

Meeting Date: October 1, 2025 (04)  
Resolution No.: 25-113

RESOLUTION OF SAN DIEGO COUNTY)  
CONDITIONALLY APPROVING            )  
VESTING TENTATIVE MAP NO. 5626    )

WHEREAS, Vesting Tentative Map No. 5626 proposing the division of property located south of Harmony Grove Road and east of Country Club Drive in the San Dieguito Community Plan Area in the unincorporated area of San Diego County and generally described as:

Parcels 1, 2, 3, and 4 of Parcel Map No. 7640, in the County of San Diego, State of California, according to a map thereof filed in the office of the county recorder of San Diego County, July 27, 1978. Together with that portion of the westerly 25 feet of said parcel map lying easterly of the northerly prolongation of the most westerly line of said Parcel 1.

Vesting Tentative Map No. 5626 was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on April 2, 2018; and

WHEREAS, on October 1, 2025, the Board of Supervisors of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Vesting Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

**MAP EXPIRATION:** The approval of this Vesting Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on that effective date General Plan Amendment, PDS2015-GPA-15-002, Specific Plan, PDS2015-SP-15-002, and Zoning Reclassification, PDS2015-REZ-15-003, have also become effective. This approval Expires Thirty-Six (36) Months from said effective date at 4:00 P.M. unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

**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 Vesting Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Vesting 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 Vesting Tentative Map and shall not be filed as units or groups of units. The Final Map for this Vesting Tentative Map may be filed in units.

**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 Public and Private Road Standards:**

- A modification to the Public Road Standards to reduce the design speed along Country Club Drive from 30 miles per hour (mph) to 27.5 mph was approved by the Department of Public Works (DPW) on March 8, 2017.

**PRELIMINARY GRADING PLAN:** The approval of this Vesting Tentative Map hereby adopts the Preliminary Grading and Improvement Plan dated April 2, 2018 consisting of 5 sheets (Attached Herein as Exhibit B) 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 \(Sec 87.701 et. al.\)](#)

**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.

**ALL UNITS:** Conditions that apply to all Units (Units 1, 2, and 3), including Standard Conditions 1-29, are listed after the conditions for the individual units.

**PRIOR TO APPROVAL OF ANY MAPS FOR ANY UNITS/PHASES**

The following conditions apply to all units (Units 1, 2, and 3) or they apply to multiple units and should be checked at each Final Map stage.

**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, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements]* shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

**32. GEN#3. ESTABLISHMENT OF A FUNDING MECHANISM**

**INTENT:** In order to fund 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.

**33. 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.

**34. ROADS#1–ROAD DEDICATION (ONSITE & OFFSITE)**

**INTENT:** In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.402](#), road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate on the map to the County of San Diego:

- a. An easement for road purposes that provides sixty-seven feet (67') along the project frontage from STA. 18+66.01 to STA. 34+77.00 as shown on the

Vesting Tentative Map dated April 2, 2018 in accordance with [County of San Diego Public Road Standards](#) for **Country Club Drive** a Modified Public Enhanced Residential Collector to a right-of-way width of sixty-seven feet (67'); provide twenty foot (20') radius corner rounding at the curb return of Private Road 'A' and Private Road 'C', together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS.

- b. Prior to the approval of the Final Map, improve or agree to improve and provide security for off-site Country Club Drive from STA. 34+77.00 to STA. 39+53.64 as shown on the Vesting Tentative Map dated April 2, 2018 in accordance with County of San Diego Public Road Standards for Country Club Drive a Modified Public Enhanced Residential Collector to a right-of-way width of ninety-four (94') feet; together with the right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS. Cause to be dedicated a ninety-four (94') foot right-of-way to the satisfaction of the Director of PDS.

The dedications shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. Any affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS. **DOCUMENTATION:** The applicant shall dedicate the easement on the map and show it as Accepted. **TIMING:** Prior to the approval of the Final Map the onsite dedication shall be shown. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and Accepted by the County.

### 35. ROADS#2a--PUBLIC ROAD IMPROVEMENTS

**INTENT:** To promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#) and the Community Trails Master Plan the following improvements shall be made. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. **Country Club Drive**, from STA. 18+66.01 to STA. 34+77.00 as shown on the Vesting Tentative Map dated April 2, 2018 in accordance with Public Road Standards for a Modified Public Enhanced Residential Collector, to a graded width of sixty-seven feet (67') with fifty-four feet (54') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, with a three foot (3') wide parkway on the north and west sides, a ten foot (10') wide parkway on the south and east sides, and a ten foot (10') wide disintegrated granite (DG) trail along the south and east sides from STA. 17+69.90 to STA. 18+87.67 a six foot (6') to eight foot (8') wide DG trail on the south and east sides from STA. 19+73.97 to STA. 25+17.83 and a 5-foot pathway from 26+04.11 to STA. 34+77.00 with face of curb at twenty-seven feet (27') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.

- b. **Country Club Drive**, from STA. 34+77.00 to STA. 39+53.64 as shown on the Vesting Tentative Map dated April 2, 2018 in accordance with Public Road Standards for a Modified Public Enhanced Residential Collector, to a graded width of seventy-nine feet (79') with sixty-one feet (61') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, a ten foot (10') wide DG Trail on the west side, and a ten foot (10') wide parkway with a five foot (5') wide disintegrated granite (DG) pathway along the east side with face of curb at twenty-seven feet (27') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.
- c. **Country Club Drive**, from STA. 35+27.12 to STA. 37+76.40 per the Bridge Section Detail as shown on the Tentative Map dated February 17, 2017 in accordance with Public Road Standards for a Modified Public Enhanced Residential Collector, to a width of sixty-five feet four inches (65'4") with sixty-five feet four inches (65'4") of cast-in-place prestressed concrete box with a ten foot (10') wide trail the west side, and a six foot (6') wide sidewalk on the east side, and a ten foot (10') wide parkway with a five foot (5') wide disintegrated granite (DG) trail along the south and east sides as shown on the Tentative Map dated February 17, 2017 with face of curb at twenty-seven feet (27') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.

OR

If the Bridge Section is required to be improved within the limits of the existing public right-of-way, the cross section shall include, three twelve foot (12') wide travel lanes and one four foot wide bike lane. Curb and gutter shall be provided on both sides of the bridge with face of curb at twenty feet from centerline. A five foot (5') wide sidewalk shall be provided on both side of the bridge. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Works and PDS.

- d. **Country Club Drive** at the intersection of Harmony Grove Road. Widen the northbound approach to provide one (1) twelve foot (12') wide left-turn lane, one (1) twelve foot (12') wide thru lane and one (1) twelve foot (12') dedicated right-turn lane with an overlap phase. Widen the southbound receiving lane to provide a twelve foot (12') southbound receiving lane. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.

- e. Prior to issuance of a building permit for the 176th dwelling unit, the Project applicant, or its designee shall widen **Country Club Drive** at the Country Club Drive/ Eden Valley Lane intersection to provide a dedicated northbound left-turn lane onto Eden Valley Lane. The provision of this left-turn lane would provide a refuge lane for left-turning vehicles thus improving the flow of northbound through traffic and reducing the potential for vehicular conflict due to the slowing of northbound traffic. Implementation of this mitigation measure would be expected to reduce this cumulative impact to less than significant All of the above shall be to the satisfaction of the Directors of Public Works and PDS.
  
- f. **Harmony Grove Village Parkway** between Harmony Grove Road and Citracado Parkway. Improve Harmony Grove Village Parkway to provide a northbound to eastbound right-turn overlap phase at the signalized intersection of Harmony Grove Road. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.
  
- g. Prior to the issuance of the building permit for the 135<sup>th</sup> dwelling unit, improve or agree to improve and provide security for the intersection of **Harmony Grove Road and Harmony Grove Village Parkway** to accommodate the following improvement:
  - 1. Provide appropriate striping and signal modification at the intersection to provide a northbound (Harmony Grove Road) to eastbound (Harmony Grove Village Parkway) right turn overlap phase.

Include tapers and transitions as necessary. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.
  
- h. Prior to issuance of a building permit for the 176th dwelling unit, the Project applicant, or its designee shall improve or agree to improve and provide security for the intersection of **Country Club Drive and Eden Valley Lane** to accommodate the following improvement:
  - 1. On Country Club Drive provide a northbound left turn lane at Eden Valley Road. Widen Country Club Drive as necessary to maintain two through lanes.

Include tapers and transitions as necessary. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.
  
- i. Improve or agree to improve and provide security for the intersection of **Country Club Drive and Harmony Grove Road** to accommodate the following configuration:

1. Widen northbound approach to provide one left-turn lane; one through lane; one dedicated right-turn lane with an overlap phase.

Include tapers and transitions as necessary. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.

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

- j. Process and obtain approval of Improvement Plans to improve **Country Club Drive** and **Harmony Grove Village Parkway**.
- k. Provide Secured Agreements in accordance with [Subdivision Ordinance Sec. 81.408](#).
- l. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI].
- m. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- n. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Rancho Santa Fe Fire Protection District and the [PDS, LDR].

**TIMING:** Unless a specific threshold is provided above, prior to the approval of the Final Map, 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.

**36. ROADS#2b -PUBLIC ROAD IMPROVEMENTS (CITY OF ESCONDIDO):**

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

- a. Prior to the issuance of the building permit for the 80<sup>th</sup> dwelling unit, improve or agree to improve and provide security for **Country Club Drive**, from Auto Park Way to Hill Valley Drive, to provide a paved width of thirty-six (36')

consisting of two travel lanes and a ten foot (10') wide striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet. Improvement includes connecting the existing sidewalk along the northern side of the roadway segment with a five-foot sidewalk complete with a six inch curb and gutter and providing a four-foot decomposed granite pathway along the south side of this segment with a six inch asphalt berm. The improvement shall be to the satisfaction of the City of Escondido and the Director of PDS.

- b. Provide a fair share payment towards the Citracado Parkway Extension Project to provide an additional thru lane in the southbound direction. The fair share amount shall be to the satisfaction of the City of Escondido and the Director of PDS.
- c. Prior to the issuance of the building permit for the 293<sup>rd</sup> dwelling unit, improve or agree to improve and provide security for the intersection of **Country Club Drive and Auto Park Way** to accommodate the following configuration:
  1. Restripe the eastbound approach to provide one left-turn lane; one shared left-turn/through lane; one right-turn lane with a with a signal timing modification to change the east/west approach to "split" phase.

Include tapers and transitions as necessary. All of the above shall be to the satisfaction of the City of Escondido and the Director of PDS.

**TIMING:** Prior to the thresholds listed in each condition above, documentation from the City of Escondido confirming condition satisfaction shall be provided.  
**MONITORING:** The [PDS, LDR] shall review the documentation from the City of Escondido confirming compliance with the conditions. The condition satisfaction documentation shall be approved by the Director of PDS.

### 37. **ROADS#3–PRIVATE ROAD IMPROVEMENTS**

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

- a. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement roads, **Street 'A'**, **Street 'B'** and **Street 'C'**, to an easement width of fifty-six feet (56'), graded width of fifty-six feet (56') with thirty-six feet (36') of asphalt concrete pavement over approved base, AC mountable dike, and a six foot (6') wide disintegrated granite walkway/parkway along the east side of **Street A'** from STA. 1+54.93 to STA. 3+81.51, **Street 'B'** from STA. 14+80.11 to STA. 22+46.21 and from STA. 16+85.79 to STA. 18+89.43 as shown on the Vesting Tentative Map

dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

- b. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, **Street 'A'**, from private easement road Street 'I' to private easement road Street 'G', to an easement width of sixty-eight and one half feet (68.5'), graded width of sixty-eight and one half feet (68.5') with fifty-four feet (54') of asphalt concrete pavement over approved base, with eighteen feet (18') of head-in parking on the south side, AC mountable dike, concrete ribbon gutter, and a four foot (4') wide DG pedestrian trail along the east side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- c. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, **Street 'A'**, from private easement road Street 'G' to private easement road Street 'B', to an easement width of eighty-one feet (81'), graded width of eighty-one feet (81') with seventy-two feet (72') of asphalt concrete pavement over approved base, with eighteen feet (18') of head-in parking on both sides, AC mountable dike, concrete ribbon gutter, and a four foot (4') wide DG pedestrian trail along the east and west sides as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- d. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, **Street 'B'**, to an easement width of fifty-six feet (56'), graded width of fifty-six feet (56'), with forty-five feet (45') of asphalt concrete pavement over approved base, AC dike; and an four foot (4') wide DG pedestrian trail along the west side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- e. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement roads, **Streets 'B', 'C', and 'D'** to an

easement width of fifty-six feet (56'), minimum graded width of fifty-six feet (56'), with thirty-six feet (36) of asphalt concrete pavement over approved base, with six feet of parallel parking along both sides and AC dike and an four foot (4') wide DG pedestrian trail along the west side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

- f. Asphaltic 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. The above shall be done to the satisfaction of the Director of Public Works.
- g. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the unit the road is within, abuts, or provides access to.

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

- h. Process and obtain approval of Improvement Plans to improve the above-listed private easement roads for each particular phase or unit of the subdivision.
- i. Provide Secured Agreements with posting security in accordance with Subdivision Ordinance Sec.81.404.
- j. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- k. 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 approval of the Final Map for each particular phase or unit of the subdivision [as mentioned above], the plans, agreements, and securities for each particular phase or unit of the subdivision shall be approved. **Monitoring:**

The [DPW, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

**38. ROADS#4–PRIVATE ROAD EASEMENT**

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

- a. The Final Map shall show a minimum forty-foot (40') wide private road easement for all proposed private roads in the Subdivision, except as shown on the Vesting Tentative Map.
- b. The Final Map shall show private road easements that terminate with a minimum forty-four foot (44') radius cul-de-sac, where applicable, except as shown on the Vesting Tentative Map.

**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 easements are indicated pursuant to this condition.

**39. TRAILS#1–TRAIL EASEMENT**

**INTENT:** In order to promote orderly development by providing trail connections 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 public non-motorized multi-use trail easements. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate to the County of San Diego, ten to twenty foot (10-20') non-motorized multi-use trail easements as shown on the approved Vesting Tentative Map.

**DOCUMENTATION:** The applicant shall show the easements on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the approval of the map the applicant shall show on the Final Map 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 prior to map recordation. [PDS, LDR] shall satisfy the condition after recordation.

**40. TRAILS#2–TRAIL IMPROVEMENTS**

**INTENT:** In order to promote orderly development by providing trail connections 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 non-motorized public trails to a width of four to eight (4-8') feet within the non-

motorized public trail easements as indicated on the approved Vesting Tentative Map. **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the trails 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 and Improvement Plans to improve the public non-motorized multi-use trails.
- b. Provide Secured agreements require posting security 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, PDC] 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.

#### 41. ROADS#5–PAVEMENT CUT POLICY

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

#### 42. ROADS#6–RELINQUISH ACCESS

**INTENT:** In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) and [County Subdivision Ordinance Section 81.401 \(g\)](#), access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto **Country Club Drive** along the project frontage except for two access openings as shown on the approved Vesting Tentative Map.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

**DOCUMENTATION:** The applicant shall prepare the pages of the Final Map and present them for review to [PDS, LDR]. **TIMING:** With the approval of the Final Map, the access shall be relinquished. **MONITORING:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Final Map.

43. **NOISE#1–NOISE RESTRICTION EASEMENT: [PDS, BPPR] [PDS, PCC] [MA] [PDS, FEE X 1] 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](#), and the [County of San Diego CEQA Noise Guidelines for Determining Significance](#), a noise restriction easement shall be placed on lots exposed to levels exceeding 60 dBA CNEL 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 map. The said easement shall include the entire areas of Lots 123 and 124 (as shown on the TM Sheets 1 and 5) and shall comply with the following:
- a. Prior to the approval of any Building Plan and issuance of a residential 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.
  - b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
  - c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
  - d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

- e. If new information is provided to prove and certify that the sound barrier mitigation used is different than what was proposed in the noise report, then a new Noise Element noise analysis may be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction and/or addition of the noise barrier(s) may be approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

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

- 44. PARKS #1- PARK LAND DEDICATION (PLDO) PUBLIC PARK LAND DEDICATION: [PDS, PPC] [DPR, PP] [DGS, RP] [PDS, FEE] [DPR, FEE].**  
**INTENT:** In accordance with Title 8, Division 10 of the Code of Regulatory Ordinances and in order to comply with the Park Lands Dedication Ordinance (PLDO) Section 810.105 and in order to receive PLDO credit, the public parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB 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 for the Harmony Grove Village South Specific Plan (PDS2015-SP-15-002), and the park design and construction standards specified by DPR shall be approved by the Director of Park and Recreation.
- b. The public parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB shall consist of active recreational uses as defined in the PLDO, include at a minimum the facilities and amenities identified on the approved park concept plan for the Harmony Grove Village South Specific Plan (PDS2015-SP-15-002), and conform to the PLDO.
- c. Park site improvements identified in the approved Final Park Site Plan shall be constructed, and fee title to the public parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and a California Land Title Association Policy provided 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 parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB pursuant to Park Phasing Plan for Harmony Grove Village South Specific Plan (PDS2015-SP-15-002) that is approved by the Director of Park and Recreation. 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 parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB as specified in the approved Park Land Dedication (PLDO) Park Phasing Plan.. The secured agreement shall require the applicant to convey fee title to the public parks on Vesting Tentative Map (PDS2018-TM-5626) Lots B, J, S, V, Z, AA, BB 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 applicant's performance of the terms of the agreement.
- e. If there is less than 1.86 acres of active recreational uses (as defined by the PLDO) in the approved Final Park Site Plans, a combination of public and private parkland shall be dedicated (as approved by the Director of Parks and Recreation) or fees in-lieu of park land dedication shall be required pursuant to Section 810.107(c) of the PLDO.

**DOCUMENTATION:** The applicant shall complete and provide the following:

- f. Process and obtain approval from the Director of 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 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 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.
- l. 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 improvement 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 [DPR, PP] shall determine if dedication of additional parkland or payment of in-lieu park fees is required. The [PDS, BD] shall monitor building permit issuance and, if required, collect in-lieu park fees.

- 45. PARKS#2 – PARK LAND DEDICATION (PLDO) ESTABLISHMENT OF FUNDING MECHANISM FOR PUBLIC PARKS AND TRAILS: [PDS, PPC] [DPR, PP]. INTENT:** A funding mechanism shall be established to the satisfaction of the DPR in order to fully fund the operation and maintenance of the public park. **DESCRIPTION OF REQUIREMENT:** Establish a Community Facilities District (CFD) or other funding mechanism approved by the DPR to fully fund the operation and maintenance of the public park and trails. The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the public park and trails as determined by the DPR. 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. **DOCUMENTATION:** The applicant shall create and fund formation of the CFD or other funding mechanism to the satisfaction of DPR. **TIMING:** Prior to recordation of the first Final Map. **MONITORING:** The [DPR, PP] and [PDS, PCC] shall review the formation documentation and funding of the CFD or other funding mechanism.
- 46. PARKS#3 – PARK LAND DEDICATION (PLDO) PRIVATE PARK LAND DEDICATION: [PDS, PPC] [DPR, PP] [DGS, RP] [PDS, FEE] [DPR, FEE]. INTENT:** In accordance with Title 8, Division 10 of the Code of Regulatory Ordinances and in order to comply with the Park Lands Dedication Ordinance (PLDO) Sections 810.105 and 810.108 and in order to receive PLDO credit, private parks on Vesting Tentative Map (PDS2018-TM-5626) Lots A, I, L, N,. P, and Y shall be restricted to park and recreational purposes only with an easement or other mechanism approved by the DPR. **DESCRIPTION OF REQUIREMENT:** The

applicant shall dedicate an open space easement or other instrument approved by DPR, DGS and County Counsel on Vesting Tentative Map (PDS2018-TM-5626) Lots A, I, L, N, P, and Y that a) restricts the use of the lots to park and recreational purposes only, b) specifies that the private ownership and maintenance of the private parks on Vesting Tentative Map (PDS2018-TM-5626) Lots A, I, L, N, P, and Y will be adequately provided for by recorded written agreement, covenants, or restrictions, and c) Includes a defense and indemnity provision in favor of the County of San Diego. **DOCUMENTATION:** The easement may be recorded on the Final Map for the unit in which the private parks are located. The easement shall be submitted to the DPR and DGS for review and approval. **TIMING:** With recordation of the Final Map. **MONITORING:** The [PDS, PPC][DGS, RP] and [DPR, PP] shall review the documentation for conformance with this condition.

- 47. PARKS#4 – PARK LAND DEDICATION (PLDO) ESTABLISHMENT OF FUNDING MECHANISM FOR PRIVATE PARKS AND TRAILS: [PDS, PPC] [DPR, PP]. INTENT:** A funding mechanism shall be established to fully fund the operation and maintenance of all private parks, trails, and the private recreation facility to the satisfaction of the DPR to ensure ongoing compliance with the County of San Diego PLDO. **DESCRIPTION OF REQUIREMENT:** Establish a funding mechanism for the operation and maintenance of all private parks, trails, and the private recreation facility to the satisfaction of the DPR. **DOCUMENTATION:** The applicant shall provide written evidence to the satisfaction of the DPR that adequate operation and maintenance of all private parks, trails, and the private recreation facility, 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 Home Owners' Association that has adequate authority, obligations and funding to ensure operation and maintenance of all private parks, trails, and the private recreation facility. **TIMING:** Prior to recordation of the Final Map for the unit in which the private parks are located. **MONITORING:** The [DPR, PP] and [PDS, PCC] shall review the formation documentation for a Homeowners Association or other funding mechanism.
- 48. PARKS #5 – PARK LAND DEDICATION (PLDO) PARK PHASING PLAN: [PDS, PPC] [DPR, PP]. INTENT:** A Park Phasing Plan shall be submitted for review and approval to ensure that the public and private parks are constructed and operating to ensure compliance with Park Lands Dedication Ordinance (PLDO) Section 810.105 and the Harmony Grove Village South Specific Plan (PDS2015-SP15-002). **DESCRIPTION OF REQUIREMENT:** A Park Phasing Plan shall be submitted to the County Departments of Parks and Recreation and Planning and Development Services for review and approval. The Phasing Plan shall include milestones for commencing public and private park improvements, and public parkland dedication, and payment of fees. **DOCUMENTATION:** The applicant shall provide a Park Phasing Plan. **TIMING:** Prior to recordation of the first Final Map. **MONITORING:** The [DPR, PP], [PDS, PCC] shall review the Park Phasing Plan to verify compliance with this condition.

**49. TRAILS#1–TRAIL EASEMENT**

**INTENT:** In order to promote orderly development by providing trail connections 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 public non-motorized multi-use trail easements. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate to the County of San Diego, ten to twenty foot (10-20') non-motorized multi-use trail easements as shown on the approved Vesting Tentative Map. **DOCUMENTATION:** The applicant shall show the easements on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** The applicant shall dedicate the trail easements to the County of San Diego on the map in which the trails lie. **MONITORING:** [PDS, LDR] shall route the Final Map to [DPR, TC] and [PDS, TC] for preapproval and acceptance of the dedication prior to map recordation. [PDS, LDR] shall satisfy the condition after recordation.

**50. TRAILS#2–TRAIL IMPROVEMENTS**

**INTENT:** In order to promote orderly development by providing trail connectipursuant 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 easement. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of DPR and PDS non-motorized public trail to a width of four to six (4-6') feet within the non-motorized public trail as indicated on the approved Vesting Tentative Map. **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the trails 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 trails.
- b. Provide Secured agreements require posting security 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 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.

**51. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. 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, and this permit. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Native American monitor has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to PDS. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the map for PDS2018-TM-5626 and prior to the approval of any plan and issuance of any permit. **MONITORING:** PDS shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

**52. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE (TM)**

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

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. Noise barrier walls shall be shown on the landscape plans as discussed in Section 7.1.5 of the Draft EIR, dated February, 2017, or the most currently approved version. Construction details shall be provided for all fencing and walls. A minimum of 4' deep vegetated screening shall be provided along the street facing side, or as directed by the Specific Plan. Fencing and walls shall also be compliant with Section 2.2.5 of the Visual Impact Analysis, including

Figures 12a-f. 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](#) and Section 7.2.2 (2) of the Draft EIR mentioned above.

- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: compliance with Section's IV.E (Landscape Design), Table 7 (Public and Private Parks) and Figures IV.3, 13, 15-17, and 27-30 of the Harmony Grove Village South Specific Plan, dated February, 2017, or the most currently approved version.
- i. Compliance with Section's 2.2.8 (Landscape) and 6.1(1) and (3) (Mitigation Measures – Rock Staining) and 6.2 (Design Considerations) of the Harmony Grove Village South Visual Impact Analysis, dated February, 2017, or the most currently approved version. This includes compliance with Figure's 11, 12a/b, d-f, 15b-d, and Table 1. Compliance shall also be verified with Section 7.2.1 (1) (3), and M-AE-1 of the Draft EIR, dated February 2017, or the most currently approved version.
- j. Landscape plans shall be provided to be consistent with Construction Phasing identified in Section 2.2.12 of the Visual Impact Analysis. Slope planting north of the granaries shall include the use of 36" boxed Coast Live Oaks.
- k. Compliance with Section 5.4, Table 7, and Appendices I (Suggested Plan List for Defensible Space) and J (Prohibited Plant List) of the Fire Protection Plan, dated July 2016, or the most currently approved version. Fuel Modification Zones shall be shown graphically and dimensioned on the plans with all applicable notes and maintenance criteria. Compliance with Section 7.2.14 (3) (8) (12) (13) of the Draft EIR, dated February, 2017, or the most currently approved version shall be required.
- l. All parking areas shall be in compliance with Land Use Goal 1.7.1 of the San Dieguito Community Plan within Section 2.5.2 of the Visual Impact Analysis and the County's Parking Design Manual.
- m. Planting shall be compliant with Section's 7.2.5 (4) and 7.2.12 (1) of the Draft EIR, dated February, 2017, or the most currently approved version. Slope plantings shall be compliant with Section 7.2.11 (3) of the Draft EIR as mentioned.
- n. Show location of the 200' biological buffer, label all biological open space lots, show fencing and signage, and dimension the LBZ per Section 7.2.6 of the Draft EIR, dated February, 2017, or the most currently approved version.

- o. Irrigation plans shall be submitted to the Department of Environmental Health for review, approval, and issuance of a Landscape Recycled Water Service (LRWS) permit no. for all areas proposing the use of recycled water. The Landscape Documentation Package plans shall include the LRWS # on the upper right hand corner of the title sheet.
- p. Provide a Landscape Maintenance Exhibit that addresses Section V (D) of the Specific Plan and provides appropriate notes for on-going maintenance requirements. Include information and criteria per Section's 7.2.13 (2), 7.2.14 (10 (11) (13), and 7.2.16 (BMP Monitoring and Maintenance) (1) (2) of the Draft EIR, dated February, 2017, or the most currently approved version.
- q. Indicate a minimum of 2,045 new trees on the landscaping plans in order to address carbon sequestration.

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

53. **BIO#1 (M-BI-1a, M-BI-1b) BIOLOGICAL EASEMENT [PDS, FEE X 2]**  
**INTENT:** In order to protect sensitive biological resources, pursuant to Resource Protection Ordinance (RPO) and California Environmental Quality Act (CEQA) and to mitigate significant impacts to sensitive vegetation communities, special status plant and wildlife species, and jurisdictional waters, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego an onsite open space easement of 34.8 acres determined to support sensitive species and habitat functions and values continuous with Del Dios Highlands Preserve to the south, as shown on the approved Vesting Tentative Map. The habitat types within the biological open space are summarized within Table 11 of Appendix E of the draft 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 purposes of species and habitat conservation. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments there to. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS. Activities for the creation, restoration, and/or enhancement of native habitat, including stream courses and wetlands. Such activities shall not conflict with the preservation of the natural condition of the open space and shall be performed in compliance with applicable laws, regulations, and permitting requirements. For purposes of preventing erosion and reestablishing native vegetation, the grantor of the easement shall have the right to revegetate areas that may be damaged by permitted activities, naturally occurring events or by the acts of persons wrongfully damaging the natural condition of the open space.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
- d. Construction, use and maintenance of multi-use, non-motorized trails approved by PDS.

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

**54. BIO#2 (M-BI-2a) SENSITIVE SPECIES PRESERVATION**

**INTENT:** In order to mitigate for the impacts to sensitive plant species, including summer holly and wart-stemmed ceanothus, which are sensitive biological resources pursuant to the RPO and CEQA, preservation of sensitive species shall occur. **DESCRIPTION OF REQUIREMENT:** Impacts to summer holly and wart-stemmed ceanothus individuals shall be mitigated through the preservation of at

least 21 summer holly and 1,963 wart-stemmed ceanothus within the biological open space easement. An RMP shall be prepared, which includes monitoring, maintenance, management, and reporting directives for these sensitive species. **DOCUMENTATION:** The applicant shall prepare the RMP and submit it to the [PDS, ZONING] and pay all applicable review fees. **TIMING:** Prior to the approval of the grading plan, the RMP shall be approved. **MONITORING:** The [PDS, PPD] shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

**55. BIO#3-LBZ EASEMENT [PDS, FEEX 2]**

**INTENT:** In order to protect sensitive biological resources in the adjacent biological open space easement, pursuant to RPO and CEQA, a Limited Building Zone (LBZ) Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area and to avoid other direct and indirect impacts. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a LBZ Easement as shown on the Vesting Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Decking, fences, and similar facilities.
- b. 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.
- c. Drainage structures for storm water facilities, bio swales, and stream channels/wetlands.

**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 first Final Map or prior to the issuance of the grading permit, the easements shall be recorded. **MONITORING:** For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] and [DPR GPM] for preapproval. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

- 56. BIO#4 (M-BI-1b, M-BI-1c, M-BI-2b, M-BI-2c, M-BI-3a, M-BI-3b, M-BI-3c, M-BI-5a, M-BI-5b, M-BI-5c, M-BI-5e, M-BI-5f) OFFSITE MITIGATION [PDS, FEE X2]**
- INTENT:** In order to mitigate for the impacts to sensitive habitats and special status plant and wildlife species, which are sensitive biological resources pursuant to RPO and CEQA, offsite mitigation as summarized within Table 11 of Appendix E of the draft EIR, including Diegan coastal sage scrub, coastal sage-chaparral transition, southern willow riparian forest, mule fat scrub, and non-native grassland shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat in perpetuity a total of 51.54 acres of in-kind sensitive habitat, including 18.5 acres of Diegan coastal sage scrub, 9.0 acres of coastal sage-chaparral transition, 2.13 acres of southern willow riparian forest suitable for least Bell's vireo, yellow-breasted chat and yellow warbler, 0.01 acres of mule fat scrub suitable for least Bell's vireo, yellow-breasted chat, and yellow warbler, and 21.9 acres of non-native grassland suitable for raptors and County Group 2 wildlife species. The required Diegan coastal sage scrub mitigation shall be provided through purchase of habitat credit or conservation of habitat of 18.5 acres of occupied, Intermediate Value or High Value coastal sage scrub, and/or other like-functioning habitat as approved by the County and Wildlife Agencies. To the extent the land is available for preservation, offsite mitigation shall occur within land located within the Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP) and located in the Elfin Forest-Harmony Grove Planning Area, northern coastal foothills ecoregion of San Diego County as approved by the County and Wildlife Agencies and as indicated below.
- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank, such as the Red Mountain Conservation Bank, Buena Creek Conservation Bank, or other bank deemed acceptable by the County and Wildlife Agencies, shall be approved by the County, California Department of Fish and Wildlife, and the U.S. Fish and 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.

- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land, or like-functioning land, to the extent that the land is available for preservation, located in PAMA of the draft North County Multiple Species Conservation Program (MSCP) and located in the Elfin Forest-Harmony Grove Planning Area, northern coastal foothills ecoregion of San Diego County and as approved by the County and Wildlife Agencies as indicated below:
1. The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PCC] 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 offsite mitigation credits and provide the evidence to the [PDS, PCC] 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, PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the issuance of the grading permit, the mitigation shall be completed. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the

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

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

**INTENT:** In order to protect the proposed open space easement dedicated under Condition BIO#1–BIOLOGICAL EASEMENT and BIO#4–OFFSITE MITIGATION (option #2) from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed no more than 200 feet apart along the biological open space boundary shown on the approved Vesting Tentative Map and as depicted on Figure 1-9 and Figure 2.3-5. 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: (PDS2015-ER-15-08-006)

**DOCUMENTATION:** The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer or licensed surveyor that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to issuance of the grading permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

**58. BIO#6–OPEN SPACE FENCING [PDS, FEE]**

**INTENT:** In order to protect the proposed open space easement dedicated under Condition BIO#1–BIOLOGICAL EASEMENT and BIO#4–OFFSITE MITIGATION (option #2) 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 shown on the approved Vesting Tentative Map and as depicted on Figure 1-9 and Figure 2.3-5. The fencing shall be at least four-feet high and consist of permanent fencing such as chain link, three strand non-barbed wire, or split-rail fencing. **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 the issuance of the grading permit, the fencing shall be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

**59. BIO#7 (M-BI-1b) REVEGETATION PLAN**

**INTENT:** In order to mitigate for the temporary impacts to Diegan coastal sage scrub, which is a sensitive biological resource pursuant to the RPO and CEQA, and to protect sensitive species, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan shall be prepared and implemented, which mitigates impacts to Diegan coastal sage scrub by restoring and preserving 1.8 acres of habitat onsite. The Revegetation Plan shall include directives for native container planting and seeding using locally sourced material and temporary irrigation. The Revegetation Plan shall be approved by the County and Wildlife Agencies and conform to most current version of the [County of San Diego Report Format and Content Requirements for Revegetation Plans](#). The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director of PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

**DOCUMENTATION:** The applicant shall prepare the Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits.

**TIMING:** Prior to the issuance of the grading permit, the Revegetation Plan shall be approved. **MONITORING:** The [PDS, LA] shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition BIO#8–SECURED AGREEMENT shall be made to enter into a Secured Agreement for the implementation of the Plan.

**60. BIO#8 (M-BI-1b) SECURED AGREEMENT**

**INTENT:** In order to assure project completion and success of the Revegetation Plan in condition BIO#7–REVEGETATION PLAN, a surety shall be provided and

an agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

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

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

**61. BIO#9 (M-BI-1a, M-BI-1b, M-BI-5c, M-BI-5d, M-BI-5f)  
RESOURCEMANAGEMENT PLAN**

**INTENT:** In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, a RMP. The RMP shall be for the perpetual management of the proposed onsite and/or offsite biological open space. The RMP shall address the location of the mitigation sites that meet the specific mitigation requirement for the type of habitat (e.g., in-kind habitat preservation, no net loss, presence of special status species, etc.) within the Project site. The plan shall be prepared and approved pursuant to the most current version of the [County of San Diego Report Format and Content Requirement Guidelines: Biological Resources](#). The final RMP cannot be approved until the following has been

completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

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

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

**62. BIO#10 (M-BI-6a, M-BI-6b, M-BI-6c, M-BI-7, M-BI-8) WETLAND PERMITS: [PDS, FEE X2]**

**INTENT:** In order to comply with the State and Federal Regulations for U.S. Army Corps of Engineers (USACE), Regional Water Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) for jurisdictional waters, the following agency permits, or verification that they are not required shall be obtained. Impacts to 0.31 acre of USACE/RWQCB-jurisdictional wetland waters of the U.S./State shall be mitigated at a 3:1 ratio, unless otherwise required by the USACE and RWQCB. Impacts to 0.03 acre of USACE/RWQCB-jurisdictional non-wetland waters of the U.S./State shall be mitigated at a 1:1 ratio through the preservation of a minimum 0.03 acre on site within BOS easement, which shall include preparation implementation of an RMP and monitoring, maintenance, management, and reporting directives, unless otherwise required by the USACE and RWQCB. If required by the USACE and/or RWQCB during regulatory permitting for the Project, alternative mitigation shall be provided through purchase of mitigation credits at a location deemed acceptable by the USACE and RWQCB. Impacts to 0.04 acre of CDFW-jurisdictional streambed shall be mitigated at a 1:1 ratio, within the BOS (which shall include preparation implementation of an RMP and monitoring, maintenance, management, and reporting directives) unless otherwise required by CDFW. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

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

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

**63. BIO#11–BIOLOGICAL MONITORING [PDS, FEE X2]**

**INTENT:** In order to prevent inadvertent disturbance to sensitive biological resources, all grading located adjacent to biological open space 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 that are adjacent to any biological open space or sensitive habitats (eg. breeding coastal California gnatcatcher, least Bell's vireo, yellow-breasted chat, and yellow warbler). The following shall be completed:

- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of [County of San Diego Report Format and Content Requirement Guidelines: Biological Resources](#) and this permit. The contract provided to the county shall include an agreement that this will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds or bond separately.

**DOCUMENTATION:** The applicant shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the issuance of the grading 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.

**64. 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 the County of San Diego Sanitation District or Rincon Del Diablo Municipal Water District (in the event RDD MWD has activated latent power to provide sewer service). **DOCUMENTATION:** The applicant shall process the annexation and pay all required annexation fees, to the satisfaction of the County of San Diego Sanitation District. **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.

**65. 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 County of San Diego Sanitation District or Rincon Del Diablo Municipal Water District (in the event RDD MWD has activated latent power to provide sewer service). 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 County of San Diego Sanitation District or Rincon Del Diablo Municipal Water District. **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.

**66. FIRE SERVICES AND AVAILABILITY: [PDS, REG] [FIRE] [GP, IP] [PDS, FIRE SERVICES AND AVAILABILITY: [PDS, REG] [FIRE] [GP, IP] [PDS, FEE]**

**INTENT:** In order to assure long-term availability of adequate fire protection services, the project shall enter into a fire and emergency services agreement with the Rancho Santa Fe Fire Protection District (RSFFPD). **DESCRIPTION OF REQUIREMENT:** The project shall enter into a fire and emergency services agreement with the RSFFPD. **DOCUMENTATION:** The applicant shall provide written evidence, to the satisfaction of PDS Project Planning, demonstrating that the project has entered into a fire and emergency services agreement with the RSFFPD. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit,

the property shall enter into a fire and emergency services agreement with RSFFPD in accordance with the above documentation. **MONITORING:** The PDS Project Planning shall review the submitted documentation. If, upon review, PDS Project Planning determines the documentation demonstrates conformance with this condition, the PDS Project Planning shall approve the documentation and deem the condition satisfied.

**67. PLN#1 - AFFORDABLE HOUSING AGREEMENT:**

**INTENT:** In order to ensure the project is consistent with the County's General Plan as it relates to affordable housing. **DESCRIPTION OF REQUIREMENT:** Project will include 10 percent of the project's total dwelling units as on-site affordable housing (as defined by California Health and Safety Code Section 50052.5 and 50053) consisting of five percent reserved as affordable for low income households and five percent reserved as affordable for moderate income households. The applicant shall execute an Affordable Housing Agreement with the County of San Diego Department of Housing and Community Development Services upon coordination with PDS. The building plans submitted during the building permit process shall include references to the locations of Affordable Housing units as well as details for the timing of construction of units consistent with the Affordable Housing Agreement. **DOCUMENTATION:** The applicant shall coordinate with the Department of Housing and Community Development Services and PDS in order to execute an applicable Affordable Housing Agreement in accordance with the Density Bonus Permit application of the project. The Affordable Housing Agreement shall be executed and fulfilled. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, the Affordable Housing Agreement and requirements shall be executed upon coordination with PDS and the County of San Diego Department of Housing and Community Development Services. **MONITORING:** The PDS Zoning Counter and [PDS, LDR] shall review the evidence to verify compliance with this condition upon coordination the County of San Diego Department of Housing and Community Development.

**UNIT 1: PRIOR TO APPROVAL OF FINAL MAP**

The Final Map for this Vesting Tentative Map is to be filed in units. In addition, conditions that apply to all units (Units 1, 2, and 3) are listed in a separate section at the end, following the conditions for Unit 3.

**68. ROADS#8-PRIVATE ROAD IMPROVEMENTS**

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

- a. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, **Street 'I'**, to an easement width of seventy-two feet (72'), minimum graded width of seventy-two feet (72'), with sixty-six feet (66') of asphalt concrete pavement over approved base, and

wedge curb and gutter or modified rolled curb. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

- b. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, **Private Access Road**, to an easement width of forty feet (40'), graded width of forty feet (40') with twenty-four feet (24') of asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- c. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, **Streets 'CC', 'DD', 'AAA', 'BBB', 'CCC', 'DDD', 'EEE', and 'FFF'**, to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- d. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, **Streets 'OO', 'PP', and 'QQ'**, to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- e. Asphaltic 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. The above shall be done to the satisfaction of the Director of Public Works.
- f. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the unit the road is within, abuts, or provides access to.

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

- g. Process and obtain approval of Improvement Plans to improve the above-listed private easement roads for each particular phase or unit of the subdivision.
- h. Provide Secured Agreements with posting security in accordance with Subdivision Ordinance Sec.81.404.
- i. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- j. 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 approval of the Final Map for each particular phase or unit of the subdivision [as mentioned above], the plans, agreements, and securities for each particular phase or unit of the subdivision shall be approved. **Monitoring:** The [DPW, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

#### 69. ROADS#9—PRIVATE ROAD EASEMENT

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

- a. The Final Map shall show a minimum forty-foot (40') wide private road easement for all proposed private roads in the Subdivision, except as shown on the Vesting Tentative Map.
- b. The Final Map shall show private road easements that terminate with a minimum forty-four foot (44') radius cul-de-sac, where applicable, except as shown on the Vesting Tentative Map.

**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 easements are indicated pursuant to this condition.

## **UNIT 2: PRIOR TO APPROVAL OF FINAL MAP**

The Final Map for this Vesting Tentative Map is to be filed in units. In addition, conditions that apply to all units (Units 1, 2, and 3) are listed in a separate section at the end, following the conditions for Unit 3.

### **70. ROADS#10–PRIVATE ROAD IMPROVEMENTS**

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

#### **DESCRIPTION OF REQUIREMENT:**

- a. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement roads, **Streets 'H' and 'J'**, to an easement width of fifty feet (50'), graded width of fifty feet (50) with thirty feet (30') of asphalt concrete pavement over approved base, and wedge curb and gutter or modified rolled curb and an four foot (4') wide DG pedestrian trail along the west side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- b. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, **Street 'K'** from STA 6+50.00 to the cul-de-sac to an easement width of forty feet (40'), graded width of forty feet (40') with twenty-four feet (24') of asphalt concrete pavement over approved base, and with six feet (6') of parallel parking along the east side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, for one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- c. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, **Street 'K'** from private easement road Street 'A' to STA 6+50.00 to an easement width of forty feet (40'), graded width of forty feet (40') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, for one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

- d. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement road, **Private Access Road**, to an easement width of forty feet (40'), graded width of forty feet (40') with twenty-four feet (24') of asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- e. The private roads, **Streets 'H', 'J', and 'K'** each shall terminate with a cul-de-sac or offset cul-de-sac graded to a minimum radius of forty-four feet (44') and surfaced to a minimum radius of thirty-eight feet (38') with asphaltic concrete pavement over approved base, to the satisfaction of the Director of Planning and Development Services, the Director of Public Works and the Rancho Santa Fe Fire Protection District (RSFFPD).
- f. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, **Streets 'EE', 'FF', 'VV', and 'ZZ'**, to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- g. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, **Streets 'RR', and 'SS'**, to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- h. Asphaltic 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. The above shall be done to the satisfaction of the Director of Public Works.
- i. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the unit the road is within, abuts, or provides access to.

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

- j. Process and obtain approval of Improvement Plans to improve the above-listed private easement roads for each particular phase or unit of the subdivision.
- k. Provide Secured Agreements with posting security in accordance with Subdivision Ordinance Sec.81.404.
- l. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- m. 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 approval of the Final Map for each particular phase or unit of the subdivision [as mentioned above], the plans, agreements, and securities for each particular phase or unit of the subdivision shall be approved. **Monitoring:** The [DPW, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

#### 71. ROADS#11–PRIVATE ROAD EASEMENT

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

- a. The Final Map shall show a minimum forty-foot (40') wide private road easement for all proposed private roads in the Subdivision, except as shown on the Vesting Tentative Map.
- b. The Final Map shall show private road easements that terminate with a minimum forty-four foot (44') radius cul-de-sac, where applicable, except as shown on the Vesting Tentative Map.

**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 easements are indicated pursuant to this condition.

### **UNIT 3: PRIOR TO APPROVAL OF FINAL MAP**

The Final Map for this Vesting Tentative Map is to be filed in units. In addition, conditions that apply to all units (Units 1, 2, and 3) are listed in a separate section at the end, following the conditions for Unit 3.

## **72. ROADS#12–PRIVATE ROAD IMPROVEMENTS**

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

### **DESCRIPTION OF REQUIREMENT:**

- a. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement roads, **Streets 'E', 'F', and 'G'**, to an easement width of fifty feet (50'), graded width of fifty feet (50) with thirty feet (30') of asphalt concrete pavement over approved base, and wedge curb and gutter or modified rolled curb and an four foot (4') wide DG pedestrian trail along the west side as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply' to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- b. The private roads, **Streets 'E', 'F', and 'G'**, each shall terminate with a cul-de-sac or offset cul-de-sac graded to a minimum radius of forty-four feet (44') and surfaced to a minimum radius of thirty-eight feet (38') with asphaltic concrete pavement over approved base, to the satisfaction of the Director of Planning and Development Services, the Director of Public Works and the Rancho Santa Fe Fire Protection District (VCFPD).
- c. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, **Streets 'GG', 'HH', 'II', 'JJ', 'KK', 'LL', 'NN', 'WW', 'XX', and 'YY'**, to an easement width of twenty-four feet (24'), graded width of twenty-four feet (24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- d. Prior to approval of the Final Map, improve or agree to improve and provide security for the private easement alleys, **Streets 'MM', and 'TT'**, to an easement width of twenty-four feet (24'), graded width of twenty-four feet

(24') with twenty-four feet (24') of asphalt concrete pavement over approved base as shown on the Vesting Tentative Map dated April 2, 2018. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads, one hundred (100) or less, trips shall apply to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

- e. Asphaltic 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. The above shall be done to the satisfaction of the Director of Public Works.
- f. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the unit the road is within, abuts, or provides access to.

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

- g. Process and obtain approval of Improvement Plans to improve the above-listed private easement roads for each particular phase or unit of the subdivision.
- h. Provide Secured Agreements with posting security in accordance with Subdivision Ordinance Sec.81.404.
- i. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- j. 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 approval of the Final Map for each particular phase or unit of the subdivision [as mentioned above], the plans, agreements, and securities for each particular phase or unit of the subdivision shall be approved. **Monitoring:** The [DPW, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the

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

**73. ROADS#13–PRIVATE ROAD EASEMENT**

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

- a. The Final Map shall show a minimum forty-foot (40') wide private road easement for all proposed private roads in the Subdivision, except as shown on the Vesting Tentative Map.
- b. The Final Map shall show private road easements that terminate with a minimum forty-four foot (44') radius cul-de-sac, where applicable, except as shown on the Vesting Tentative Map.

**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 easements are indicated pursuant to this condition.

**74. TIF#1 – 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, the applicant shall pay 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 presented to the Board of Supervisors for approval.

**75. ROADS#14–TRANSPORTATION IMPACT FEE**

**INTENT:** In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the [Transportation Impact Fee \(TIF\) Ordinance Number 77.201-77.223](#), the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the [County TIF Ordinance number 77.201-77.223](#) for Select Residential Uses in the San Dieguito Community Planning Area based on 4,500 Average Daily Trips (ADT) identified in the approved Traffic Study. The fee is calculated pursuant to the ordinance. **DOCUMENTATION:** The applicant shall pay the TIF at the [PDS, ZONING] and

provide a copy of the receipt to the [PDS, BD] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **TIMING:** Prior to approval of any residential building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **MONITORING:** The [PDS, ZONING] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [PDS, BD] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

**76. ESMT#1 – EASEMENTS:**

**INTENT:** In order to promote orderly development, existing easements affecting the proposed limits of development must be vacated, quitclaimed, extinguished or relocated. **DESCRIPTION OF REQUIREMENT:** Existing easements identified on the Vesting Tentative Map shall be vacated, quitclaimed, extinguished or relocated to the satisfaction of the Director of Planning & Development Services. **TIMING:** Prior to or as part of the recordation of the Final Map, the easements must be vacated, quitclaimed, extinguished or relocated. **MONITORING:** The [PDS, LDR] shall review the documents associated with the vacations, quitclaims and extinguishments.

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

**77. STRMWTR#1–EROSION CONTROL**

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

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed

to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

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

#### 78. **STRMWTR#2–STORMWATER MAINTENANCE DOCUMENTATION**

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

- a. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.
- b. 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 the deposit and applicable review fees. **TIMING:** Prior to the approval of the Final Map, the agreements and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

#### 79. **DRNG#1–FLOODPLAIN COMPLIANCE**

**INTENT:** To protect persons and property from harm in an area of special flood hazard and to allow for flood hazard insurance at current rates in the unincorporated County by ensuring compliance with the more restrictive of the [Flood Damage Prevention Ordinance, Section 811.101](#), et seq. of the [San Diego County Code, of Regulatory Ordinances \(County Code\)](#) or the [National Flood](#)

Insurance Program requirements set forth at 44 Code of Federal Regulations, (CFR) Section 60.1 et seq. References to the 44 CFR Section 60.1 et seq. are for convenience only and are not intended to limit the applicability of other federal laws or regulations that comprise the National Flood Insurance Program. **DESCRIPTION OF REQUIREMENT:** The project site is located within an AE FEMA Flood Zone as indicated on FEMA Flood Insurance Rate Map (FIRM) map panel #06073C1057. FEMA mapped AE Zones are required to be developed and used in accordance with restrictions set forth in the County's Flood Damage Prevention Ordinance for "special flood hazard areas." These requirements were developed to allow for continued County participation in the National Flood Insurance Program in accordance with 44 CFR 60.1 et seq. Consistent with these requirements, the following must be complied with:

- a. Demonstrate to the satisfaction of the County Flood Plain Administrator through hydrologic and hydraulic analyses performed by a licensed engineer in accordance with standard engineering practice that no encroachments, including fill, new construction, substantial improvements, or placement of structures, will be made in the FEMA mapped floodway that would result in an increase in base flood elevation, base flood depth or the flood plain boundary during the occurrence of the base flood. Grading or work within the effective floodplain is prohibited until an approved Conditional Letter of Map Revision (CLOMR) obtained from FEMA becomes effective. Occupancy of structures and completion of the development where a certificate of occupancy is not required is prohibited until compliance with the CLOMR is achieved and a Letter of Map Revision (LOMR) obtained from FEMA becomes effective. County Flood Damage Prevention Ordinance ([Title 8, Division 11 Sec 503 \(b\)](#)).
- b. All structures to be constructed, substantially improved or placed within the subdivision shall comply with the more restrictive of the County's Flood Damage Prevention Ordinance or the criteria set forth in 44 CFR 60.1 et seq.

**MAP DOCUMENTATION:** The applicant shall execute a covenant satisfactory to the Director of DPW. The covenant shall be placed on the Map, and recorded with the map. **MAP TIMING:** Prior to the recordation of the Final Map the covenant shall be executed and indicated on the Map. **COVENANT TIMING:** No Building permit for the development can be issued until the applicant completes the requirement. Prior to obtaining a building permit or occupancy, the applicant shall design the project per the condition and submit it to [PDS, LDR] for review. **MONITORING:** The [PDS, LDR] shall review the covenant and the Map for compliance with this condition.

#### 80. GHG#1 (M-GHG-1(a)) Solar Program

**INTENT:** In order to mitigate for construction and operational emissions of greenhouse gases (GHGs). **DESCRIPTION OF REQUIREMENT:** Prior to

approval of any building plan and the issuance of any building permit for the project, compliance with M-GHG-1 shall be as follows:

a. Solar panel(s), capable of generating a total of 1,720 KW, shall be installed on an existing building(s) that does not currently utilize solar energy, located within the County of San Diego, that is not otherwise required by law or regulation through statute, regulation, existing local program, or requirement to install such solar panels. The building shall have an estimated life of at least 30 years as verified by a third-party licensed building inspector. The solar system installation shall be completed by a licensed, bonded and insured installer; and equipped with a monitoring system to notify the property owner upon which the building is located (property owner), the installer, and the HGV South Homeowners Association (HOA) with monitoring data. The solar panels shall be registered with an extended warranty for the maximum period of time feasible, not less than 30 years and the panels shall be dated at the time of installation. Consistent with the North American Board of Certified Energy Practitioners (NABCEP) standards, the installation company shall have a minimum of three years' experience.

b. The identified building(s) shall be located within the County boundaries. A Covenant shall be recorded against the property, for the benefit of the project site, stating that the project-installed solar panel(s) must remain on the building(s) and operational for a period of 30 years. This Covenant runs with the land, not the owner, and shall pass with the parcel in the event of a sale. The Covenant shall also require the property owner to allow the HOA or representative (including the County) to conduct annual baseline maintenance inspections, monitor, repair or replace the system as described in e), below, during that 30-year period. The Covenant shall also include the following provisions:

- i) the property owner shall allow the HOA or County to access the system if maintenance is indicated by the monitoring system or when issues are otherwise noted by the property owner;
- ii) the property owner shall notify the HOA and County if any repair or maintenance events become known to the property owner;
- iii) the property owner shall maintain a policy of insurance (or include the addition of such panels to the coverage limits of the building's current insurance policy) to cover against the repair or replacement of the solar system resulting from physical damage (e.g., caused by severe weather conditions, vandalism, fire and other events), and name the HOA and County as additional insureds;
- iv) the property owner shall maintain and/or replace such panels with an equivalent or higher rated panel as necessary if the repair work is not completed by the HOA;

v) if the identified building is vacated or abandoned, or the building is demolished before the 30-year period, the property owner shall be required to install an equivalent unit (and provide insurance for the same) on one or more existing buildings that meet the same criteria identified in a): within the County, that would generate an equivalent amount of solar power for the remaining term of the 30-year period. The property owner shall be required to record a Covenant with the same provisions against the property upon which the new building with the replacement solar unit is located, for the remaining term of the 30-year period and notify the HOA and the County of the same, prior to the vacation, abandonment, or demolition of the existing building; and

vi) Any new purchaser of the property shall notify the HOA and County that it has acquired the site and acknowledge its obligations under the Covenant, including allowing access for solar panels maintenance for the duration of the 30-year term.

c. The Applicant is required to fund and provide a report to the County that provides the following information:

i) the address of the specific building(s) upon which the installation of the solar panels required by M-GHG-1 have been installed;

ii) evidence that the building(s) is/are not required by law or regulation through statute, regulation, existing local program, or requirement to install such solar panels (i.e., additional);

iii) the amount of GHG emissions that shall be reduced by the installation of such panels;

iv) a copy of the Covenant recorded against the property that includes the information required by b) above;

v) a copy of the third-party building inspector verification that the life of the building be at least 30 years; vi) a copy of the project "Covenants, Conditions, and Restrictions" (CC&Rs or Declaration) of the HOA that include the provisions identified in paragraph e) below, including the HOA's budget that shows the reserve set aside for purposes described in paragraph), below: and

vii) a copy of the solar installation contract with a licensed and bonded installer, and warranty and insurance policy along with the approved solar permit. The report shall include calculations conducted by a technical GHG expert using County-approved models and/or methodologies.

d. The Applicant shall comply with County Code Section 6954, Solar Energy Systems, and obtain any required permits. The installation of such PV system shall

be required to qualify for a CEQA exemption, such as PRC 21080.35 at the time of application for installation.

e. The CC&Rs for the project shall be submitted to the County for its review prior to the approval of the first grading permit that includes the following provisions:

1. The HOA shall monitor the solar system using the module-level monitoring application described above for a 30-year period that commences from the project's last occupancy permit release. The HOA shall keep records of solar power production during this period.

2. If any solar equipment is found to need repair or replacement, the HOA shall be responsible for such work being completed as needed in order to maintain the equivalent amount of solar power generated by such panels. The HOA shall work with the property owner, installation company and/or insurance entity to ensure that the repairs are completed in a timely manner. If the repair work is not covered by the warranty or paid for by the insurance carrier, the HOA shall be responsible for ensuring that the repair work is completed.

3. During maintenance, the HOA or representative shall replace (with an equivalent or higher rated panel) or repair any of the solar panels as needed in order to maintain the equivalent amount of solar power generated by such panels.

4. Any revisions to the above-described provisions of the CC&Rs shall be approved by the County, require the consent of 100 percent of the holders of first mortgages or property owners within the HOA, and require the HOA to retain the same amount of funds set aside by this mitigation measure for the same purposes for the 30-year period.

5. The County shall be named as a party to said Declaration authorizing the County to enforce the terms and conditions of the Declaration in the same manner as the HOA or any owner within the subdivision.

6. The HOA shall maintain the budgeted reserve described in paragraph f) below for the exclusive uses described below. The County may use such funds should it decide to enforce said obligations.

7. These CC&Rs shall be confirmed by the County prior to grading of the first subdivision map.

**DOCUMENTATION:** The Final Map shall show that all lots within the subdivision have a minimum of 100-square feet of solar access for each future building unit allowed by this subdivision pursuant to Section 81.40(m) of the Subdivision Ordinance. The applicant shall comply with the requirements of this condition as detailed on any applicable building plan. **TIMING:** The following actions shall occur prior to the issuance of grading and building permits in coordination with PDS and

DRE staff. **MONITORING:** The [PDS, LDR] shall review the HOA and documents for compliance with this condition.

#### 81. GHG#2 (PDFs-1, 2, 3, 4, and 5) - Construction Exhaust Emissions

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

- a. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board (CARB). A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.
- b. Construction contractors shall comply with CARB's In-Use Off-Road Diesel-Fueled Fleets (13 CCR Section 2449) and Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Vehicle Idling (13 CCR Section 2484) to restrict idling of diesel equipment and vehicles to five minutes.
- c. The project shall require that construction contractors provide a construction fleet that uses heavy-duty diesel-powered equipment with Tier III diesel engines or higher, with the exception of concrete/ industrial saws, generator sets, welders, air compressors, or construction equipment where Tier III or higher is not available.
- d. To the extent feasible, construction contractors shall use diesel equipment fleets that exceed existing emissions standards if commercially available in the San Diego region.
- e. To the extent feasible, construction contractors shall use electric and renewable fuel powered construction equipment if commercially available in the San Diego region.

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

#### 82. GHG#3 (PDF 7) - Construction Recycling

**INTENT:** In order to mitigate for indirect construction emissions. **DESCRIPTION OF REQUIREMENT:** The project shall comply with County Municipal Code

Section 68.508-68.518. A Construction and Demolition Debris Management Plan and a refundable performance guarantee shall be developed by the Construction Contractor prior to building permit issuance, and implemented to divert debris from construction and demolition away from landfills. The plan shall require that 90 percent of inerts and 70 percent of all other materials from the project are recycled. **DOCUMENTATION:** The applicant or designee shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing the construction bid/estimate from the construction contractor that will be used. **TIMING:** Prior to approval of any grading and throughout the construction duration for the project. **MONITORING:** The [DPW, PDCI] shall make sure that the contractor complies with the requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

**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.**

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

**(Cultural Resources)**

**83. CULT#GR-1 ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING [PDS, FEE X2]**

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

**(Biological Resources)**

**84. BIO#12 BIOLOGICAL MONITORING [PDS, FEE X3]**

**INTENT:** In order to prevent inadvertent disturbance to sensitive habitats, special status plants and wildlife, and jurisdictional waters, all grading located adjacent to biological open space 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 located within or adjacent to biological open space areas, sensitive habitats, special status plants and wildlife (eg. coastal California gnatcatcher, least Bell's vireo, yellow-breasted chat, and yellow warbler), and jurisdictional waters. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and approved Vesting Tentative Map:

- a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the [PDS, PCC].
- b. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the [PDS, PCC].

**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 the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

**85. BIO#13 (M-BI-4, M-BI-9) RESOURCE AVOIDANCE [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to sensitive avian species (eg. coastal California gnatcatcher, least Bell's vireo, yellow-breasted chat, and yellow warbler), which are sensitive biological resources pursuant to RPO 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 Diegan coastal sage scrub habitat during the breeding season of the coastal California gnatcatcher within RAA as indicated on these plans. All grading permits, improvement plans, and the final map shall state the same. The breeding season is defined as occurring between the following dates: coastal California gnatcatcher (February 15 to August 31), nesting raptors (January 15 to July 15), least Bell's vireo (March 15 to September 15), or migratory birds (February 15 to August 31). The Director of PDS [PDS, PCC] 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 coastal California gnatcatchers 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; although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

**86. BIO#14–PRECONSTRUCTION SURVEYS (AVIAN SPECIES) [PDS, FEE X2]**

**INTENT:** In order to avoid impacts to sensitive avian species, which are sensitive biological resources (eg. coastal California gnatcatcher, least Bell's vireo, yellow-breasted chat, yellow warbler, and raptors) pursuant to RPO and CEQA, preconstruction surveys shall occur. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading (which includes operation of construction dozers, excavators, rock crushers, pile drivers or cast-in-drilled-hole equipment) during the avian breeding season except as allowed by this condition. All grading permits, improvement plans, and the final map shall state the same. If clearing or grading must occur during the period of coastal California gnatcatcher (February 15 to August 31), nesting raptors (January 15 to July 15), least Bell's vireo (March 15 to September 15), or migratory birds (February 15 to August 31), a County-approved biologist shall conduct pre-construction surveys in suitable nesting habitat adjacent to the construction area to determine the location of any active nests in the area and whether these species occur within areas potentially impacted by noise. The preconstruction surveys shall not begin more than seven days prior to the start of construction. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within or adjacent to the potential impact area, grading and clearing shall be allowed to proceed. To avoid take under the federal Endangered Species Act, impacts to occupied habitat of listed species shall be avoided. If any special status avian species are observed nesting or displaying breeding/nesting behavior within or adjacent to the potential impact area, construction in that area shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after August 31 (September 15 for least Bell's vireo). In such a case, operation of the following equipment shall not occur within the specified distances from an active nest during the respective breeding seasons: a dozer within 400 feet; an excavator within 350 feet; rock crusher equipment within 1,350 feet; a breaker within 500 feet; a pile driver within 2,600 feet; and cast-in-drilled holes equipment within 350 feet. All grading permits, improvement plans, and the final map shall state the same. Operation of construction dozers, excavators, rock crushers, pile drivers, cast-in- drilled-hole equipment and other noise-generating activities shall: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA

or ambient. Decibel output will be confirmed by a County-approved noise specialist and intermittent monitoring by a qualified biologist to ensure that conditions have not changed will be required. If pre-construction surveys identify coastal California gnatcatcher, nesting raptors, or least Bell's vireo, blasting will be restricted to the non-breeding season for the identified birds (September 1 to February 14 for coastal California gnatcatcher; July 16 to January 14 for nesting raptors; and September 16 to March 14 for least Bell's vireo) or be completed using wholly chemical means. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

**87. BIO#15–TEMPORARY FENCING [PDS, FEE]**

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

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

**(Biological Resources)**

**88. BIO#16–BIOLOGICAL MONITORING [PDS, FEE X3]**

**INTENT:** In order to prevent inadvertent disturbance to sensitive biological resources, all grading located adjacent to biological open space 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 adjacent to biological open space easement in order to provide protection to sensitive habitats, special status plant and wildlife species (eg. coastal California gnatcatcher, least Bell's vireo, yellow-breasted chat, and yellow warbler), and jurisdictional waters. 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 them immediately to the [PDS PCC]. Additionally, the biologist shall perform the following duties:

- a. Prepare a California gnatcatcher-monitoring program to the satisfaction of [PDS PCC] 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 periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
- 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, selectively placed, shielded, and 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 PCC] within 24 hours; (8) produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and the PDS (final report will release bond);
- h. Confer with the Wildlife Agencies and [PDS PCC] within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
- i. Attend construction meetings and other meetings as necessary.

**DOCUMENTATION:** The Project Biologist shall prepare and submit to the satisfaction the [PDS, PCC] monitoring reports, which indicate that the monitoring has occurred as indicated 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 on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or applicant fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.

**(Cultural Resources)****89. CULT#GR-2 ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION [PDS, FEE X2]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno 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 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 Native American monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor.
- b. In the event that previously unidentified potentially significant cultural resources are discovered:
  1. The Project Archaeologist or the Luiseno and Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
  2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
  3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno and Native American monitor shall determine the significance of the discovered resources.
  4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
  5. Isolates and clearly non-significant deposits shall be minimally documented in the field.
  6. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
  7. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources.

8. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luiseno and Native American monitor. 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).
  9. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.
- c. If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
  2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
  3. 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.
  4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
  5. 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.
- d. The Project Archaeologist and Luiseno and Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

**DOCUMENTATION:** The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur

throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PPD] if the Project Archeologist or applicant fails to comply with this condition.

**(Noise)**

**90. NOISE-GP1. TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].**

**INTENT:** In order to minimize temporary construction noise for grading operations and to comply with County Noise Ordinance. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations farthest away from noise sensitive receivers as deemed feasible.
- f. Temporary construction equipment operations shall comply with the County Noise Ordinance Sections 36.408, 409, and 410.

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

**91. NOISE-GP2. BREAKER CONSTRUCTION NOISE MEASURES: [PDS, PCC] [PDS].**

**Intent:** In order to comply with the [County of San Diego Noise Ordinance 36.409](#) & 36.410, the following noise attenuation measures shall be implemented to reduce the sound level generated from project **breaker equipment operations**. **Description of Requirement:** The temporary breaker shall be limited to the following: If a breaker is required on-site during construction, then it shall not generate maximum noise levels that exceed 82 dBA LMAX when measured at the

property line for 25 percent of a one-hour period, and/or not be used within 125 feet of property boundaries of occupied residences. **Documentation:** The applicant shall maintain the setbacks and limited 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 and/or limited operations shall occur throughout the duration of the grading operations and/or breaker activities. **Monitoring:** The [PDS, CODES] is responsible for enforcement of this condition.

**92. NOISE-GP3. ROCK CRUSHER NOISE MEASURES: [PDS, PCC] [PDS].**

**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 **rock crusher** equipment operations. **Description of Requirement:**

- a. If a rock crusher is required on-site during construction, then it shall not be used within 250 feet of property boundaries of occupied residences.
- b. If a rock crusher is to be located within 250 feet of a property line for any occupied residence, then a County approved noise consultant shall submit a noise memo/letter to the satisfaction of the Director of PDS recommending temporary noise barriers (or other noise reducing measures) resulting in levels of 75 dBA and below at the property line of occupied residences. These recommendations must be implemented in order to operate rock crushers within 250 of an occupied property line.

**Documentation:** The applicant shall maintain the setbacks and limited 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 and/or limited operations shall occur throughout the duration of the grading operations and/or breaker activities. **Monitoring:** The [PDS, CODES] is responsible for enforcement of this condition.

**93. NOISE-GP4. BLASTING PLAN AND CONSTRUCTION NOISE ORDINANCE COMPLIANCE: [PDS, PCC] [PDS]. INTENT:** In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410, the following noise attenuation measures shall be implemented to reduce the sound level generated from construction equipment operations associated with blasting. **DESCRIPTION OF REQUIREMENT:** The project applicant shall conform to the blast plan which would be comprised of the following (but not limited to):

- a. Prior to and during construction activities, the applicant shall be required to prepare and implement a blast plan to reduce impacts associated with air blast over-pressure generated by project-related construction activities and

to incorporate any required noise reducing measures to comply with County Noise Ordinance regulations.

- b. 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. If boulders must be reduced in size with blasting within 200 feet of the closest residence, the use of chemical expansion via a chemical cracking agent shall be performed instead.
- c. The number of blasts would be limited to three blasting events per week.
- d. If boulders must be reduced in size with blasting within 200 feet of the closest residence, the use of chemical expansion via a chemical cracking agent shall be performed instead.
- c. All blast planning shall be done by a San Diego County Sheriff approved blaster, with the appropriate San Diego County Sheriff blasting permits, and all other applicable local, state, and federal permits, licenses, and bonding. The blasting contractor or owner shall conduct all notifications, inspections, and monitoring, major or minor blasting requirements planning, with seismograph reports as necessary.
- 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 any other methods specified within the blasting plan must be implemented to comply with County Noise Ordinance requirements.
- e. If new information is provided to prove and certify that the operations associated with blasting being used is different prior to grading plan approval, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or modification of measures may be approved if the blasting activities comply with County noise standards at any the occupied property line.

**DOCUMENTATION:** The applicant shall maintain and incorporate the construction noise measures as indicated above and within the plan until all blasting activities (including pre and post) have been completed. The applicant is responsible for implementing any further noise reducing measures to remain in compliance with this condition and comply with the requirements of the County Noise Ordinance,

Section 36.409 & 36.410. **TIMING:** This condition shall occur prior to and/or throughout the duration of all associated blasting activities. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this condition.

**(Air Quality)**

**94. CONSTRUCTION DUSTINTENT:** In order to mitigate for fugitive dust emissions (particulate matter smaller than 10 microns in diameter [PM<sub>10</sub>] and particulate matter smaller than 2.5 microns in diameter [PM<sub>2.5</sub>]) **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

- a. Two applications of water will be applied during grading between dozer/scrapper passes, as necessary. Additional watering or acceptable non-toxic San Diego Air Pollution Control District (SDAPCD) dust control agents will be applied during dry weather or windy days until dust emissions are not visible.
- b. Dirt storage piles will be enclosed, covered, watered three times daily, if necessary, or stabilized by chemical binders, tarps, fencing or other non-toxic erosion control according to manufacturers' specification.
- c. A 15-mile per hour (mph) speed limit will be enforced on unpaved surfaces.
- d. 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.
- e. Haul trucks hauling dirt, sand, soil, or other loose materials will be covered or two feet of freeboard will be maintained.
- f. When active construction ceases on the site, disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County of San Diego (County) and/or SDAPCD to reduce dust generation.
- g. After completion of grading, internal roadways will be paved, chip sealed, or chemically stabilized.
- h. Sweepers or water trucks will be used to remove "track-out" at any point of public street access.
- i. Grading will be suspended if winds exceed 25 mph or if visible dust plumes emanate from a site; disturbed areas will be stabilized if construction is delayed.

- j. Any blasting areas will be wetted down prior to initiating the blast.
- k. In accordance with the SDAPCD Rule 55 - Fugitive Dust Control, no dust and/or dirt will leave the property line. The following measures would be implemented to ensure the requirements of this rule are met:
  - i. Airborne Dust Beyond the Property Line: No person will engage in construction or demolition activity subject to this rule in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.
  - ii. Track-out/Carry-out: Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out will be minimized by the use of any of the following erosion control measures:
    1. Track-out grates or gravel beds at each egress point.
    2. Wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks.
    3. Secured tarps or cargo covering, watering, or treating of transported material.
    4. If a street sweeper is used to remove any track-out/carry-out, only PM10-efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements will be used. The use of blowers for removal of track-out/carry-out will be prohibited under any circumstances.

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

#### 95. CONSTRUCTION ARCHITECTURAL COATINGS

**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.

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

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

#### **(Biological Resources)**

##### **96. BIO#17–BIOLOGICAL MONITORING [PDS, FEE]**

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2015-ER-15-08-006 and TM-5600, 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 his/her supervision of the grading activities and substantiating that grading did not impact additional areas of biological open space or other sensitive biological resources. The report shall conform to the [County of San Diego Report Format and Content Requirement Guidelines: 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, PCC] 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, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

#### **(Cultural Resources)**

##### **97. CULT#GR-3 ARCHAEOLOGICAL MONITORING – ROUGH GRADING [PDS, FEE]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented.

**DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. 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 Native American monitor 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 to [PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center, the Pechanga Band of Temecula Luiseno Indians, 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, 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.

**98. PLN#2–AFFORDABLE HOUSING VERIFICATION**

**INTENT:** In order to promote orderly development and implement the Affordable Housing measures and Affordable Housing Agreement associated with the project. In order to ensure that the Affordable Housing units are constructed in a timely manner. **DESCRIPTION OF REQUIREMENT:** Prior to occupancy of the first structure associated with the project including the Tentative Map and Site Plan, all requirements related to occupancy for the Affordable Housing Agreement with Housing and Community Development Services shall be implemented. **TIMING:** Prior to occupancy of the first structure built in association with this Site Plan permit, or use of the premises in reliance of this permit. Prior to occupancy of subsequent structures built in association with this permit and consistent with the timing of construction of an Affordable Housing Agreement. **MONITORING:** The [PDS, LDR] shall review the documents for compliance with this condition.

**99. GHG#4 (PDF 6):- Educational Materials**

**INTENT:** In order to mitigate for indirect operational GHG emissions. **DESCRIPTION OF REQUIREMENT:** The applicant shall develop and provide to all homeowners an informative brochure to educate homeowners regarding water conservation measures, recycling, location of the EV charging stations, location of outdoor electric outlets to promote using electrical lawn and garden equipment, and location of nearby resources such as dining and entertainment venues, small commercial centers, and civic uses to reduce vehicle miles traveled. **DOCUMENTATION:** The applicant shall comply with the building requirements of this condition. **TIMING:** The design measures described above shall be incorporated into the site plan, building plans and landscape plan for the project as applicable to ensure implementation. Place note onto Grading Plan that states: The HOA shall provide informational materials for each homeowner. **MONITORING:** Prior to issuance of each permit, consistency with the applicable plans and the PDFs will be confirmed by the County. The County of San Diego Planning & Development Services (PDS) will ensure that the sustainable design measures on all such plans for the project are implemented.

**100. GHG#5 – (PDFs 9, 13, and 28): Operational Solar Requirements**

**INTENT:** In order to mitigate for operational GHG emissions. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following measures:

- a. The applicant shall install roof anchors and pre-wiring to allow for the installation of solar photovoltaic (PV) systems where such systems are not installed as part of project. Implementation shall be provided on additional nonresidential structures (e.g., if an on-site wastewater treatment facility (WWTF) is approved as part of the project).
- b. The project shall install rooftop solar PV panels (a photovoltaic solar system) on all residential units within the project for a total of 4,165 kW of solar power.
- c. The project shall install rooftop solar PV panels (a photovoltaic solar system) on the Center House to the maximum extent feasible based on its final design.

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

**101. GHG#6 (PDFs 11, 12, 14, and 24):- Operational Water Conservation Requirements**

**INTENT:** In order to mitigate for operational GHG emissions from water use and wastewater treatment. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following measures:

- a. The project's outdoor landscaping plan shall use turf only in sports field, dog park and park/recreation areas; maximize drought-tolerant, native, and regionally appropriate plants through planting in conformance with the project Conceptual Landscape Plan and the County's Water Conservation and Landscape Design Manual; and incorporate weather-based irrigation controllers, multi-programmable irrigation clocks, and high efficiency drip irrigation systems. At the time of final inspection, a manual will be placed in each building that includes, among other things, information about water conservation. The project shall submit a Landscape Document Package that complies with the referenced County Ordinance and demonstrates a 40 percent reduction in outdoor use. The Landscape Document Package shall be submitted to the County for review and approval prior to issuance of any building permits and compliance with this measure shall be made a condition of the project's approval.
- b. The project shall utilize reclaimed water from the proposed WWTF (or the existing Harmony Grove WRF) for outdoor irrigation.
- c. Project potable water use shall be reduced by 20 percent through installation of low-flow water fixtures, reduction of wastewater generation by 20 percent, installation of low-flow bathroom fixtures, and installation of weather-based smart irrigation control systems.
- d. The project shall submit building plans illustrating that the project would install one rain barrel per every 500 square feet of available roof area provided that state, regional or local incentives/rebates are available to fund the purchase of such rain barrels and roof area is available to feasibly install the barrels.

**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.

**102. GHG#7 (PDFs 16, 17, 18, 22, 23, and 25):- Parking and Electric Vehicle Design Standards**

**INTENT:** In order to mitigate for operational GHG emissions from vehicle use.

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

- a. The project shall provide bicycle parking facilities and bicycle circulation improvements to encourage the use of bicycles (see also Improvement Plans).
- b. Marked crosswalks connecting the east and west sides of Country Club Drive shall be located from each of the project entries to the future multi-use trail on the west side of the road to accommodate pedestrians/equestrians in crossing the road.

- c. The project's parking facilities shall be required to comply with the County's Parking Design Manual that requires parking areas to minimize the heat island effect that results from asphalt and/or large building block surfaces such as parking lots.
- d. The HOA shall provide two electrical vehicles that shall be sited at the Center House for use by residents for service that further connects various project components, land uses, parks/open spaces, and the retail/commercial uses of HGV and HGV South.10 The vehicles shall be provided to the HOA with the issuance of the first occupancy permit and the future provision and maintenance of such vehicles shall thereafter be the responsibility of the HOA in accordance with the CC&Rs. The vehicles shall be available for use based upon a self-service check-in system utilizing HOA identification cards. This program shall terminate when a transit linkage is installed by the local transit district.
- e. An area within the developable portion of the Center House shall be reserved for dedication for a transit stop for bus service when a local transit line is extended to service the HGV/HGV South Village area. The project's proposed circulation network of sidewalks, trails, and bicycle routes shall provide connections to the transit stop to further provide a regional alternative transportation system.
- f. The HOA shall provide informational materials on the San Diego Association of Government's (SANDAG's) rideshare programs like iCommute. The Applicant shall develop and provide to all homeowners an informative brochure, approved by the County, to educate homeowners regarding water conservation measures, recycling, location of the EV charging stations, location of outdoor electric outlets to promote using electrical lawn and garden equipment, and location of nearby resources such as dining and entertainment venues, commercial centers, and civic uses to reduce VMT.

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

### **103. 100. GHG#8 (PDFs 19, 26, and 27)-: Electric Development**

**INTENT:** In order to mitigate emissions of GHGs from natural gas combustion. **DESCRIPTION of REQUIREMENT.** The project shall not be designed such that natural gas infrastructure is included in project design. The project shall provide electrical outlets in all residential backyards and within the common areas of multi-family development areas. The project shall be required to be designed that all appliances would be fully electric. **DOCUMENTATION:** The applicant shall comply with the building requirements of this condition. **TIMING:** The design measures described above shall be incorporated into the site plan, building plans and landscape plan for the project as applicable to ensure

implementation. **MONITORING:** Prior to issuance of each permit, consistency with the applicable plans and the PDFs will be confirmed by the County. The County of San Diego Planning & Development Services (PDS) will ensure that the sustainable design measures on all such plans for the project are implemented.

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

**104. 101. BIO#18–OPEN SPACE SIGNAGE & FENCING [PDS, FEE]**

**INTENT:** In order to protect the open space easement dedicated under Condition BIO#1–BIOLOGICAL EASEMENT and BIO#4–OFFSITE MITIGATION (option #2), pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for PDS2015-ER-15-08-006 and TM-5600, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences and open space signs shall be placed along the biological open space boundary as shown on these plans, as shown on the approved Vesting Tentative Map and as depicted on Figure 1-9 and Figure 2.3-5, and the approved Conceptual Grading and Development Plan for PDS2015-ER-15-08-006.

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

**Sensitive Environmental Resources  
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,  
Planning & Development Services  
Reference: (PDS2015-ER-15-08-006)

**DOCUMENTATION:** The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [PDS, PCC].

**TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of PDS2015-GPA-15-002; PDS2015-SP-15-002; PDS2015-TM-5600; PDS2015-REZ-15-003; PDS2015-MUP-15-008; PDS2015-ER-15-08-006, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)) the fencing and signage shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

**102. 105. BIO#19–EASEMENT AVOIDANCE [PDS, FEE]**

**INTENT:** In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for

the protection of sensitive environmental resources (eg. Diegan coastal sage scrub, coastal California gnatcatcher, least Bell's vireo, and other sensitive habitats, plants, and wildlife species) 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. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS. Activities for the creation, restoration, and/or enhancement of native habitat, including stream courses and wetlands. Such activities shall not conflict with the preservation of the natural condition of the open space and shall be performed in compliance with applicable laws, regulations, and permitting requirements. For purposes of preventing erosion and reestablishing native vegetation, the grantor of the easement shall have the right to revegetate areas that may be damaged by permitted activities, naturally occurring events or by the acts of persons wrongfully damaging the natural condition of the open space.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
- d. Construction, use and maintenance of multi-use, non-motorized trails as shown on the Vesting Tentative Map and approved by PDS.

**DOCUMENTATION:** The applicant shall provide a letter statement to the [PDS, PCC] 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)

#### 103. 106 . CULT#GR-4 ARCHAEOLOGICAL MONITORING – FINAL GRADING [PDS, FEE]

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented.

**DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been 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 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 Pechanga Band of Temecula Luiseno Indians, 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, the final report shall be prepared. **MONITORING:** [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

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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 the 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 and with the Village Residential (VR 10.9) and Neighborhood Commercial (C-3) Land Use Designations of the San Dieguito Community Plan because it proposes a residential use type at a density of 8.4 dwelling units per acre and complies 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 it proposes a mixed-use development, comprised of residential and commercial/civic development, which is governed by the Harmony Grove Village South Specific Plan that identifies appropriate lot area, setbacks and design guidelines and is consistent with the provisions of the Specific Planning Area (S88) Use Regulations;
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 three neighborhoods outside the majority of the sensitive environmental areas on the property and impacts thereto are mitigated. Site grading will be balanced and minimized as appropriate.
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 either the San Diego County Sanitation District or the Rincon del Diablo Municipal Water District (in the event that the activation of the MWD'S latent power for wastewater services is approved);
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of An Environmental Impact Report dated July 2025;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved 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;

9. The discharge of sewage waste from the subdivision into the 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;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater

Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

**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:

33-35, 43, 51-63, 67, 74, 78-95

**MAP PROCESSING REQUIREMENTS:** The final map shall comply with the following processing requirements pursuant to the [Sections 81.501 through 81.517 of the Subdivision Ordinance](#) and the [Subdivision Final Map Processing Manual](#).

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of the Final Map by the 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.
- The following notes shall appear on the Final Map:
  - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
  - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
  - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
  - Certification by the Department of Environmental Health with respect to sewage disposal shall be shown on the Final Map.
  - 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:

**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 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, 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 \_\_\_\_\_, dated \_\_\_\_\_.

**NOTICE:** The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on \_\_\_\_\_.

**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			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

APPROVED AS TO FORM AND LEGALITY  
 David Smith, Acting County Counsel  
 By: Justin Crumley, Senior Deputy County Counsel







SEE SHEET 4

PRELIMINARY CONCEPT PLAN  
 HARMONY GROVE VILLAGE SOUTH  
 HARMONY GROVE ROAD  
 HARMONY GROVE VILLAGE SOUTH



HARMONY GROVE VILLAGE SOUTH  
 HARMONY GROVE ROAD  
 HARMONY GROVE VILLAGE SOUTH



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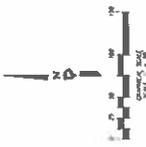
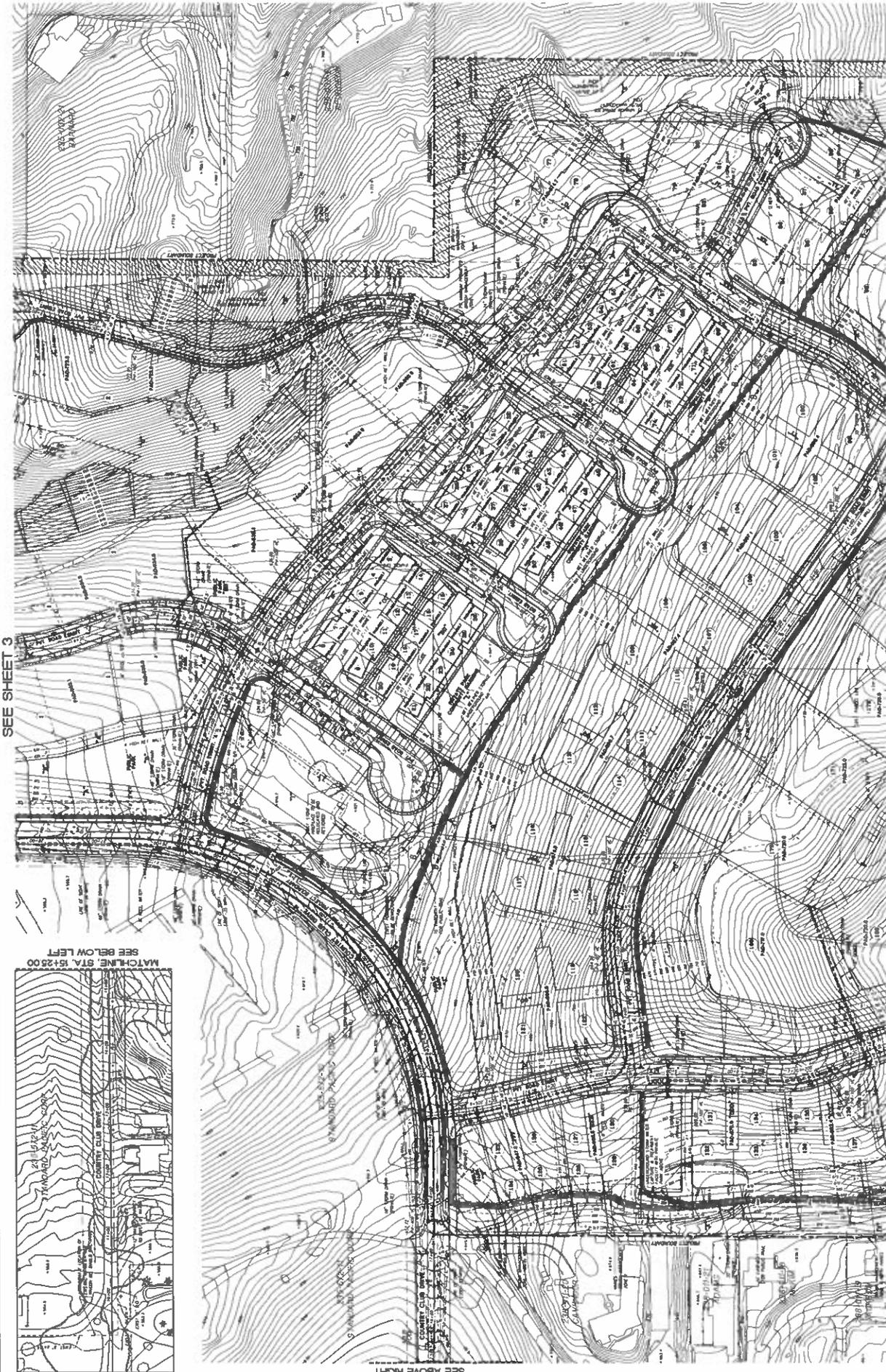
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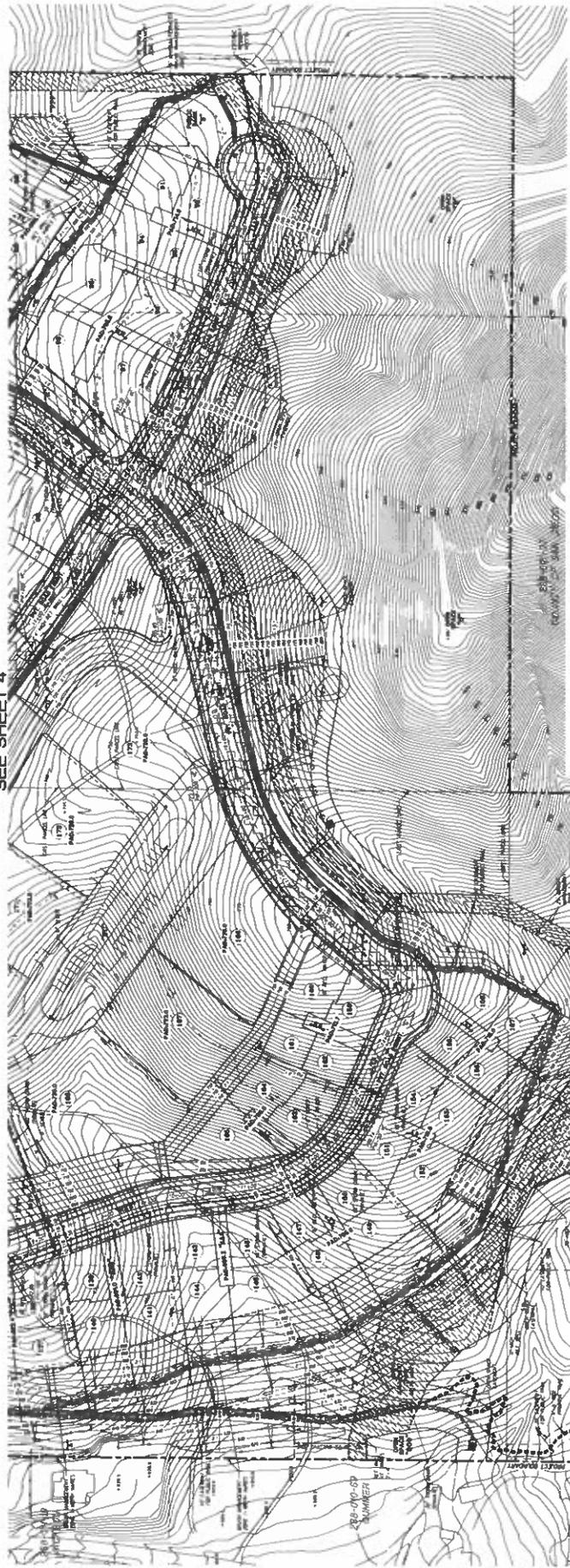
PRELIMINARY CONCEPT PLAN  
TRACT 15350-15-  
15350-15-000 PLATS-CP-1-0425  
**HARMONY GROVE VILLAGE SOUTH**

PRELIMINARY ENGINEERING CONSULTANTS

**SHEET 4 OF 5**

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

SEE SHEET 4



MATCHLINE - SEE BELOW LEFT



SECTION A-A



SECTION B-B



PRELIMINARY GRADING PLAN  
 TRACT 100000/1000 -  
 PARCELS 40-000-0000-00-00-0000  
**HARMONY GROVE VILLAGE SOUTH**



SHEET 5 OF 5

MATCHLINE - SEE ABOVE RIGHT

ON MOTION of Supervisor Desmond, seconded by Supervisor Anderson, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 1st day of October 2025, by the following vote:

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

- - -

STATE OF CALIFORNIA)  
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

ANDREW POTTER  
Clerk of the Board of Supervisors

By:   
Janelly Valdivia, Deputy



Resolution No. 25-113  
Meeting Date: 10/01/2025 (04)