts would be less than significant. See Section XIX, *Utilities and Service Systems*, below, for further discussion of impacts associated with water, wastewater, solid waste, and energy.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for public services and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

XVI. RECREATION

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with the increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Proposed Project

- A. Result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated**

The Proposed Project would not increase the use of existing neighborhood parks, regional parks, or other recreational facilities such that substantial physical deterioration of these facilities would occur or be accelerated. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in impacts associated with recreational facilities. Project impacts would be less than significant.

B. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment

The proposed new recreational facilities would result in minimal construction activities; and would serve the local residences. The impacts of the construction of these facilities was analyzed in the FEIR. Therefore, similar to the approved Valiano Project, the Proposed Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for recreation and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

XVII. TRANSPORTATION

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

The FEIR also determined that the Valiano Project would have potentially significant impacts associated with an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; and exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways. Potentially significant impacts would be reduced to a less than significant level with Mitigation Measures TR-1a and 1b, TR-2, and TR-4 described below. However, cumulative impacts at the signalized intersection of Auto Park Way and Mission Road in the City of Escondido would be significant and unmitigable with implementation of Mitigation Measure TR-3.

M-TR-1a & b In order to mitigate this direct and cumulative impact, the East Bound (EB) approach at the Auto Park Way/Country Club Drive intersection shall be restriped to provide one left-turn lane, one shared left-turn/through lane, and one right turn lane. The signal will be modified to change the east/west approach to “split” phasing. In addition, Country Club Drive will be widened to provide a paved width of 36 feet consisting of two travel lanes and a 10-foot striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet. Improvements will include connecting the existing sidewalk along the northern side of this roadway section with a 5-foot sidewalk complete with a 6-inch curb and gutter and providing a 4-foot decomposed granite pathway along the south side of this segment with a 6-inch asphalt berm.

M-TR-2 In order to mitigate the cumulative impact along this portion of Country Club Drive, the Applicant shall pay the appropriate Transportation Impact Fee (TIF) amount. A number of Project Design Features also contribute to improving capacity on Country Club Drive, including the following:

- Sight distance meeting County standards shall be provided at each of the four access locations along Country Club Drive.
- Northbound left-turn pockets shall be installed at each of the four access locations.

M-TR-3 This intersection is currently built to its General Plan design classification. In May 2012, the *Escondido General Plan Update FEIR* was certified by the Escondido City Council. As part of the CEQA Findings of Significant Effects, the anticipated poor operations of the Auto Park Way/Mission Road intersection were deemed significant and unmitigable, and a Statement of Overriding Considerations was approved. Therefore, no mitigation measures are proposed, and the impact remains significant and unmitigable. Appendix K to the Transportation Impact Analysis (TIA) contained in Appendix H of the FEIR contains a copy of the City Council Agenda approving the *Escondido General Plan FEIR*.

M-TR-4 The mitigation measures recommended in M-TR-1 to restripe the EB approach at this intersection to provide one left-turn lane, one shared

left-turn/through lane, and one right-turn lane with a signal timing modification to change the east/west approach to “split” phasing also would mitigate this cumulative intersection impact by improving operations at this intersection to a better capacity than pre-Project conditions.

Proposed Project

A Technical Memorandum to Appendix H: Transportation Analysis Report of the FEIR was prepared by LLG on February 26, 2024, and is included as Appendix K to this Addendum.

- A. Increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system**
- B. Exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways**

As noted in the FEIR, a significant impact to the Country Club Drive roadway segment between Auto Park Way and Hill Valley Drive in the City of Escondido under Existing Plus Project conditions would occur. Similar to the FEIR, Projects impacts to the level of service on the Country Club Drive segment would be less than significant with implementation of Mitigation Measure TR-1a. Additionally, similar to the approved Valiano Project, cumulative impacts would be reduced to a less than significant level with Mitigation Measure TR-1b, TR-2, and TR-4. Therefore, potential impacts from an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and from exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways would be less than significant with implementation of FEIR Mitigation Measures TR-1a, TR-1b, TR-2, and TR-4.

Similar to the FEIR, cumulative impacts at the signalized intersection of Auto Park Way and Mission Road in the City of Escondido would remain significant and unmitigable with implementation of Mitigation Measure TR-3.

As noted in the Technical Memorandum to Appendix H: Transportation Analysis Report, the reduction in the number of residential units would result in a reduction in the number of vehicle trips generated by the Project. The table included in the Technical Memorandum to Appendix H: Transportation Analysis Report, shows a trip generation comparison between the approved Valiano Project and the Proposed Project. The table shows that the Proposed Project would generate 830 fewer average daily trips (ADT) and 67 / 83 fewer AM and PM peak hour traffic volumes. Therefore, the Proposed Project would not result in new or substantially increased transportation impacts compared to what was concluded in the FEIR.

- C. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks**

The Proposed Project is located within the AIA 2 for the Palomar McClellan Airport, which is 8.4 miles to the west. The AIA 2 portion of the Project is an overflight notification area and requires FAA notification for hazards to airport safety. That process requires the applicant to file notice to the FAA under 14 CFR, part 77 pursuant to 49 U.S.C., Section 44718 (the highest topographic point of the Proposed Project with the tallest potential structure allowed by the proposed zoning height designator). Note that the maximum height of the proposed buildings on site would not exceed 35 feet. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Project impacts would be less than significant.

D. Substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)

The Proposed Project circulation system, including driveway corner sight distances, was designed in conformance with applicable County standards and requirements and would not significantly impact the safe movement of users along the area roadways. A queuing analysis shows that adequate queuing capacity would be provided at the four dedicated northbound left-turn Access Driveways with minor street stop-sign controls, given the low number of northbound left-turns (up to 16 PM peak hour inbound trips) and Level of Service C or better operations. In addition to the provision of adequate queuing, the Proposed Project would ensure that sight distance meeting County standards is provided at each of the four Project Access Driveway locations along Country Club Drive. The Proposed Project also would include the construction of numerous internal intersections, with the traffic controls installed, as appropriate, at each intersection (dependent upon signal warrants). Therefore, similar to the approved Valiano Project, the Proposed Project would not result in substantial increase in hazards due to a design feature or incompatible uses. Project impacts would be less than significant.

E. Inadequate emergency access

As noted in the FEIR, emergency response and preparedness plans include the Operational Area Emergency Response Plan and the San Diego County Multi-Jurisdictional Hazard Mitigation Plan. The Project includes an additional emergency access road from Neighborhood 4 to La Moree Road which would result in a benefit related to increased accessibility for emergency vehicles and increased capacity during an emergency evacuation. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in inadequate emergency access. Project impacts would be less than significant.

F. Inadequate parking capacity

The Proposed Project would provide adequate parking capacity. Therefore, similar to the approved Valiano Project, Project impacts would be less than significant.

G. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)

As noted in the FEIR, the Valiano Project would not preclude or substantially hinder the provision of a planned bike lane or pedestrian facility on a roadway adjacent to the Project site. Therefore, similar to the approved Valiano Project, the Proposed Project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for transportation and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (TR-1 through TR-4 in Table 7) would remain applicable and would be implemented to reduce or lessen identified transportation impacts. Consistent with the FEIR, potentially significant impacts associated with an increase in traffic would be reduced to less than significant levels with implementation of the identified mitigation. However, cumulative impacts at the signalized intersection of Auto Park Way and Mission Road in the City of Escondido would be significant and unmitigable with implementation of FEIR Mitigation Measure TR-3. No new feasible mitigation has been identified in association with the Project modifications that would fully mitigate this impact. Thus, the mitigation measures contained within the FEIR to address transportation impacts are sufficient to address the Project modifications. No new impacts to transportation would occur and no new mitigation measures are required.

XVIII. TRIBAL CULTURAL RESOURCES

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

“Tribal Cultural Resources” was not an environmental impact area considered by the FEIR because under the CEQA regulations at the time this impact category was not required. However, the FEIR did consider potential impacts to historical and archaeological resources and human remains under the category Cultural Resources.

The FEIR determined that the Valiano Project would have a less than significant impact associated with any human remains, including those interred outside of formal cemeteries.

The FEIR also determined that the Valiano Project would have potentially significant impacts associated with a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5. However, all potentially significant impacts would be reduced to a less than significant level with Mitigation Measures CR-1 and CR-2.

Proposed Project

As noted in the Technical Memorandum to Appendix F: Cultural Resources Report, due to the age of the records searches previously obtained for the Valiano Project and various off-site improvements, an updated records search was obtained from the SCIC for the Project area and a quarter-mile radius around it on February 7, 2024.

A total of eight cultural resource studies have been recorded at the SCIC within the records search limits since 2012; of these, four were conducted within the Project boundary and one immediately adjacent to the Project. Four of these were studies conducted in conjunction with the Valiano Project. The remaining study is a monitoring and reporting program for a housing development located immediately south of the Valiano Project boundary.

No cultural resources have been newly identified within the records search limits following the Valiano cultural resources study in 2013 (Robbins-Wade and Giletti 2014a). However, two resources, P-37-025806 (CA-SDI-17161) and P-37-027269 (CA-SDI-17838), were updated by BFSA as part of the Harmony Grove Village project, which is located south of the Valiano Project but contained off-site components just east of the southernmost portion of the Valiano Project (Stropes 2019a, 2019b). Testing at site P-37-025806 (CA-SDI-17161) supported the initial determination that the resource is not a significant resource in accordance with CEQA and the County's RPO. BFSA conducted data recovery excavations and monitoring at site P-37-027269 (CA-SDI-17838) as part of a mitigation effort for the Harmony Grove Village project; due to the constraints of the project, preservation of the resource was not possible, and the data recovery effort resulted in the recovery of more than 4,500 artifacts. While these two sites are in proximity to the Valiano Project area, they are not within the Project site.

Following a detailed analysis of the maps included with the site records, it was determined that five resources were mis-mapped in the technical report for the FEIR; the map included with this Addendum (Figure 10, *Cultural Resources*; confidential, bound separately) shows these resources in their corrected locations. Based on this corrected mapping, the number of sites that would have been subject to impacts under the Valiano Project as analyzed in the FEIR remains the same as that addressed in the report (seven), but the status of impacts for two sites was reversed (see Table 3, *Comparison of Impacts to Cultural Resources*).

Under the Proposed Project, six cultural resources would be subject to direct impacts and six would not be, as summarized in Table 3. One resource, P-37-0328748 (CA-SDI-20762) is mapped within an area demarcated as the Fuel Management Zone for the Project; it is assumed that this would not entail disturbance of the bedrock and would not be considered a direct impact.

HELIX contacted the NAHC on February 6, 2024, for an updated Sacred Lands File search and list of Native American contacts for the Project area. The NAHC responded on February 7, 2024, noting that the results of the search were negative, but that "a

negative response...does not preclude the existence of a tribal cultural resource.” No other Native American outreach was conducted for this conformance analysis.

In conclusion, the changes in the development footprint under the Proposed Project resulted in six resources subject to direct impact, as opposed to seven resources under the approved Valiano Project. However, the conclusions presented in FEIR remain the same. Site P-37-026710 (CA-SDI-17506) is a significant resource under CEQA but not under the County’s RPO; impacts to this resource would constitute significant effects. A research design was developed for the resource to guide a data recovery effort to mitigate the Valiano Project impacts (Robbins-Wade and Giletti 2014b), which would remain applicable to the Proposed Project; the data recovery program must be implemented prior to Proposed Project development. Because none of the other cultural resources within the Project site meet the criteria for inclusion within the California Register of Historical Resources, National Register of Historic Places, or County Register, no additional historic properties (per CEQA) would be impacted by the Project. As stated in the approved cultural resources study and approved FEIR, a monitoring program has been made a condition of the Project – this monitoring program would require that an archaeologist and a Native American Monitor be present for all ground-disturbing activities and is further detailed in the approved cultural resources study (Robbins-Wade and Giletti 2014a). Therefore, similar to the FEIR, potential impacts to cultural resources would be less than significant with implementation of Mitigation Measures CR-1 and CR-2 in Table 7.

In conclusion, the Proposed Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for cultural resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (CR-1 and CR-2 1 in Table 7) would remain applicable and would be implemented to reduce potential impacts to a less than significant level. No new impacts to cultural resources would occur and no new mitigation measures are required.

XIX. UTILITIES AND SERVICE SYSTEMS

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable RWQCB; require or result in the construction of new water or wastewater treatment facilities, new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES NO

Valiano Project FEIR

The FEIR determined that the Valiano Project would have a less than significant impact associated with exceedance of wastewater treatment requirements of the applicable RWQCB; require or result in the construction of new water or wastewater treatment facilities, new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste.

Proposed Project

A. Exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board

Wastewater generated by the Project would be collected, conveyed, and treated by the proposed on-site facilities, which would be designed to accommodate projected flows from the proposed development. As a result, implementation of the Proposed Project would not require significant alterations to existing sewage systems and infrastructure and would not substantially reduce the capacity of existing water and wastewater facilities. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in the exceedance of wastewater treatment requirements of the applicable RWQCB. Project impacts would be less than significant.

B. Require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects

Wastewater generated by the Project would be collected, conveyed, and treated by the proposed on-site facilities, which would be designed to accommodate projected flows from the proposed development. As a result, implementation of the Proposed Project would not require significant alterations to existing sewage systems and infrastructure and would not substantially reduce the capacity of existing wastewater facilities. Therefore, similar to the approved Valiano Project, the Proposed Project would not require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Project impacts would be less than significant.

C. Require new or expanded entitlements to water supplies or new water resources to serve the project

The Proposed Project would not require new or expanded entitlements to water supplies or new water resources to serve the Project. Therefore, similar to the approved Valiano Project, Projects impacts would be less than significant.

D. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments

Wastewater generated by the Project would be collected, conveyed, and treated by the proposed on-site facilities, which would be designed to accommodate projected flows from the proposed development. As a result, implementation of the Proposed Project would not require significant alterations to existing sewage systems and infrastructure and would not substantially reduce the capacity of existing wastewater facilities. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in a determination by the wastewater treatment provider which serves or may serve the project that is has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Project impacts would be less than significant.

E. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs

F. Noncompliance with federal, state, and local statutes and regulations related to solid waste

The Proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and would be in compliance with federal, state, and local statutes and regulations related to solid waste. Therefore, similar to the approved Valiano Project, Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for utilities and service systems and would not result in new or substantially more severe impacts compared to those identified in the FEIR.

XX. WILDFIRE

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that would result in an increased risk of wildfire to persons or property.

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Valiano Project FEIR

“Wildfire” was not a separate environmental impact area considered by the FEIR because under the CEQA regulations at the time this impact category was not required; however, the potential effects of wildfires were known at the time that the FEIR was certified. Accordingly, the discussion of wildfire does not qualify as “new information” under CEQA Guidelines Section 15162(a)(3). The FEIR did consider fire safety under the categories Hazards and Hazardous Materials and Public Services.

The FEIR determined that the Valiano Project would have potentially significant impacts associated with wildland fire hazards under the Hazards and Hazardous Materials category. Potential impacts would be reduced to a less than significant level with the implementation of Mitigation Measure HZ-3.

The FEIR determined that the Project would have less than significant impact associated with fire protection under the Public Services category.

Proposed Project

Hazards and Hazardous Materials

Potential conflicts with the FPP could occur, as certain Project areas specified above would require a service agreement with the Fire Marshal of the Harmony Grove Fire Station. As outlined in the Technical Memorandum to Appendix L: Fire Protection Plan, Dudek evaluated the approved 2015 FPP and the proposed amendments to the Proposed Project, and it was determined that the findings of the 2015 FPP remain applicable and valid. The proposed Fuel Modification Zones would remain the same throughout the remaining Proposed Project area with the addition of Zone 0. This analysis is justified by the updated Fire History Map, and an evaluation of the current code requirements. Fuel modification and fire safety standards would be implemented consistent with Sections 4.2 through 4.7.3 of the 2015 FPP. The proposed changes to the Project would not impact the recommendations of the approved 2015 FPP; however, the reduced number of dwelling units, increased defensible space, use of exterior fire sprinklers on perimeter houses, and the additional emergency access road would improve upon the existing fire safety measures that were included in the FEIR. Therefore, similar to the FEIR, potential impacts associated with the wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands, would remain less than significant with implementation of Mitigation Measure HZ-3.

Public Services

Current fire protection facilities are available in the Proposed Project vicinity and meet the five-minute response time threshold for the first-in engine company for a fire suppression incident. Additionally, the Project includes an additional emergency access road from Neighborhood 4 to La Moree Road which would improve upon the existing fire safety measure that were included in the FEIR. Therefore, similar to the approved Valiano Project, the Proposed Project would not result in impacts associated with fire protection services. Project impacts would be less than significant.

In conclusion, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for wildfires and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (HZ-3 in Table 7) would remain applicable and would be implemented to reduce potential impacts to a less than significant level. No new impacts to wildfires would occur and no new mitigation measures are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES	NO
<input type="checkbox"/>	<input checked="" type="checkbox"/>

As noted in the Technical Memorandum to Appendix E: Biological Resources Technical Report (Appendix D of this Addendum), the Proposed Project modifications would not result in new or increased impacts to sensitive vegetation communities, special status species, or other biological resources. The Project would not impact federal wetlands or increase impacts to other jurisdictional resources. Furthermore, the addition of measures to address colonization by invasive plant species and provide a Habitat Manager would benefit the habitats and wildlife species within the biological open space.

Therefore, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for biological resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (BI-1 through BI-8 in Table 7) would remain applicable and would be implemented to reduce potential impacts to a less than significant level. No new impacts to biological resources would occur and no new mitigation measures are required.

HELIX obtained an updated records search for the Valiano Project from the SCIC and an updated search of the Sacred Lands File from the NAHC on February 7, 2024, in order to gauge whether the Proposed Project would result in any changes in the status and significance of impacts to cultural resources. The records search update resulted in the identification of eight cultural resource studies filed with SCIC within the records search limits since the previous study, four of which occurred within the Project boundaries (in conjunction with the Project) and one immediately adjacent. While no new cultural resources were recorded within the Project area, two resources immediately adjacent to the Project boundaries were updated since the 2014 cultural resources study. Additionally, the results of the Sacred Lands File search were negative.

The changes in the development footprint under the Proposed Project resulted in six resources subject to direct impacts, as opposed to seven resources under the approved Valiano Project. However, the conclusions presented in the FEIR remain the same. Site P-37-026710 (CA-SDI-17506) is a significant resource under CEQA but not under the County's RPO; impacts to this resource would constitute significant effects. A research design was developed for the resource to guide a data recovery effort to mitigate the Valiano project impacts (Robbins-Wade and Giletti 2014b), which would remain applicable to the Proposed Project; the data recovery program must be implemented prior to Project development. Because none of the other cultural resources within the Valiano Project site meet the criteria for inclusion within the California Register of Historical Resources, National Register of Historic Places, or County Register, no additional historic properties (per CEQA) would be impacted by the Project. As stated in the approved cultural resources study and approved FEIR, a monitoring program has been made a condition of the Project – this monitoring program would require that an archaeologist and a Native American Monitor be present for all ground-disturbing activities and is further detailed in the approved cultural resources study (Robbins-Wade and Giletti 2014a).

Therefore, the Project modifications are consistent with the analysis and impact conclusions identified in the FEIR for cultural resources and would not result in new or substantially more severe impacts compared to those identified in the FEIR. Previously identified mitigation measures (CR-1, CR-2, and P-1 in Table 7) would remain applicable and would be implemented to reduce potential impacts to a less than significant level. No new impacts to cultural resources would occur and no new mitigation measures are required.

Cumulative impacts were previously evaluated for the FEIR under Section 2.0 for each resource topic. Significant and unmitigable cumulative impacts were identified in the FEIR, including those related to air quality and transportation. With implementation of mitigation measures identified in the FEIR, significant and unmitigable impacts would remain. Similar to the FEIR, the Proposed Project would result in significant and unmitigable cumulative impacts for air quality and transportation with implementation of FEIR Mitigation Measures AQ-1 and TR-3.

The Project would not have environmental effects that would cause substantial adverse effects on human beings. Refer to Section III, *Air Quality* (sensitive receptors); Section VII, *Geology and Soils* (rupture or faults); Section IX, *Hazards, and Hazardous*

Materials (wildfire hazard and emergency evacuations); and Section XVI, *Public Services* (fire protection and law enforcement services).

As described in this Addendum, there are no physical changes or changes in circumstances under which the Proposed Project is undertaken and/or “new information of substantial importance” that result in any of the mandatory findings of significance. There are no proposed changes to resources as previously identified and analyzed in the previously certified FEIR.

XXII. MITIGATION MEASURES

Table 7, *Proposed Project Mitigation Measures*, contains applicable Mitigation Measures from the FEIR. Mitigation measures included in Table 7 are those that apply to the Project.

**Table 7
Proposed Project Mitigation Measures**

Mitigation Number	Mitigation Measure
<i>Aesthetics</i>	
M-AE-1	<p>The following mitigation measure addresses initial installation of the landscaping and rock staining on the manufactured slopes to ensure long-term visual continuity and screening of the manufactured slopes:</p> <ul style="list-style-type: none"> All manufactured slopes within steep slopes shall be vegetated beyond the minimal erosion control vegetation (one one-gallon shrub per 100 s.f.) to provide one 1-gallon shrub per each 75 s.f. in areas of exposed soil (i.e., non-rocky areas) and exposed newly cut rocks shall be stained to soften and screen the appearance of the manufactured slopes.
M-AE-2	<p>Visual character impacts related to retaining/fire walls that would not be screened by landscaping shown in the Project Landscape Concept Plan as a matter of Project design would be mitigated by the following measure:</p> <ul style="list-style-type: none"> Wall(s) shall be textured and stained or colored to reduce visibility.
<i>Agriculture and Forestry Resources</i>	
M-AG-1	<p>Mitigation for on-site direct impacts to 13.0 acres of agricultural resources encompassing candidate soils would require on or offsite preservation of suitable agricultural resources at a 1:1 ratio. Options to implement this mitigation include: (1) providing 13.0 acres of off-site mitigation through the acquisition of agricultural mitigation credits via the County PACE Program; (2) providing a combination of PACE mitigation credits and establishment of on-and/or off-site agricultural easements in appropriate areas encompassing CDC candidate soils and totaling 13.0 acres; or (3) purchasing off-site agricultural lands with easements totaling 13.0 acres that meet the intent of the County Agricultural Guidelines, all to the satisfaction of the Director of PDS.</p>
<i>Air Quality</i>	
M-AQ-1	<p>The County shall provide a revised housing forecast to SANDAG to ensure that any revisions to the population and employment projections used in updating the RAQS and SIP will accurately reflect anticipated growth due to the Proposed Project.</p>
<i>Biological Resources</i>	
M-BI-1a and b	<p>Mitigation for impacts to non-native grassland habitat (typically a 0.5:1 ratio) must include direct and cumulative impacts to sensitive species (grasshopper sparrow and raptors) which increases the mitigation ratio to 1:1, for a mitigation requirement of 49.1 acres.</p>

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Mitigation Number	Mitigation Measure
	Mitigation for impacts to extensive agriculture, which provides more limited habitat value to species, will occur at the base ratio of 0.5:1, for a mitigation requirement of 10.2 acres. Mitigation for impacts to raptor foraging habitat and grasshopper sparrow habitat would occur through one or a combination of the following: off-site preservation of grassland habitat and/or other like-functioning habitat within the NCMSCP PAMA boundaries, or purchase of grassland credits or like-functioning habitat at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies.
M-BI-2	No grubbing, clearing, or grading within 300 feet of an active raptor nest during the raptor breeding season (February 1 through July 15) will occur. All grading permits, improvement plans, and the final map will include such statement. If grubbing, clearing, or grading is proposed during the raptor breeding season, a pre-grading survey will be conducted within three days prior to clearing to determine if raptors occur within the areas directly impacted by grading or indirectly impacted by noise. If there are no raptors nesting (includes nest building or other breeding/nesting behavior) within this area, development will be allowed to proceed upon approval of the Director of PDS with concurrence from USFWS and CDFW. However, if raptors are observed nesting or displaying breeding/nesting behavior within the area, construction will be postponed until (1) all nesting (or breeding/nesting behavior) has ceased or until after July 15; or (2) a temporary noise barrier or berm is constructed at the edge of the development footprint to reduce noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ), to the satisfaction of the Director of PDS with concurrence from USFWS and CDFW. Alternatively, if approved by the Director of PDS with concurrence from USFWS and CDFW, the duration of construction equipment operation could be controlled to keep noise levels below 60 dB LEQ or ambient (if ambient is greater than 60 dB LEQ) in lieu of or in concert with a wall or other sound attenuation barrier.
M-BI-3a	Impacts to 0.04 acre of southern willow scrub will be mitigated at a 3:1 ratio through the purchase of 0.12 acre of wetland credits at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.
M-BI-3b	Impacts to 0.01 acre of mule fat scrub will be mitigated at a 3:1 ratio through the purchase of 0.03 acre of wetland credits at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.
M-BI-3c	Impacts to 0.02 acre of herbaceous wetland will be mitigated at a 3:1 ratio through the purchase of 0.06 acre of wetland credits at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.
M-BI-3d	Impacts to 0.08 acre of disturbed wetland will be mitigated at a 3:1 ratio through the purchase of 0.24 acre of wetland credits at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.
M-BI-3e	Impacts to 6.2 acres of coast live oak woodland and 1.0 acre of oak woodland buffer (consisting of 0.8 acre non-native grassland, 0.1 acre of eucalyptus woodland, and 0.1 acre combined impacts to extensive agriculture, southern mixed chaparral, and eucalyptus forest) will be mitigated at a 2:1 ratio for the 2.1 acres occurring within the LBZ around biological open space, and at a 3:1 ratio for the remaining 4.1 acres of impact and 1.0 acre of buffer impact. A 2.1 acre Oak Tree Protection Easement would be recorded over the 2.1 acres of coast live oak woodland remaining within the LBZ, which would limit fuel modification to clearing of the understory and prohibit the removal of mature oak trees. Mitigation would be accomplished through one or a combination of the following: the purchase of 19.5 acres of oak woodland, oak riparian woodland, or oak riparian forest credits at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies, and/or off site

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Mitigation Number	Mitigation Measure
	acquisition and preservation of land within the NCMSCP PAMA boundaries containing oak woodland, oak riparian woodland, or oak riparian forest.
M-BI-3f	Direct impacts to 0.2 acre of Diegan coastal sage scrub and indirect impacts to 1.6 acres of Diegan coastal sage scrub will be mitigated at a 2:1 ratio through the purchase of 3.6 acres of coastal sage scrub credits at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies; and/or off-site acquisition and preservation of land within the NCMSCP PAMA boundaries containing Diegan coastal sage scrub.
M-BI-3g	Impacts to 3.0 acres of granitic southern mixed chaparral will be mitigated at a 0.5:1 ratio through one or a combination of the following: the purchase of 1.5 acres of chaparral credits at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies; or off-site acquisition and preservation of land within the NCMSCP PAMA boundaries containing southern mixed chaparral.
M-BI-3h	Impacts to 49.9 acres of non-native grassland will be mitigated at a 1:1 ratio through one or a combination of the following: off-site preservation of 49.1 acres of grassland habitat and/or other like-functioning habitat within the NCMSCP PAMA boundaries, or purchase of 49.1 acres of grassland credits at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies. Impacts to 20.3 acres of extensive agriculture will be mitigated at the base ratio of 0.5:1, for a mitigation requirement of 10.2 acres through one or a combination of the following: off-site preservation of 10.2 acres of pasture or grassland habitat and/or other like-functioning habitat within the NCMSCP PAMA boundaries, or purchase of 10.2 acres of grassland credits or other habitat suitable for raptor foraging at an approved mitigation bank such as the future Brook Forest Conservation Bank or other location deemed acceptable by the County and Wildlife Agencies.
M-BI-4	Impacts to 0.19 acre of non-wetland WUS will be mitigated by purchase of 0.19 credits at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies. All mitigation for WUS will occur in consultation with the USACE.
M-BI-5	Impacts to 0.50 acre of vegetated CDFW jurisdictional habitat would be mitigated by the implementation of the above Mitigation Measures M-BI-3a (southern willow scrub), M-BI-3c (herbaceous wetland), M-BI 3d (disturbed wetland) and M-BI-3e (coast live oak woodland). Impacts to 0.26 acre of CDFW streambed would be mitigated by the implementation of Mitigation Measure M-BI-4, above, plus purchase of an additional 0.07 acre credit at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.
M-BI-6	Impacts to 0.01 acre of County RPO wetlands would be mitigated by the implementation of Mitigation Measure M-BI-3b, above.
M-BI-7	In order to ensure compliance with the MBTA, grading and clearing of vegetation will occur outside of the breeding season of most avian species (February 1 through September 1). Grading or clearing during the breeding season of MBTA-covered species could occur with PDS approval and wildlife agency concurrence if it is determined that no nesting birds (or birds displaying breeding or nesting behavior) are present immediately prior to clearing and grading. A pre-construction survey will be conducted within seven days prior to clearing and grading activities to determine if breeding or nesting avian species occur within impact areas.

Mitigation Number	Mitigation Measure
M-BI-8	Impacts would be mitigated with M-BI-3h and M-BI-1a and b. Mitigation for impacts will provide a higher mitigation ratio and better habitat value to species.
<i>Cultural Resources</i>	
M-CR-1	A data recovery program would be implemented at the site prior to approval of any grading or improvement plans that would cause the direct impact. The research design and data recovery plan are included as Appendix F of the Cultural Resources Inventory and Assessment. The data recovery program would be implemented prior to any grading and/or improvements and prior to the approval of the Final Map. All data recovery shall include both a Kumeyaay and a Luiseño Native American monitor.
M-CR-2	<p>A grading monitoring and data recovery program would be implemented to mitigate potential impacts to undiscovered buried archaeological resources on the Project site and off-site roadway alignments to the satisfaction of the Director of PDS. In addition, a pre-grading survey shall also be conducted. This program shall include, but shall not be limited to, the following actions:</p> <p>a) Provide evidence to the Department of PDS that a County approved archaeologist has been contracted to implement a grading monitoring and data recovery program, and a pre-grading survey to the satisfaction of the Director of PDS. A letter from the Principal Investigator shall be submitted to the Director of PDS. The letter shall include the following guidelines:</p> <ol style="list-style-type: none"> 1. The project archaeologist shall contract with both a Kumeyaay and Luiseno Native American monitor to be involved with the grading monitoring program and pre-grading survey as outlined in the County of San Diego Report Format and Content Guidelines (2007e). This area is of importance to both the Kumeyaay and Luiseño communities; both groups should be given the opportunity to have representatives present as monitors. 2. The County approved archaeologist and Native American monitor(s) shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2007e). 3. The consulting archaeologist and Native American monitor(s) shall re-survey areas of the project site including off-site improvements as determined by the Project Archaeologist in consultation with the Native American monitor(s). The site boundaries of CA-SDI-17,506 shall be adequately defined to determine whether the site can be avoided and prevent the requirement for data recovery. 4. The archaeological monitor and Native American monitor(s) shall monitor all areas identified for development including off-site improvements. 5. An adequate number of monitors (archaeological/ historical/Native American) shall be present to ensure that all earthmoving activities are observed and shall be onsite during all grading activities including off-site improvements. 6. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Project Archaeologist of the excavations. 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 Native American monitor(s). Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator in consultation with the Native American monitor(s).

Mitigation Number	Mitigation Measure
	<p>7. Isolates and clearly non-significant deposits will be minimally documented in the field and the monitored grading can proceed. Should the cultural materials of isolates and non-significant deposits not be collected by the Project Archaeologist, then the Native American monitors may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.</p> <p>8. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) or Native American monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of the discovery. The Principal Investigator, in consultation with the County staff archaeologist and the Luiseño and Kumeyaay Native American monitors, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist in coordination with the Native American monitor(s) and approved by the County Archaeologist, then carried out using professional archaeological methods. The Research Design and Data Recovery Program shall include: (1) reasonable efforts to preserve (avoidance) all cultural resources as the preferred option, (2) relocation of resources, if feasible, to open space, parks, or green space should avoidance be infeasible, (3) the capping of significant cultural resources and placement of development over the cap, if avoidance or relocation is infeasible, and (4) data recovery for non-unique cultural resources should avoidance or relocation not be feasible.</p> <p>9. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. All requirements of Health & Safety Code §7050.5 and Public Resources Code §5097.98 shall be followed.</p> <p>10. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.</p> <p>11. In the event that previously unidentified cultural resources are discovered, all prehistoric cultural material collected during the survey, testing, grading monitoring, and data recovery programs shall be processed and curated at a San Diego curation facility or Tribal curation facility of appropriate affiliation that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that prehistoric cultural materials have been received and that all fees have been paid. Alternatively, the prehistoric and historic (if determined associated with a culturally affiliated Native American Tribe) cultural material collected may be repatriated to a Native American Tribe of appropriate affiliation, as determined by agreement among the Tribes, the Principal Investigator, and County staff.</p>

Mitigation Number	Mitigation Measure
	<p>Historic cultural material (not associated with a culturally affiliated Native American Tribe) collected during the survey, testing, grading monitoring, and data recovery programs shall be processed and curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79 and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The historic collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</p> <p>12. Monthly status reports shall be submitted to the Director of PDS starting from the date of the notice to proceed to termination of implementation of the grading monitoring program and pre-grading survey. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.</p> <p>13. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifacts and research data within the research context shall be completed and submitted to the satisfaction of the Director of PDS prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site forms. A copy of the final report for the Archaeological Monitoring Program and Pre-Grading Survey shall be provided to the San Luis Rey Band of Mission Indians and any culturally affiliated Tribe who requests a copy.</p> <p>14. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of PDS by the consulting archaeologist that the grading monitoring activities have been completed.</p> <p>b) Provide evidence to the Director of PDS that the following notes have been placed on the Grading Plan:</p> <ol style="list-style-type: none"> 1. The County approved archaeologist and Native American monitor(s) shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program and pre-grading survey. 2. The archaeological monitor and Native American monitor(s) shall monitor all areas identified for development including off-site improvements. 3. The consulting archaeologist and Native American monitor(s) shall re-survey areas of the project site including off-site improvements as determined by the Project Archaeologist in consultation with the Native American monitor(s). The site boundaries of CA-SDI-17,506 shall be adequately defined to determine whether the site can be avoided and prevent the requirement for data recovery. 4. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite as determined by the Principal Investigator of the excavations. 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 Native American monitor(s). Monitoring of cutting of previously disturbed deposits will be

Mitigation Number	Mitigation Measure
	<p>determined by the Principal Investigator in consultation with the Native American monitor(s).</p> <ol style="list-style-type: none"> 5. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) or Native American monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of the discovery. The Principal Investigator, in consultation with the County staff archaeologist and the Luiseño and Kumeyaay Native American monitors, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods. The Research Design and Data Recovery Program shall include: (1) reasonable efforts to preserve (avoidance) all cultural resources as the preferred option; (2) relocation of resources, if feasible, to open space, parks, or green space should avoidance be infeasible; (3) the capping of significant cultural resources and placement of development over the cap, if avoidance or relocation is infeasible; and (4) data recovery for non-unique cultural resources should avoidance or relocation not be feasible. 6. The archaeological monitor(s) and Native American monitor(s) shall monitor all areas identified for development including off-site improvements. 7. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. All requirements of Health & Safety Code §7050.5 and Public Resources Code §5097.98 shall be followed. 8. The Principal Investigator shall submit monthly status reports to the Director of PDS starting from the date of the notice to proceed to termination of implementation of the grading monitoring program and pre-grading survey. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction. 9. Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring and pre-grading survey activities have been completed to the satisfaction of the Director of PDS. Evidence shall be in the form of a letter from the Project Investigator. 10. Prior to Final Grading Release, submit to the satisfaction of the Director of PDS, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program and Pre-Grading Survey. A copy of the final report for the Archaeological Monitoring Program and Pre-Grading Survey shall be provided to the San Luis Rey Band of Mission Indians and any culturally affiliated Tribe who requests a copy. The report shall also include the following: <ul style="list-style-type: none"> • Department of Parks and Recreation Primary and Archaeological Site forms.

Mitigation Number	Mitigation Measure
	<ul style="list-style-type: none"> • Evidence that all prehistoric cultural material collected during the survey, testing, grading monitoring, and data recovery programs has been curated at a San Diego curation facility or Tribal curation facility of appropriate affiliation that meets federal standards per 36 CFR Part 79 and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The prehistoric collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that prehistoric cultural materials have been received and that all fees have been paid. Alternatively, the prehistoric and historic (if determined associated with a culturally affiliated Native American Tribe) cultural material collected may be repatriated to a Native American Tribe(s) of appropriate affiliation, as determined by agreement among the Tribes, the Principal Investigator, and County staff. <p>Historic cultural material (not associated with a culturally affiliated Native American Tribe) collected during the survey, testing, grading monitoring, and data recovery programs shall be processed and curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79 and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</p> <p style="text-align: center;">or</p> <p>In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of PDS by the Principal Investigator that the grading monitoring activities have been completed.</p>
M-P-1	<p>In order to mitigate for potential impacts to paleontological resources on the project site, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Paleontological Resources. A County approved Paleontologist shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons for on- and off-site grading associated with the Proposed Project's grading permit. The following shall be completed:</p> <ol style="list-style-type: none"> 1. A County approved Paleontologist shall perform the monitoring duties pursuant to the most current version of the County of San Diego Guidelines for Determining Significance for Paleontological Resources, including the authorization to direct, divert, or halt any grading activity, and to perform all other acts required by the provisions listed below. If the qualified paleontologist or paleontological monitor ascertains that the Santiago Formation or river terrace deposits are not fossil bearing, the qualified paleontologist shall have the authority to terminate the monitoring program. The contract provided to the county shall include an agreement that the grading/ trenching/excavation monitoring will be completed, and a MOU between the

Mitigation Number	Mitigation Measure
	<p>approved Paleontologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.</p> <ol style="list-style-type: none"> 2. The cost of the monitoring shall be added to the grading bonds or bonded separately and include: 3. Salvage unearthed fossil remains. 4. Record stratigraphic and geologic data to provide a context for the recovered fossil remains. 5. Prepare collected fossil remains for curation. 6. Curate, catalog, and identify all fossil remains to the lowest taxon possible, inventory specimens, assign catalog numbers, and enter the appropriate specimen and locality data into a collection database. 7. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display. 8. In order to ensure the final Paleontological Resource Mitigation Report documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program, the following shall be completed. The report shall and include the following items: <ul style="list-style-type: none"> • If no paleontological resources were discovered, submit a Negative letter report, which states that the monitoring has been completed and that no paleontological resources were discovered. • If resources were discovered and recovered during grading, a detailed report shall be prepared by the Project Paleontologist. The report shall comply with the County of San Diego’s Guidelines for Determining Significance for Paleontological Resources. The report shall identify which accredited institution has agreed to accept the curated fossils and include proof of the Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.” <p>The Project Paleontologist shall prepare the final report and submit it to PDS for approval prior to final grading release. If resources were discovered, then the applicant shall complete the following</p> <ul style="list-style-type: none"> • Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and • The applicant shall submit hard and electronic copies of the final Paleontological Resources Mitigation Report to the PDS for final approval of the mitigation. In addition, submit the report to the San Diego Natural History Museum and to the institution that received the fossils. <p>Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, the applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and MOU to PDS. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. Upon acceptance of the report, the bond amount can be relinquished.</p>

Mitigation Number	Mitigation Measure
<i>Geology and Soils</i>	
M-GE-1	A site-specific geotechnical investigation shall be conducted by a qualified engineer or engineering geologist during Project grading to assess potential impacts related to seismically induced settlement and related effects. All recommendations provided by the Project engineer/geologist to address potential effects related to seismically-induced settlement shall be implemented as part of the Project design/construction efforts, with such measures potentially including: installation of subdrains in appropriate areas to avoid near-surface saturation; removal of unsuitable (e.g., compressible) deposits in areas proposed for development; and replacement of unsuitable materials with engineered fill (i.e., fill exhibiting characteristics such as proper composition, moisture content, application methodology and compaction). The applied site-specific geotechnical remedies would be inspected and verified through the plan review process.
M-GE-2	A site-specific geotechnical investigation shall be conducted by a qualified engineer or engineering geologist during Project grading to assess potential impacts related to manufactured slope instability (including rock fall hazards). All recommendations provided by the Project engineer/geologist to address potential effects related to manufactured slope instability shall be implemented as part of the Project design/construction efforts, with such measures potentially including: proper compaction and/or surface treatment of fill slopes (potentially including overbuilding by three feet and cutting back to finish grade); replacement of unsuitable materials with engineered fill (i.e., fill exhibiting characteristics such as proper composition, moisture content, application methodology and compaction); use of applicable slope height and grade limitations; over-excavation or over-blasting for cut slopes in granitic rock (to reach unweathered and stable rock exposures); and use of drought-tolerant landscaping and irrigation controls. The applied site-specific geotechnical remedies will be inspected and verified through the plan review process.
M-GE-3	A site-specific geotechnical investigation shall be conducted by a qualified engineer or engineering geologist during Project grading to assess potential impacts related to expansive soils. All recommendations provided by the Project engineer/geologist to address potential effects related to expansive soils shall be implemented as part of the Project design/construction efforts, with such measures potentially including: replacement or (if applicable) mixing of unsuitable materials with engineered fill (i.e., fill exhibiting characteristics such as proper composition, moisture content, application methodology and compaction); capping expansive materials with engineered fill in applicable areas (per site-specific geotechnical recommendations); and use of appropriate foundation and/or footing design (e.g., post-tensioned concrete slab foundations, per site-specific geotechnical recommendations). The applied site-specific geotechnical remedies will be inspected and verified through the plan review process.
<i>Global Greenhouse Gases</i>	
M-GHG-1	<p>To ensure construction-related GHG emissions are offset to zero, the Applicant shall complete the following:</p> <p>Prior to issuance of the first grading permit, the Applicant or its designee shall provide evidence to the County of San Diego (County) PDS that they have obtained a one-time purchase of carbon credits sufficient to reduce the contribution of construction-related GHG emissions to zero. Construction emissions include all grading, site preparation, building construction, architectural coatings-related emissions, and the one-time loss of carbon sequestered in existing on-site vegetation.</p> <p>Carbon credits shall be purchased through: (i) a one-time contribution totaling \$4 million ("Mitigation Bank Funding") to a GHG mitigation bank established to fund GHG mitigation projects exclusively within San Diego County ("Local GHG Mitigation Bank"); (ii) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry,</p>

Mitigation Number	Mitigation Measure
	<p>and the Verified Carbon Standard; (iii) through CAPCOA GHG Rx; or, (iv) if no registry is in existence as identified above, then any other reputable registry or entity that issues carbon offsets consistent with Cal. Health & Safety Code section 38562(d)(1), to the satisfaction of the Director of PDS.</p> <p>Evidence that offset credits sufficient to offset all GHG emissions from construction shall be provided to PDS to the satisfaction of the Director of PDS.</p> <p>To ensure operations-related GHG emissions are offset to zero, the Applicant shall complete the following:</p> <p>Prior to the recordation of the first building permit, the Applicant shall provide evidence to County PDS that they have obtained carbon credits for the incremental portion of the Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below. The amount of carbon offsets required for each implementing Site Plan shall be based on the GHG emissions for each land use within the implementing Site Plan, as identified in the Table 3.1.1-4, Operational GHG Emissions and Off-Site Carbon Offsets Per Land Use. The Project's operational emissions would be 4,493 MT CO₂e at the time of full buildout. Therefore, the Project shall be required to reduce the annual emissions by 4,493 MT CO₂e/ year for a 30-year period (project life) or a total of 134,790 MT CO₂e. The "Project life" is 30 years, which is consistent with the methodology used by the South Coast Air Quality Management District's GHG guidance (SCAQMD 2008). The Project Applicant shall include in each implementing Site Plan a tabulation that identifies the overall carbon offsets required to mitigate the entire project's GHG emissions, the amount of carbon offsets purchased to date, and the remaining carbon offsets required to reduce the project's emissions to net zero.</p> <p>Carbon credits shall be purchased through: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) through CAPCOA GHG Rx; or (iii) if no registry is in existence as identified above, then any other reputable registry or entity that issues carbon offsets consistent with Cal. Health & Safety Code section 38562(d)(1), to the satisfaction of the Director of PDS. Evidence that offset credits sufficient to offset all GHG emissions from construction shall be provided to PDS to the satisfaction of the Director of PDS.</p>
<i>Hazards and Hazardous Materials</i>	
M-HZ-1a	Excavation and/or grading activities near the location of the on-site AST in Neighborhood 5 shall be actively monitored by a REA for the potential presence of hydrocarbon contaminated soils. In the event of encountering contaminated soils, these soils shall be properly tested, managed, and disposed of at a licensed facility in accordance with County DEH requirements.
M-HZ-1b	Soils near the on-site AST within Neighborhood 1 shall be assessed to identify the vertical and lateral limits of DRO and ORO contaminated soils. Contaminated soil shall be disposed of at a licensed facility in accordance with County DEH requirements.
M-HZ-2	Potential impacts related to the possible presence of ACM and/or LBP in the structures on site shall be mitigated by additional assessment in the form of an ACM and LBP survey conducted prior to demolition activities. This survey shall be utilized to confirm the absence or presence of these materials. Additionally, it shall be used to determine appropriate health and safety requirements for demolition, and appropriate disposal methods for demolition debris.

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M-HZ-3	Prior to occupancy of any structure that does not meet the five-minute travel time according to Figure 7 of the approved FPP, either the Harmony Grove Fire Station must be in operation and providing service, or alternate mitigation measures must be provided to the satisfaction of the County Fire Authority (or RSFFPD, if annexed) and the PDS Director.
M-HZ-4	Prior to approval of the first Final Map, a Manure Management and Fly/Vector Control Plan would be prepared according to applicable standards and submitted to the DEH for approval. The Plan would include operational procedures to minimize on-site fly, mosquito and vector production and would be enforced by DEH.
<i>Noise</i>	
M-N-1	<p>Traffic Noise Barriers: Existing plus Cumulative plus Project (worst-case near-term) traffic noise levels at the Project's residential exterior use areas facing Country Club Drive shall be mitigated to County Standards by the following measure:</p> <ul style="list-style-type: none"> A 6-foot high noise control wall shall be installed along the outer perimeter of the residential use areas for Lots 283 through 289 to reduce noise impacts in the outdoor use area to less than 60 CNEL. The noise control wall must wrap around the ends of the property with 30-foot-long returns wherever there is a break or terminus of the wall along Country Club Drive. Required sound attenuation barriers shall be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least one-inch total thickness or have a density of at least 3½ pounds per s.f. Where architectural or aesthetic factors allow, glass or clear plastic 3/8 of an inch thick or thicker may be used on the upper portion, if it is desirable to preserve a view. Sheet metal of 18-gauge (minimum) may be used if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Any door(s) or gate(s) must be designed with overlapping closures on the bottom and sides and meet the minimum specifications of the wall materials described above. The gate(s) may be of one-inch thick or better wood, solid-sheet metal of at least 18-gauge metal, or an exterior-grade solid-core steel door with prefabricated door jambs.
M-N-2	Interior Noise Control for Residences: A final exterior-to-interior analysis shall be conducted to demonstrate that interior residential noise levels are below 45 CNEL. This analysis would be submitted with the final building plan submittal for the residential units along Country Club Drive.
M-N-3	HVAC Noise Barrier: If a residential air conditioning condenser is installed within 35 feet of a property line, a 5.5 foot-high noise control barrier shall be installed between the residential use areas and the condensers to reduce related noise impacts in the outdoor use areas to less than 45 dBA LEQ. The barrier shall extend in each direction beyond the condenser location so that any location without a barrier at the adjacent property is at least 35 feet from the condenser unit. The applicant shall provide proof that the installed condensers have a manufacturer's sound power noise rating of less than 75 dBA. If the condenser is placed beyond a distance of 35 feet from the property line, no mitigation would be required.
M-N-5	Wastewater Pump Station Noise Control: The pump and diesel generator noise may be controlled by various methods, including but not limited to: enclosing the diesel generator within a custom designed noise control structure (such as a steel enclosure); placing the pump equipment and diesel generator within a CMU construction building that includes noise control features, increase property line setbacks of the generator location, locating

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	<p>noise sources such that noise shielding would be provided from on-site intervening structures or topography.</p> <p>The applicant shall provide a final noise impact analysis for the booster pump station backup power generators prepared by a County-approved noise consultant demonstrating compliance with the County 45 dBA LEQ property line requirement completed to the satisfaction of the County PDS.</p>
M-N-6	<p>Water Circulation Booster Pump Station Noise Control: The booster pump and diesel generator noise may be controlled by the various methods, including but not limited to: enclosing the diesel generator within a custom designed noise control structure (such as a steel enclosure); placing the pump equipment and diesel generator within a CMU construction building that includes noise control features, increase property line setbacks of the generator location, locating noise sources such that noise shielding would be provided from on-site intervening structures or topography.</p> <p>The applicant shall be required to provide a final noise impact analysis for the pump station backup power generators prepared by a County-approved noise consultant. The final noise impact analysis shall demonstrate compliance with the County 45 dBA LEQ property line requirement completed to the satisfaction of the County PDS.</p>
M-N-7	<p>Ripping Noise Barrier: If ripping, drilling, or excavation is required within 180 feet of a residentially occupied off-site or on-site property line, a 12-foot high barrier shall be erected along a length of the property line. This barrier shall be of sufficient length to block the line of sight between the occupied property and any ripping operations within 180 feet of the property. Additionally, the barriers shall extend at least 10 feet beyond the horizontal line of sight in each direction. The final barrier must break the line of sight between the top of the equipment exhaust and the residential receiver at all visible locations, and when taking into consideration all topography in relevant areas.</p> <p>If new information is provided to prove and certify that the construction equipment and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dB and below at the occupied property line.</p>
M-N-8	<p>Breaker Equipment Operation Limit: If a breaker is required on-site during construction, then it shall not be used within 300 feet of property lines of occupied residences.</p> <p>If new information is provided to prove and certify that the breaker equipment and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dBA and below at the occupied property line.</p>
M-N-9	<p>Blasting Plan and Noise Ordinance Compliance: 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. The Project applicant shall conform to the blast plan which would be comprised of the following (but not limited to): No blasting shall occur at a</p>

Mitigation Number	Mitigation Measure
	<p>distance of less than 600 feet from any off-site structure without specific analysis by the blasting contractor showing less than significant vibration impacts to the structure.</p> <p>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, monitoring, and major or minor blasting requirements planning, with seismograph reports, as necessary.</p> <p>Construction equipment associated with blasting (i.e., drilling, pre and post blasting work) shall comply with the County Noise Ordinance, Sections 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.</p> <p>If new information is provided to prove and certify that Project blasting and noise measures being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PPD]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the construction activities are reduced to 75 dBA and below at the occupied property line.</p>
<i>Transportation</i>	
M-TR-1a and 1B	<p>In order to mitigate this direct and cumulative impact, the EB approach at the Auto Park Way/Country Club Drive intersection shall be restriped to provide one left-turn lane, one shared left-turn/through lane, and one right turn lane. The signal will be modified to change the east/west approach to “split” phasing. In addition, Country Club Drive will be widened to provide a paved width of 36 feet consisting of two travel lanes and a 10-foot striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet. Improvements will include connecting the existing sidewalk along the northern side of this roadway section with a 5-foot sidewalk complete with a 6-inch curb and gutter and providing a 4-foot decomposed granite pathway along the south side of this segment with a 6-inch asphalt berm.</p>
M-TR-2	<p>In order to mitigate the cumulative impact along this portion of Country Club Drive, the Applicant shall pay the appropriate TIF amount.</p> <p>A number of Project Design Features also contribute to improving capacity on Country Club Drive, including the following:</p> <ul style="list-style-type: none"> • Sight distance meeting County standards shall be provided at each of the four access locations along Country Club Drive. • Northbound left-turn pockets shall be installed at each of the four access locations.
M-TR-3	<p>This intersection is currently built to its General Plan design classification. In May 2012, the Escondido General Plan Update FEIR was certified by the Escondido City Council. As part of the CEQA Findings of Significant Effects, the anticipated poor operations of the Auto Park Way/Mission Road intersection were deemed significant and unmitigable, and a Statement of Overriding Considerations was approved. Therefore, no mitigation measures are proposed, and the impact remains significant and unmitigable. Appendix K to the TIA contained in Appendix H to this EIR contains a copy of the City Council Agenda approving the Escondido General Plan FEIR.</p>
M-TR-4	<p>The mitigation measures recommended in M-TR-1 to restripe the EB approach at this intersection to provide one left-turn lane, one shared left-turn/through lane, and one right-</p>

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	turn lane with a signal timing modification to change the east/west approach to “split” phasing also would mitigate this cumulative intersection impact by improving operations at this intersection to a better capacity than pre-Project conditions.

APPENDICES

Appendix A – Technical Memorandum to Appendix B: Visual Impact Analysis

Appendix B – Technical Memorandum to Appendix D: Agricultural Resources Report

Appendix C – Technical Memorandum to Appendix C: Air Quality Analysis Report

Appendix D – Technical Memorandum to Appendix E: Biological Resources Technical Report

Appendix E – Technical Memorandum to Appendix R: Cultural Resources Report

Appendix F – Technical Memorandum to Appendix J: Greenhouse Gases Analysis Report

Appendix G – Technical Memorandum to Appendix L: Fire Protection Plan

Appendix H – Stormwater Quality Management Plan

Appendix I – Drainage Study

Appendix J – Technical Memorandum to Appendix G: Acoustical Site Assessment Report

Appendix K – Technical Memorandum to Appendix H: Transportation Analysis Report

REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

HELIX Environmental Planning, Inc (HELIX). 2018. Valiano Project Final Environmental Impact Report. February 18.

Linscott, Law & Greenspan, Engineers(LLG). 2024. Technical Memorandum to Appendix H: Transportation Analysis Report. February 26.

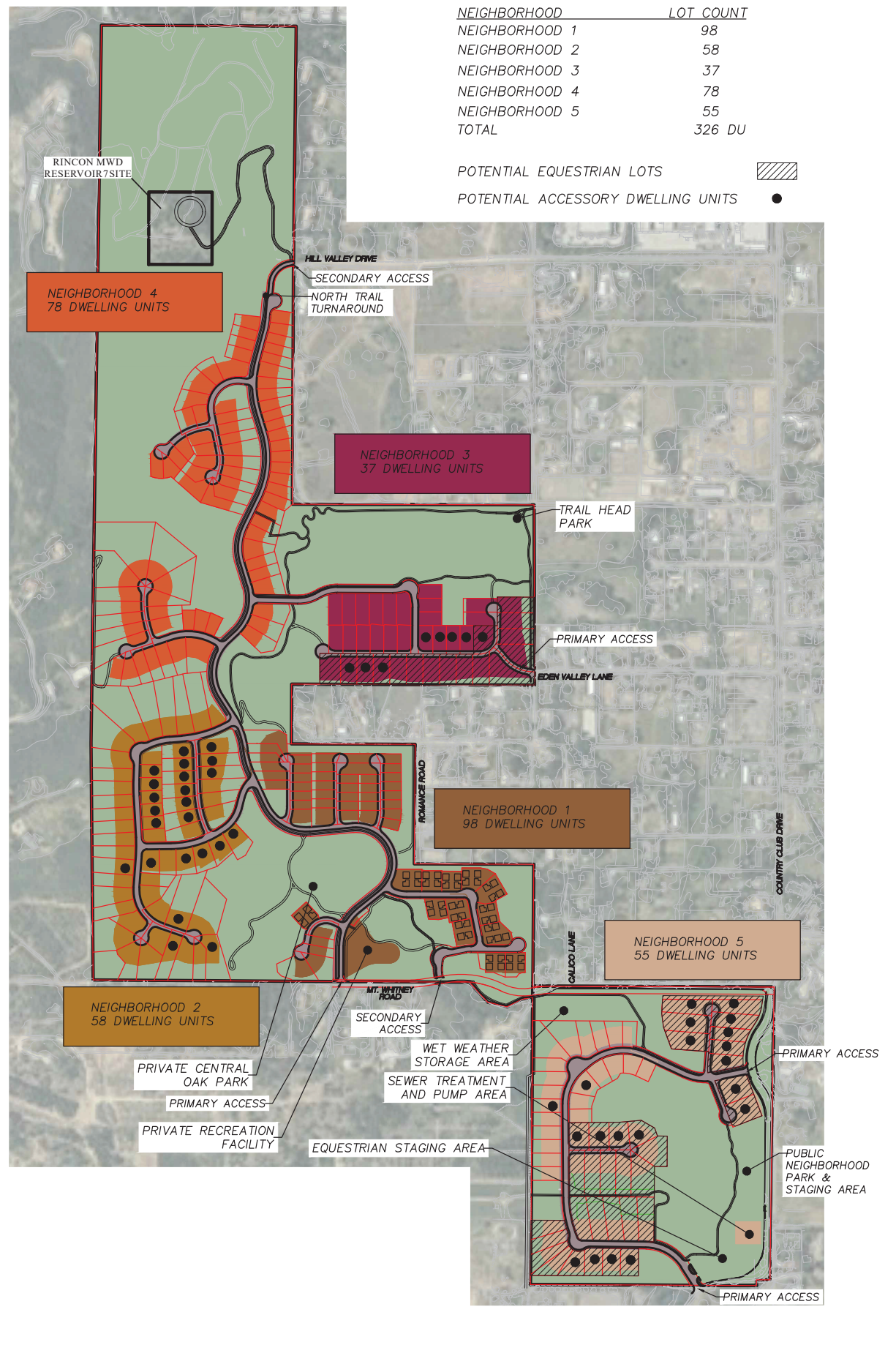
Robbins Wade, Mary, and Andrew Giletti. 2014a. *Cultural Resources Inventory and Assessment: Valiano, San Diego County, California*. HELIX Environmental Planning, La Mesa. Report submitted to County of San Diego Planning & Development Services. Report on file at South Coastal Information Center, San Diego State University.

2014b. *Research Design and Data Recovery Plan: Valiano, San Diego County, California*. Affinis, El Cajon. Report submitted to County of San Diego Planning & Development Services. Report on file at South Coastal Information Center, San Diego State University.

Stropes, Tracy. 2019a. California Department of Parks and Recreation site record update for P-37-025806. Form on file at the South Coastal Information Center, San Diego State University.

2019b. California Department of Parks and Recreation site record update for P-37-027269. Form on file at the South Coastal Information Center, San Diego State University.

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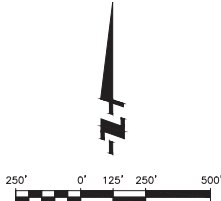
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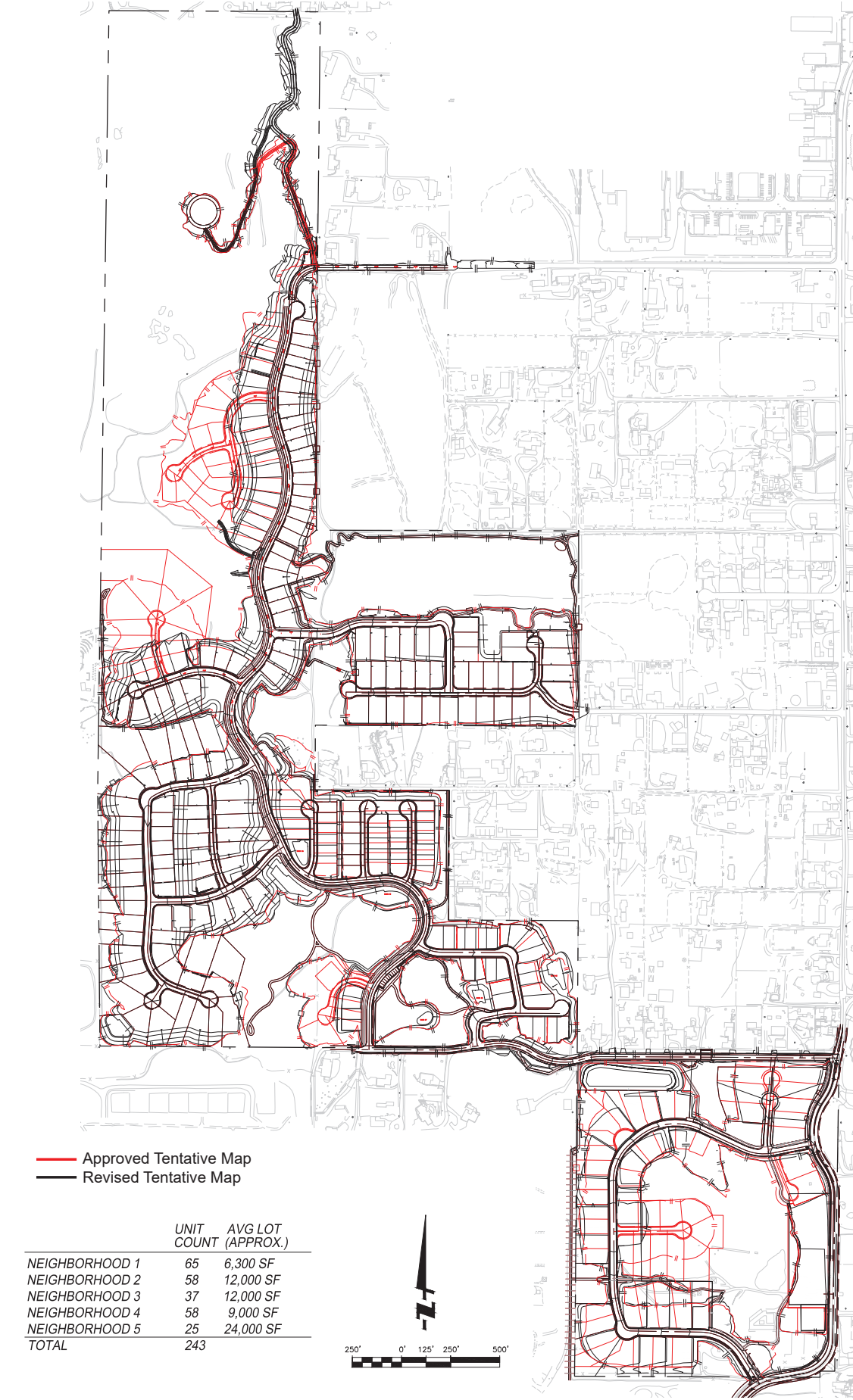
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LEGEND

- BIOLOGICAL OPEN SPACE 
- AGRICULTURAL EASEMENT 
- UNDISTURBED OPEN SPACE 
- GRADED/MAINTAINED OPEN SPACE 
- DEVELOPED AREA 



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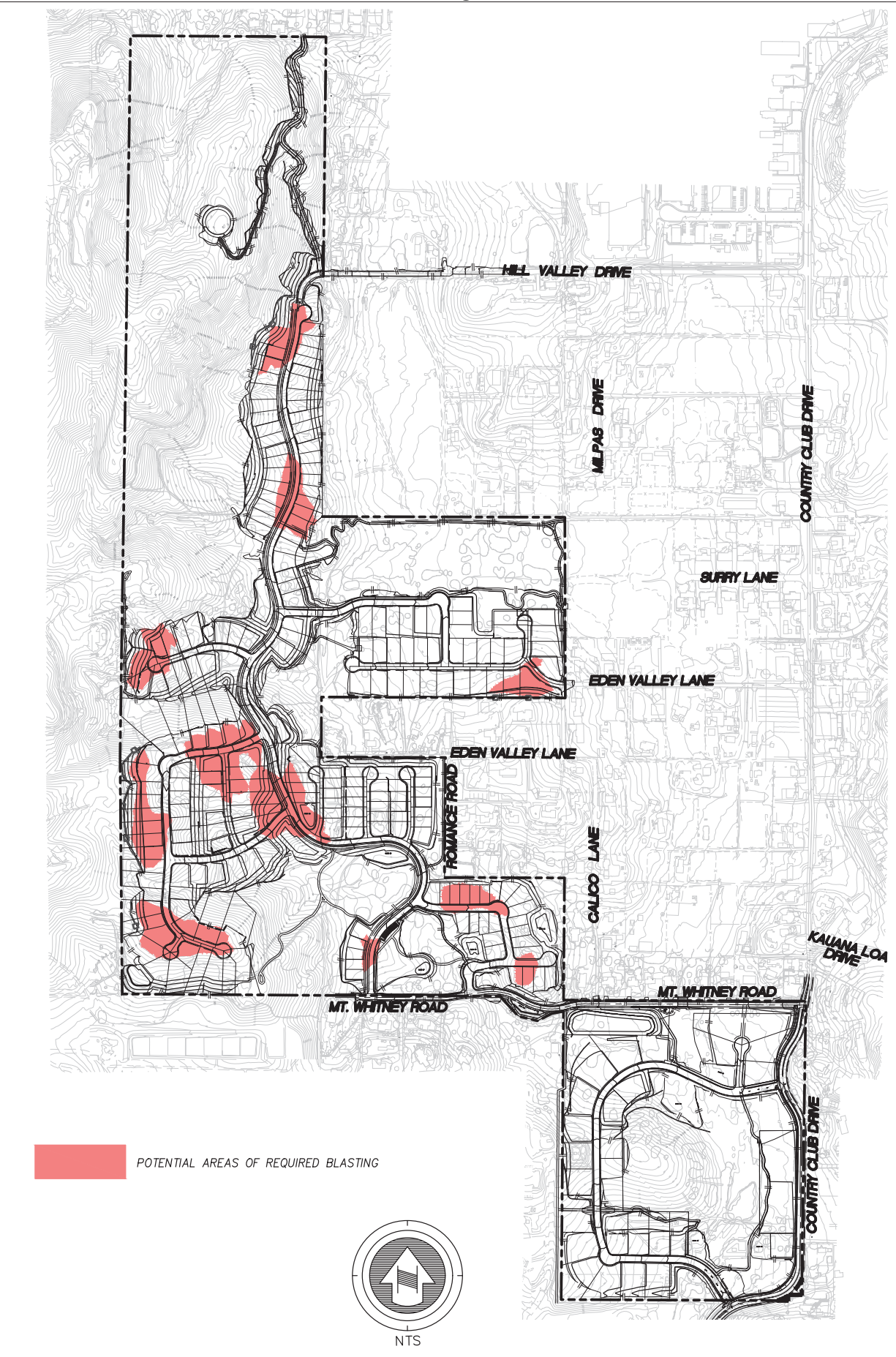
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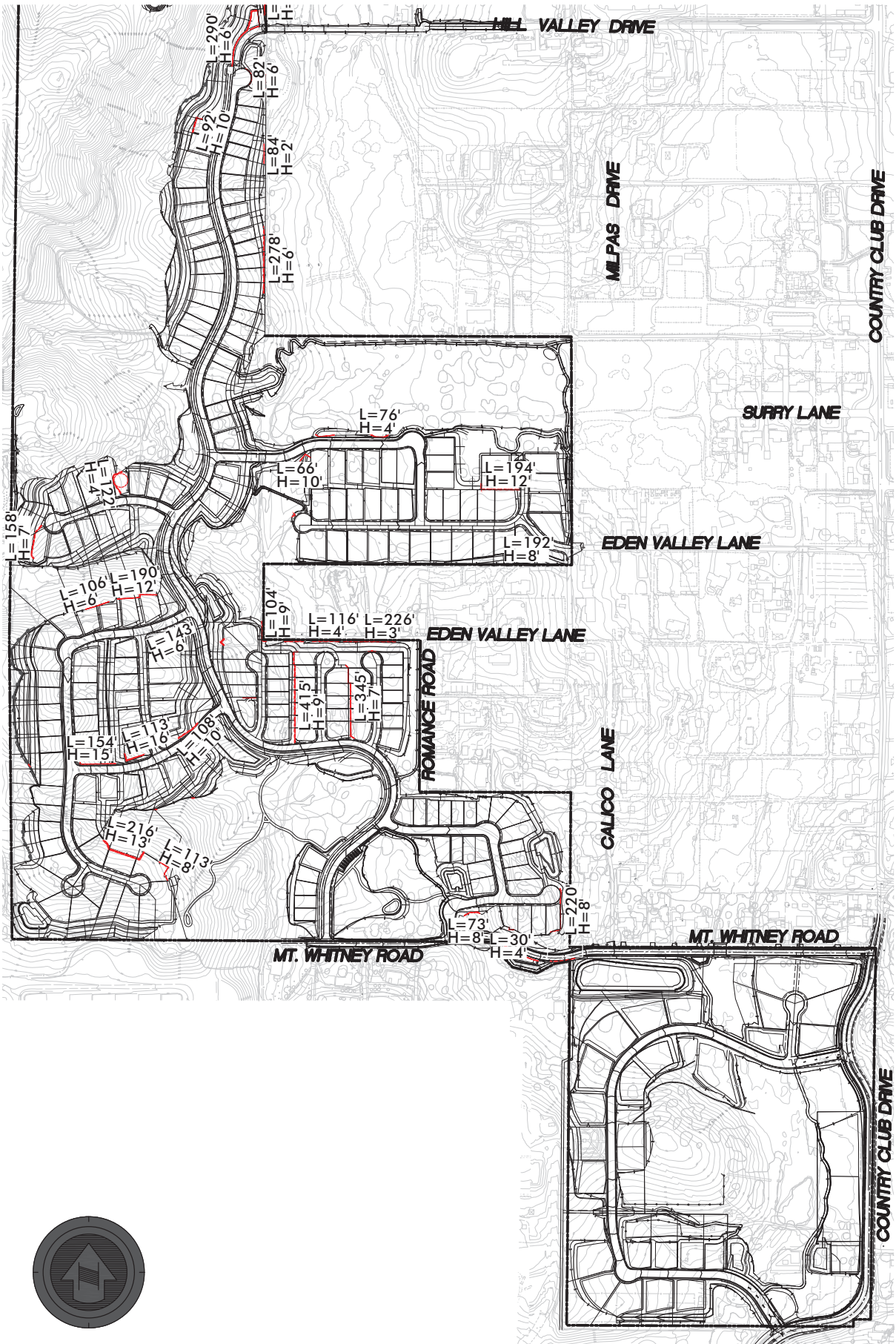
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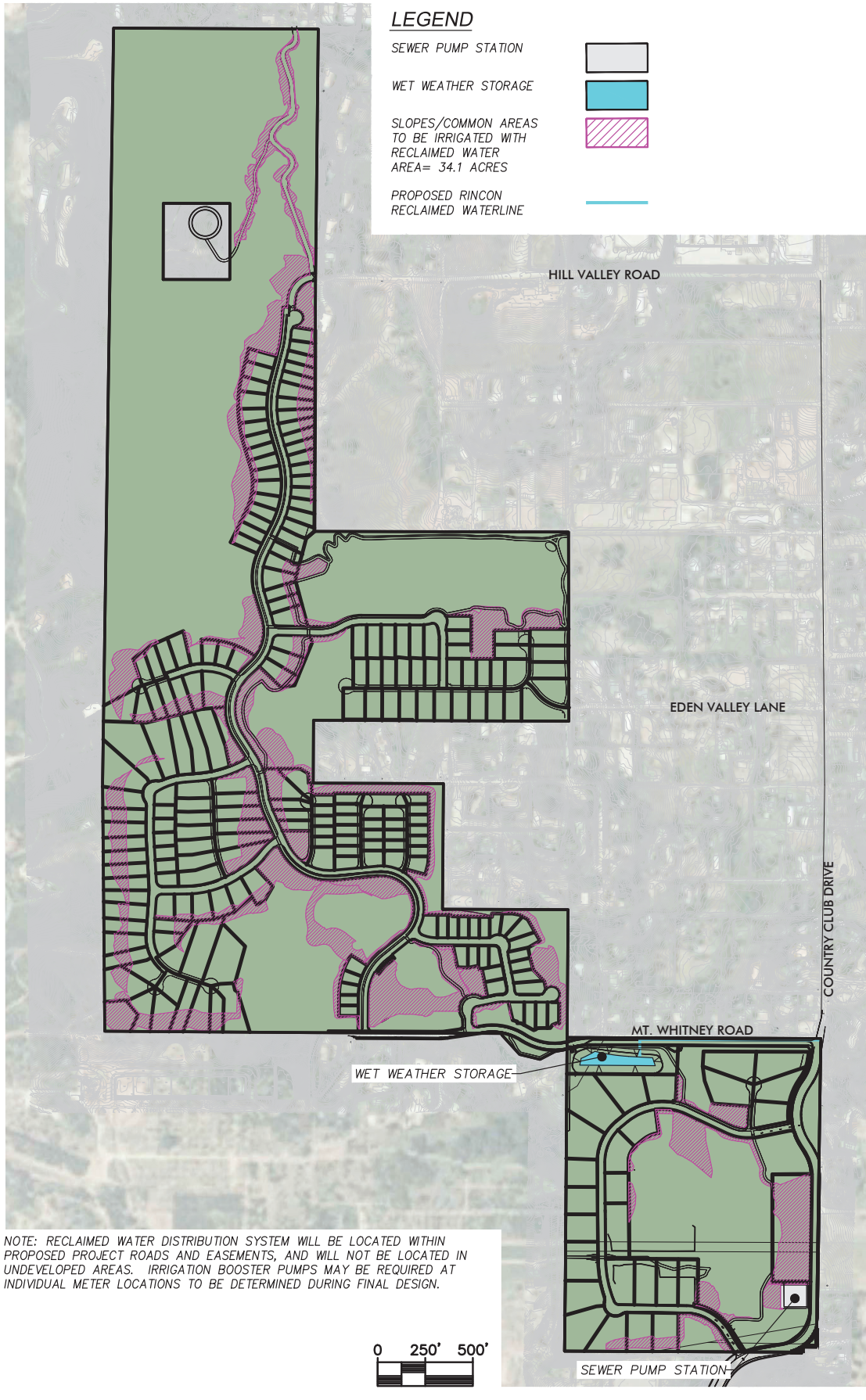
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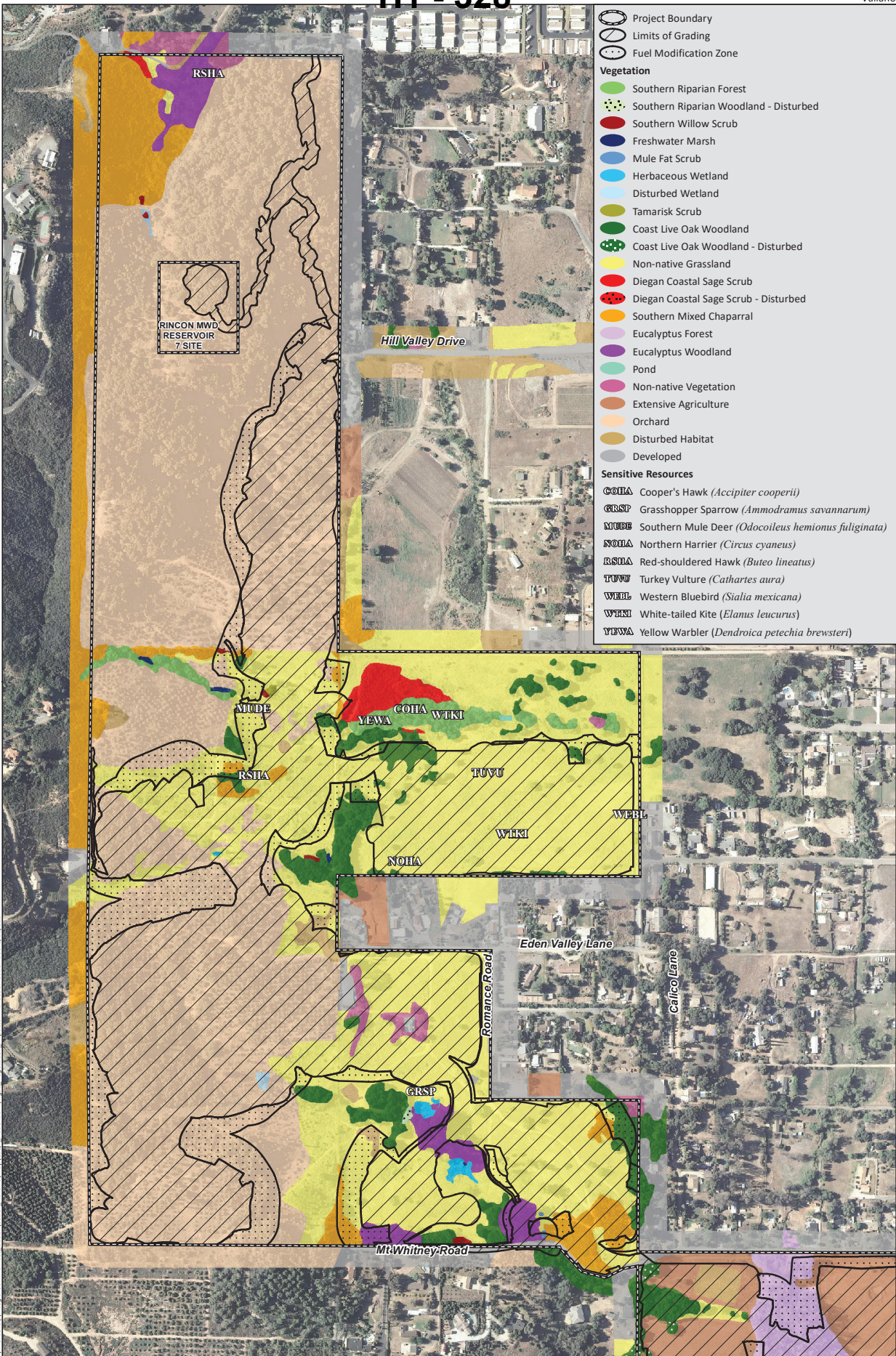
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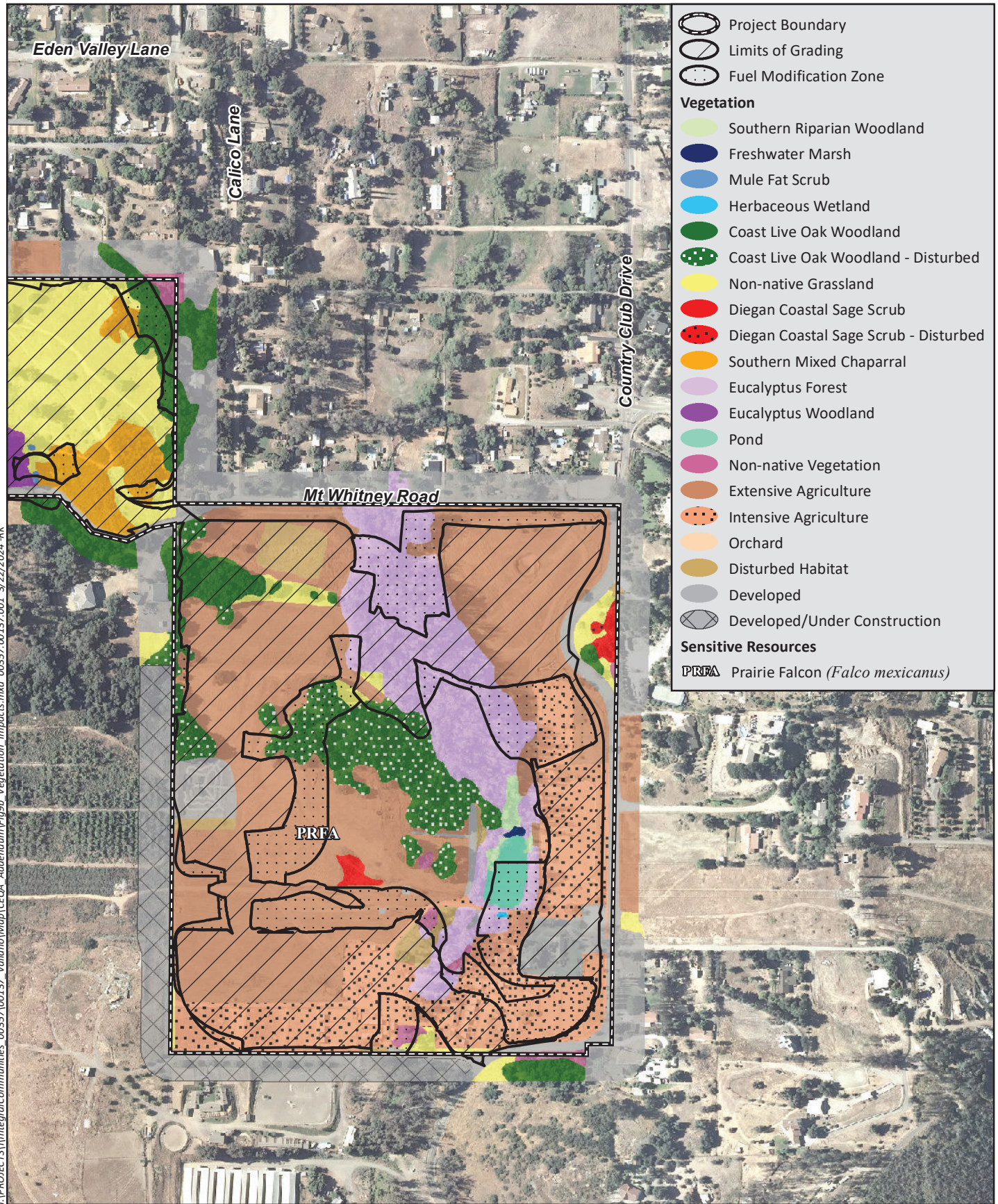


- Project Boundary
- Limits of Grading
- Fuel Modification Zone
- Vegetation**
- Southern Riparian Forest
- Southern Riparian Woodland - Disturbed
- Southern Willow Scrub
- Freshwater Marsh
- Mule Fat Scrub
- Herbaceous Wetland
- Disturbed Wetland
- Tamarisk Scrub
- Coast Live Oak Woodland
- Coast Live Oak Woodland - Disturbed
- Non-native Grassland
- Diegan Coastal Sage Scrub
- Diegan Coastal Sage Scrub - Disturbed
- Southern Mixed Chaparral
- Eucalyptus Forest
- Eucalyptus Woodland
- Pond
- Non-native Vegetation
- Extensive Agriculture
- Orchard
- Disturbed Habitat
- Developed
- Sensitive Resources**
- Cooper's Hawk (*Accipiter cooperii*)
- Grasshopper Sparrow (*Ammodramus savannarum*)
- Southern Mule Deer (*Odocoileus hemionus fuliginata*)
- Northern Harrier (*Circus cyaneus*)
- Red-shouldered Hawk (*Buteo lineatus*)
- Turkey Vulture (*Cathartes aura*)
- Western Bluebird (*Sialia mexicana*)
- White-tailed Kite (*Elanus leucurus*)
- Yellow Warbler (*Dendroica petechia brewsteri*)

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Source: Aerial (Eagle Aerials, 2012)



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Source: Aerial (Eagle Aerials, 2012)

Figure 10

Cultural Resources

Confidential, bound separately

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF Reduced Residential Unit Valiano Project PDS2024-TM-5575TER, PDS2024-STP-13-003W1 and PDS2024-ER-13-08-002B (ER)

October 15, 2024

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The Project site falls within the North County Subarea of the Multiple Species Conservation Program (MSCP), for which the County is currently processing a Subarea Plan. The FEIR determined that the project would directly impact 0.9 of 1.8 acre (50 percent) of the Diegan coastal sage scrub on site. The remaining 0.9 acre is not considered biologically viable and would therefore be mitigated as well. The loss of 1.0 acre of sage scrub would not be in excess of the County's 5 percent habitat loss threshold, as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning (NCCP) Guidelines. While the project would remove coastal sage scrub habitat, implementation of Mitigation Measure BI-3f for this impact would ensure that the project would ultimately comply with the NCCP guidelines.

Under the Proposed Project, there would be a total decrease in impacts to Diegan coastal sage scrub; however, Mitigation Measure BI-3f would remain and a Habitat Loss Permit (HLP) would be prepared. Therefore, the Project would conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The Proposed Project site is outside of the adopted MSCP but is within the boundary of the Draft North County Subarea Plan. Wildlife movement occurs locally within the site and connects to off-site habitat along the western site boundary, which abuts existing rural residential development interspersed with chaparral-covered hillsides. This off-site habitat is not within the future North County Multiple Species Conservation Program (NCMSCP) proposed Pre-approved Mitigation Area (PAMA) and therefore the Project's

on-site open space areas would not become part of the NCMSCP Preserve. Therefore, conformance with the Multiple Species Conservation Program and Biological Mitigation Ordinance is not applicable.

III. GROUNDWATER ORDINANCE – Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The Project would not result in potential impacts to local groundwater resources such as aquifer drawdown or depletion in the Escondido Creek watershed or the San Marcos Creek watershed. Therefore, conformance with the San Diego Groundwater Ordinance is not applicable.

IV. RESOURCE PROTECTION ORDINANCE – Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO	NOT APPLICABLE/EXEMPT
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO	NOT APPLICABLE/EXEMPT
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO	NOT APPLICABLE/EXEMPT
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO	NOT APPLICABLE/EXEMPT
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO	NOT APPLICABLE/EXEMPT

Discussion:

Wetland and Wetland Buffers:

The Project would impact 0.01 acre of County Resource Protection Ordinance (RPO) wetlands; however, no sensitive habitat lands, as defined by the County RPO, occur on site. Impacts to RPO wetlands would occur in one location: widening of Mt Whitney Road would impact 0.01 acre of mule fat scrub in Neighborhood 1. Impacts to RPO wetlands would be reduced to a less than significant level with implementation of Mitigation Measure BI-6. Therefore, it has been found that the Project complies with Sections 86.604(a) and (b) of the RPO.

Floodways and Floodplain Fringe:

A Floodway or Floodplain fringe does not exist on the Project site. Construction associated with the Project will not be located within a Floodway or Floodplain fringe. Therefore, it has been found that the Proposed Project complies with Sections 86.604(c) and (d) of the RPO.

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County RPO. The Project does not propose construction on steep slopes. All slopes on the property located along the southern boundary will be retained. Therefore, it has been found that the Proposed Project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

No sensitive habitat lands, as defined by the County RPO, occur on site. Therefore, it has been found that the Proposed Project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

No sites located within the Project footprint or related off-site roadway alignments have been determined to be important or potentially important under the County RPO. However, impacts to archaeological resources would be less than significant with implementation of Mitigation Measure CR-1 and impacts to potentially buried on- and off-site cultural resources would be less than significant with implementation of Mitigation Measure CR-2. Therefore, it has been found that the Proposed Project complies with Section 86.604(f) of the RPO.

V. STORMWATER ORDINANCE (WPO) – Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES NO NOT APPLICABLE

Discussion:

A revised Stormwater Quality Management Plan (SWQMP) for Priority Development Projects (PDPs) was prepared by Fuscoe Engineering. The SWQMP has been reviewed and has been found to be complete and in conformance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES NO NOT APPLICABLE

Discussion:

The Project would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The Project is subject to the Noise Ordinance that regulates the operational and temporary construction noise. The Project is also subject to the County Noise Element. The Noise Elements prohibit the implementation of a project that can result in an exposure of any on-or off-site, existing or reasonably foreseeable future Noise Sensitive Land Use (NSLU) to exterior or interior noise in excess of the noise standards.

As noted in the Technical Memorandum to Appendix G: Acoustical Site Assessment Report, the FEIR identified potential exterior and interior noise exposure impacts to on-site residences located in Neighborhood 5 from traffic along Country Club Drive. It is expected that traffic noise levels in this area would remain above applicable standards, and Mitigation Measure N-1 and N-2 would still be required. However, there are fewer residential lots in this area to which these mitigation measures would apply (three residential lots compared to the seven residential lots previously identified).

The reduction in the number of residential units would result in a reduction in the number of vehicle trips generated by the Project. The reduced number of vehicle trips would result in reduced traffic noise attributable to the Project compared to what was previously analyzed. Traffic impacts to off-site receptors would remain less than significant, consistent with the determination in the 2018 FEIR. Similarly, the reduction in the number of residential units would result in a reduction in the number of stationary sources (heating, ventilation, and air conditioning [HVAC units]) present at the Project site, resulting in an overall reduction in noise generated from stationary sources. However, Mitigation Measure N-3 would remain applicable to ensure that HVAC noise would not exceed applicable limits at on-site residential outdoor use areas.

The Wastewater Treatment and Water Reclamation Facility (WTWRF) is no longer proposed; therefore, potential noise impacts identified in the FEIR from its operation would not occur and Mitigation Measure N-4 is no longer required. In lieu of the WTWRF, an additional lift station would be provided. Noise impacts associated with the additional lift station would be similar to the potentially significant impacts to on-site residential uses identified in the FEIR for the other proposed lift stations. FEIR Mitigation Measure N-5 would apply to this additional lift station and would reduce potentially significant impacts to a less-than-significant level. The water circulation booster pump station remains as part of the Project and FEIR Mitigation Measure N-6 remains applicable.

Additionally, construction of the Project would occur in the same general location and require the same activities as the previously approved Valiano project. As such, construction-related noise and vibration impacts would be similar to what was previously determined in the 2018 FEIR. Mitigation Measures N-7, N-8, and N-9 identified in the 2018 FEIR remain applicable and would be implemented, with increased notification of rock blasting during grading, including to veterinarian services.

Implementation of the proposed mitigation would ensure compliance with the County Noise Element standards and Noise Ordinance property line limits and reduce noise to less than significant.