



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** June 9, 2011 **REPORT NO. PC-11-051**

**ATTENTION:** Planning Commission, Agenda of June 16, 2011

**SUBJECT:** RANCHO SANTA FE POLO CLUB – PROJECT NO. 169091

**OWNER/  
APPLICANT:** City of San Diego, Owner/Rancho Santa Fe Polo Club, Lessee

### SUMMARY

**Issue(s):** Should the Planning Commission approve a request to restore an existing multi-use public trail for pedestrians, bicyclists, and equestrians, restore impacts to environmentally sensitive lands, and allow a separate private equine exercise track for the Rancho Santa Fe Polo Club within the Fairbanks Ranch Specific Plan?

### Staff Recommendation:

1. **Certify** Mitigated Negative Declaration No. 169091 and **Adopt** the Mitigation, Monitoring and Reporting Program; and
2. **Approve** Site Development Permit No. 618626.

**Community Planning Group Recommendation:** On November 19, 2010, the Carmel Valley Community Planning Board recommended approval of the project by a vote of 11-0, with the condition that the exercise track around field 4 receive consistent water maintenance to reduce dust impacts.

**Other Recommendations:** On March 21, 2011, the San Dieguito River Valley, Joint Powers Authority Board of Directors, recommended approval of the project.

**Environmental Review:** Mitigated Negative Declaration No. 169091 has been prepared for this project in accordance with the California Environmental Quality Act and a Mitigation, Monitoring and Reporting Program would be implemented with this project to reduce potential impacts to Biological Resources and Archeology (Cultural Resources) to levels below significance.

**Fiscal Impact Statement:** None with this action. The costs associated with the processing of this project are covered by the applicant.

**Code Enforcement Impact:** The Rancho Santa Fe Polo Club has been the subject of an active Neighborhood Code Compliance violation case for many years due to the unauthorized grading within environmentally sensitive lands. The approval and implementation of this project would resolve The Civil Penalty Notice and Order, Findings of Fact and Decision, that was issued December 19, 2005.

**Housing Impact Statement:** The project site is owned by the City of San Diego and leased to the Polo Club. Both the grant deed and the lease for the property allow open spaces uses and specifically prohibit housing on site.

## **BACKGROUND**

The project is located on an irregularly shaped, approximately 80-acre site owned by the City of San Diego and leased to the Rancho Santa Fe Polo Club (Attachment 1). The site is addressed as 14555 El Camino Real and is zoned AR-1-2, AR-1-2 and OF-1-1 within the Fairbanks Ranch Specific Plan (Attachment 2). It is located east of El Camino Real and South of Via De La Valle, east of Interstate 5 from the San Diego Fairgrounds (Attachment 3).

The site was originally acquired by the City of San Diego through the development of Fairbanks Ranch Country Club in 1983, which included the re-channelization of the San Dieguito River. The project site became the Rancho Santa Fe Polo Club in 1986 after a lease was signed for the subject property located north of the San Dieguito River. The uses allowed in the lease include the operation of a polo facility, polo matches, the boarding and training of horses, public trail, and uses incidental to polo as approved by the City. Historically, these incidental uses have included sports tournaments, dog shows, and holiday tree sales, with some limitation to the number of cumulative days per year (Attachment 4).

It was established on the lease documents that the public trail was to remain open to the public at all times. Over the years horses were exercised along this public trail with the surface being tilled to accommodate the horses. The tilling of the horse exercise trail over time impacted the river channel and wetland vegetation. The Rancho Santa Fe Polo Club impacted a total of 5.42 acres through the disking of the exercise trail. This consisted of 1.44 acres of riparian habitat and 3.98 acres of disturbed habitat. This impact was the subject of the Neighborhood Code Compliance case, with a Notice of Violation and eventual Civil Penalty Notice and Order being issued.

## **DISCUSSION**

### **Project Description:**

The applicant is requesting a Site Development Permit with a Mitigated Negative Declaration to restore an existing public trail and impacts to adjacent areas by unauthorized grading activity

within the AR-1-1, AR-1-2 and OF-1-1 zones. The project would recompact a joint use trail for pedestrians, bicyclists and equestrians, and create and maintain a separate private exercise track for the existing use as a Polo Club (Attachment 5).

Specifically, the project consists of recompaction of the 12-foot wide multi-use public trail and restoration of areas between the public trail and San Dieguito River with a mix of southern willow scrub and brackish coastal marsh vegetation. The area to be restored totals 1.44 acres of impacted wetland. An additional 4.49 acres of riverbank and edge will be enhanced through the removal of exotic vegetation. A portion of an existing dirt trail will also be abandoned (0.14 acre) and seeded with an upland coastal sage scrub mix (Attachment 6).

The proposed project will implement BMPs for water quality control, including infiltration. Along the improved public trail, a 9-foot wide vegetated buffer strip will be provided between the dirt trail and the adjacent restoration and enhancement area (Attachments 7-8).

The Polo Club has leased the property from the City of San Diego since 1986, and their latest lease is set to expire in 2012. The Site Development Permit (i.e. restoration of the resources and recompaction of the public trail) is required to be completed by the Polo Club. The San Dieguito River Valley, Joint Powers Authority (JPA) has agreed to maintain the public trail once restored.

### **General/Community Plan Analysis:**

#### General Plan Analysis

The General Plan establishes as a primary goal the preservation and long-term management of the natural landforms and open spaces that help make San Diego unique. Open space within the city is generally free from development or development with low-intensity uses that respect natural environmental characteristics and are compatible with open space use. The proposed project to restore an existing public trail and restore environmentally sensitive lands within the open space would be consistent with the General Plan Open Space goal.

#### Community Plan Analysis

The project site is within the Fairbanks Ranch Country Club Specific Plan and has a land use designation of Open Space. The current use for the site is the Rancho Santa Fe Polo Club. The Specific Plan recommends that open space provide for; the preservation of natural resources; the managed production of resources; the provision of outdoor recreation; the protection of public health and safety; and utilization of the varied terrain and natural drainage systems of the San Diego community to guide the form of urban development.

The Specific Plan does not propose uses, however, agriculture, scenic preservation or outdoor recreation, would be in keeping with the goal of the Open Space Element. The Specific Plan outlines, on page 33, that while no specific recreational uses are proposed for the floodplain by this Specific Plan, the City would own the land and it could be developed with a range of recreational opportunities; such as riding and hiking trails.

Based on the goals of the Specific Plan, the proposed restoration of an existing public trail for pedestrian and equestrian use, restoration of environmentally sensitive lands and to allow a separate private equine exercise track would be consistent with the Specific Plan.

### **Environmental Analysis:**

Mitigated Negative Declaration No. 169091 has been prepared for this project in accordance with the California Environmental Quality Act and a Mitigation, Monitoring and Reporting Program would be implemented with this project to reduce potential impacts to Biological Resources and Archeology (Cultural Resources) to levels below significance.

This project will restore 1.44 acres of wetland habitat impacted by the tilling of the former trail, restore the public trail that was removed through the tilling of the dirt, create a 100'-0" buffer, relocate the exercise track to Field 4 and enhance 4.49 acres through exotic removal within the wetlands. The 1.44 acre wetland restoration will include coastal brackish marsh and southern willow scrub with an additional 4.49 acres to be enhanced through exotic removal within the wetlands. Areas outside of the public trail and adjacent to the new restored 12'-0" public trail will be vegetated with a native plant mix to increase the area of the wetland buffer (Attachment 8).

### **Project-Related Issues:**

The project has involved the coordination with City staff, the JPA, and, most recently, resource agency staff. The original proposal from the applicant proposed restoration of habitat, as required by the Court Order, but would have continued the joint use of the public trail for exercising polo horses during the polo season (April – October). The JPA voiced concern with allowing polo horses to use the public trail. Working with the JPA and City staff, the applicant designed a separate private exercise track around Field 5 – the easternmost polo field. The proposed project was redesigned again during the processing of the Mitigated Negative Declaration to address comments received. Coordination with City staff and resource agency staff resulted in moving the proposed private horse exercise track to around Field 4 so that it would be entirely outside the proposed 100-foot buffer. As presently designed, the project avoids new impacts to environmental resources; restores habitat, as required by the Court Order; provides for a 12-wide multi-use public trail, in accordance with the JPA's request; and provides a separate private horse exercise track for the existing polo club use.

### **Conclusion:**

Staff have reviewed the proposed Site Development Permit, and have found it to be in conformance with the requirements of the Municipal Code, related Plans and policies, and the General Plan. Staff believes the required findings can be supported and recommends the Planning Commission approve the project.

### **ALTERNATIVES:**

1. **Approve Site Development Permit No. 618626, with modifications.**

2. **Deny Site Development Permit No. 618626, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



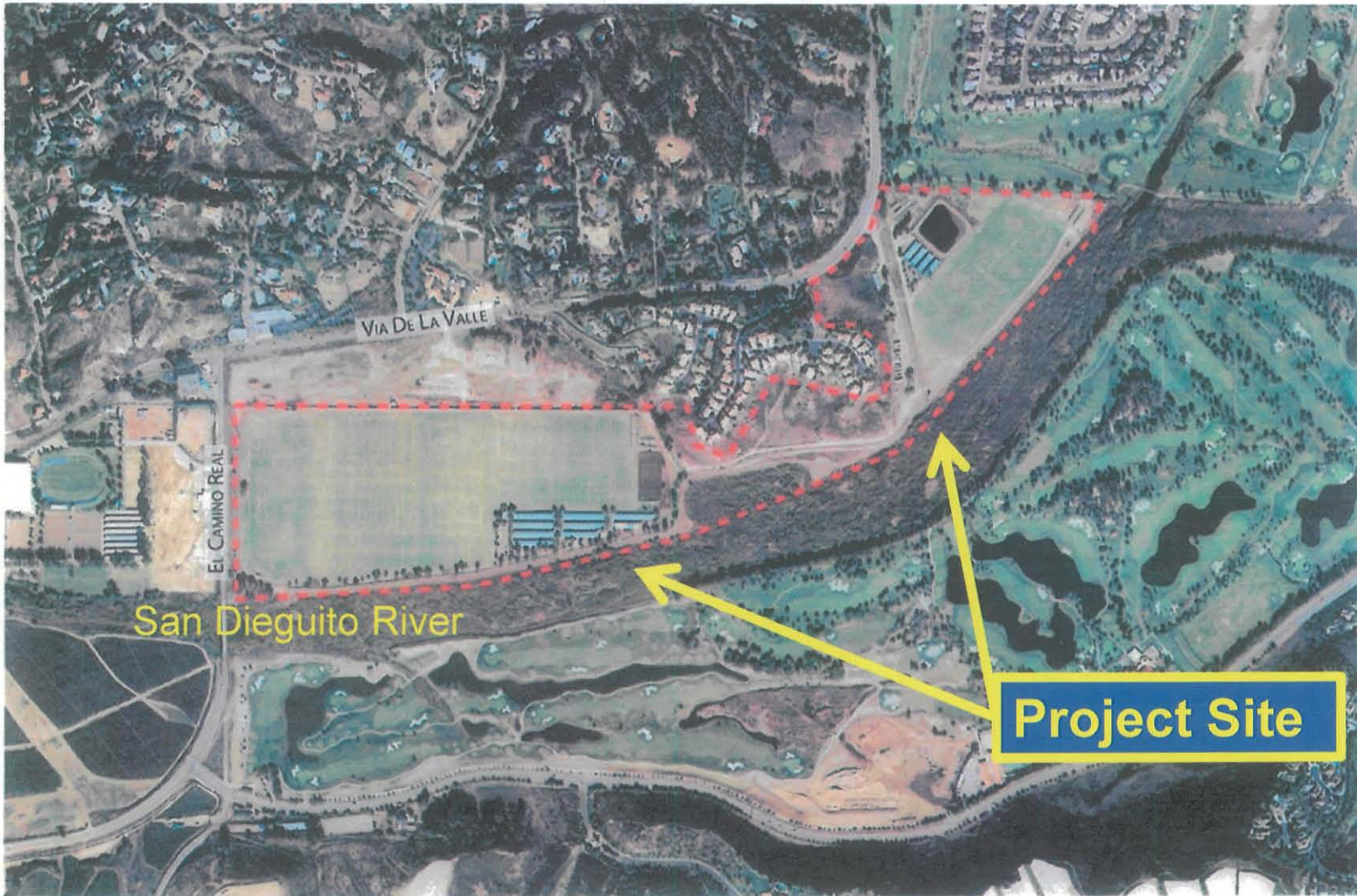
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Jeannette Temple  
Project Manager  
Development Services Department

WESTLAKE/JT

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Portions of Polo Lease and Memorandum from Applicant
5. Project Data Sheet
6. Project Site Plans
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Draft Environmental Resolution with MMRP
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology



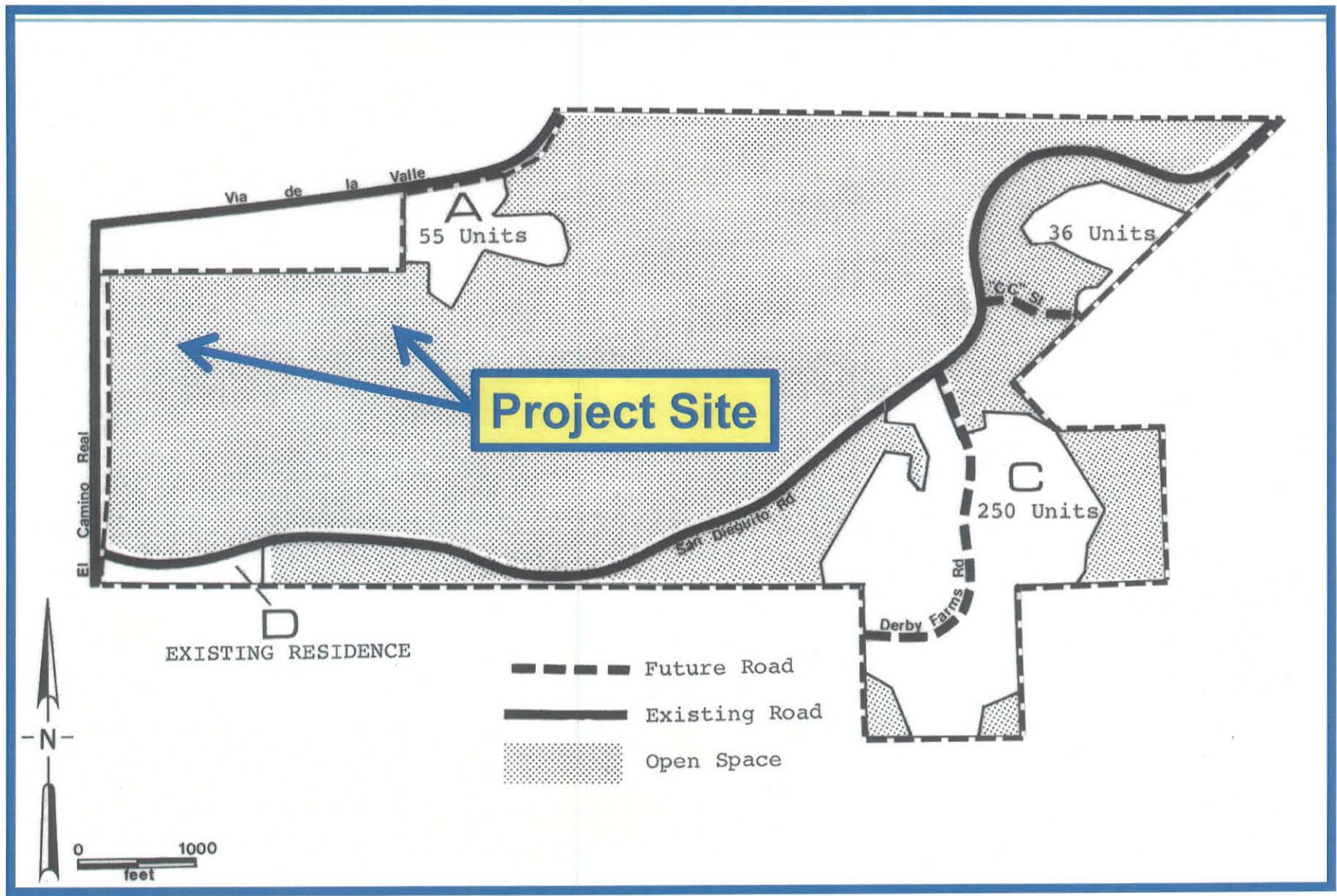
SAN DIEGO POLO CLUB



### Aerial Photo

RANCHO SANTA FE POLO CLUB – 14555 EL CAMINO REAL  
PROJECT NO. 169091





# Land Use Map-Fairbanks Ranch Specific Plan

RANCHO SANTA FE POLO CLUB – 14555 EL CAMINO REAL

PROJECT NO. 169091 Fairbanks Ranch





## Project Location Map

RANCHO SANTA FE POLO CLUB – 14555 EL CAMINO REAL  
PROJECT NO. 169091





COPY

DOCUMENT ID. RR-285268

FILED MAR 17 1986  
OFFICE OF THE CITY CLERK  
SAN DIEGO, CALIFORNIA

THE CITY OF SAN DIEGO

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FAIRBANKS POLO CLUB


(R-86-1729)

RESOLUTION NUMBER R- 265268ADOPTED ON MAR 17 1986

BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager is hereby authorized and empowered to execute, for and on behalf of The City of San Diego, a lease agreement with FAIRBANKS POLO CLUB, a California nonprofit corporation, for City-owned open space property north of the Fairbanks Country Club Golf Course, under the terms and conditions set forth in that lease agreement on file in the office of the City Clerk as Document No. RR- 265268.

APPROVED: JOHN W. WITT, City Attorney

By

  
Harold O. Valderhaug  
Deputy City Attorney

HOV:ps  
03/11/86  
Or.Dept:Prop.  
Job:218154  
R-86-1729  
Form=r.none

## CITY OF SAN DIEGO

THIS LEASE AGREEMENT is executed between the CITY OF SAN DIEGO, a municipal corporation, herein called "CITY," and Fairbanks Polo Club, a California nonprofit corporation, hereinafter called "LESSEE."

## SECTION 1: USES

1.01 Premises. CITY hereby leases to LESSEE and LESSEE leases from CITY all of that certain real property situated in the City of San Diego, County of San Diego, State of California, described in Section 10.01 herein. Said real property is hereinafter called the "premises".

1.02 Uses. It is expressly agreed that the premises are leased to LESSEE solely and exclusively for the purposes of construction and operation of a polo facility; for the instruction in polo for beginning, intermediate and advanced players; polo games and matches; boarding of horses and training of horses; and for such other related or incidental purposes as may be first approved in writing by the City Manager and Watt Industries/ San Diego, Inc., or its successor, and for no other purpose.

LESSEE shall not allow any activity on the premises which would involve large assemblages of people or automobiles. LESSEE specifically acknowledges that leasehold uses are restricted in accordance with the deed from Watt Industries/ San Diego, Inc., to the CITY recorded October 24, 1983, as Reception No. 259343 in the County Recorder's Office of San Diego County and LESSEE agrees to use premises in such a manner as not to violate the restrictions contained in said deed.

LESSEE covenants and agrees to use the premises for the above-specified purposes and to diligently pursue said purposes throughout the term hereof. Failure to continuously use the premises for said purposes, or the use thereof for purposes not expressly authorized herein, shall be grounds for termination by CITY.

1.03 Related Council Actions. By the granting of this lease, neither CITY nor the Council of CITY is obligating itself to any other governmental agent, board, commission, or agency with regard to any other discretionary action relating to development or operation of the premises. Discretionary action includes, but is not limited to rezonings, variances,

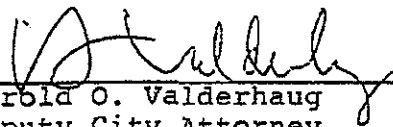
(R-86-1734)

RESOLUTION NUMBER R- 265269ADOPTED ON MAR 17 1986

BE IT RESOLVED, by the Council of The City of San Diego that it be, and it is hereby certified, that the information contained in FINAL NEGATIVE DECLARATION NO. EQD 85-0785 in connection with the Fairbanks Polo Club lease of City-owned property north of the Fairbanks Country Club Golf Course, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto, and that said Declaration has been reviewed and considered by this Council.

APPROVED: John W. Witt, City Attorney

By

  
\_\_\_\_\_  
Harold O. Valderhaug  
Deputy City Attorney

HOV:ps  
03/14/86  
Or.Dept:Prop.  
R-86-1734  
Form=r.neg

NOTICE OF DETERMINATION

ATTACHMENT 4 -

TO:  County Clerk  
 County of San Diego  
 220 W. Broadway  
 San Diego, CA 92101

FROM: City of San Diego  
 City Administration Building  
 202 "C" Street  
 San Diego, CA 92101

Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

EQD Number: EQD 85-0785 State Clearinghouse Number: \_\_\_\_\_  
 (If submitted to Clearinghouse)

Project Title: FAIRBANKS POLO CLUB - City Lease Agreement

Project Location: In the Floodplain Fringe at the corner of Via de la Valle and El Camino Real in the Fairbanks Ranch Specific Plan Area (Lot 1, Blk. #1, Fairbanks Country Club Subdivision, Map #10730)

Project Description: Development of a polo facility which will include polo fields, a club house, portable corrals and pasture areas.

This is to advise that The City of San Diego City Council on March 17, 1986 approved the above described project and made the following (date) determinations:

1. The project in its approved form     will,  will not, have a significant effect on the environment.
2.     An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.  
    A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Resolution R-265269.

Record of project approval may be examined at the address above.

3. Mitigation measures     were,  were not, made a condition of the approval of the project.
4. (EIR only) Findings     were,  were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations     was,  was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Environmental Quality Division, Fifth Floor, 202 "C" Street, San Diego, CA 92101.

Date Received for Filing: \_\_\_\_\_

  
 Signature

Deputy City Clerk  
 Title

Passed and adopted by the Council of The City of San Diego on  
MAR 17 1986

by the following votes:

YEAS: Wolfsheimer, Cleator, McCall, Struiksma, McCarty,  
Martinez.

NAYS: Jones, Gotch.

NOT PRESENT: None.

VACANT: Mayor.

AUTHENTICATED BY:

ED STRUIKSMA  
Deputy Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR  
City Clerk of The City of San Deigo, California

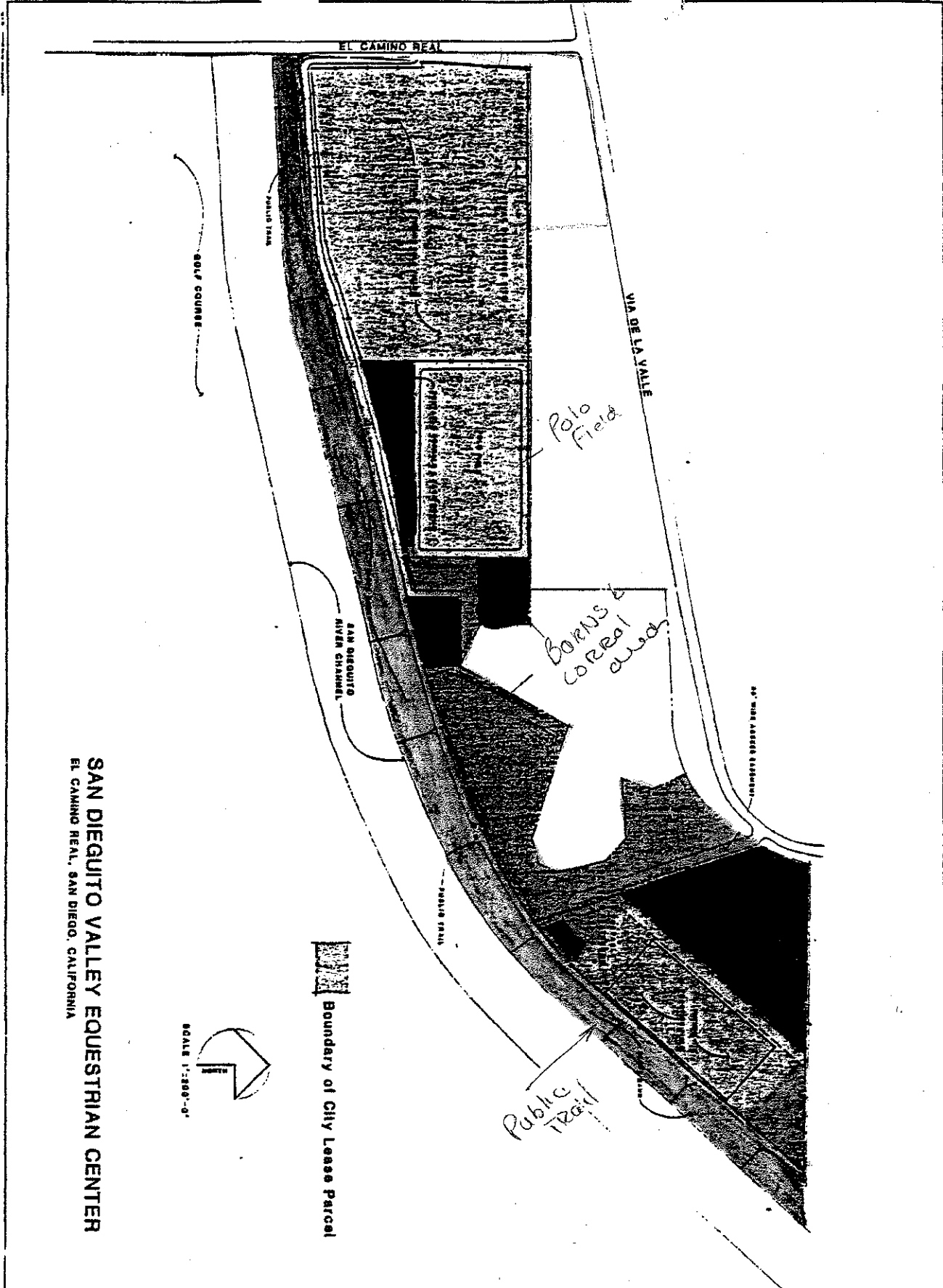
By JUNE A. BLACKNELL  
Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true  
and correct copy of RESOLUTION NO. R- 265268 passed and  
adopted by the Council of The City of San Deigo, California, on  
MAR 17 1986

CHARLES G. ABDELNOUR  
City Clerk of The City of San Deigo, California

(SEAL)

By June A. Blacknell  
Deputy



**SAN DIEGUITO VALLEY EQUESTRIAN CENTER**  
 EL CAMINO REAL, SAN DIEGO, CALIFORNIA



**Boundary of City Lease Parcel**

DATE	1/1/2001
SCALE	1"=200'-0"
PROJECT	SAN DIEGUITO VALLEY EQUESTRIAN CENTER
CLIENT	GABRIEL-DONATELLI ASSOC.
DESIGNER	GABRIEL-DONATELLI ASSOC.
DATE	1/1/2001

**SAN DIEGUITO VALLEY EQUESTRIAN CENTER**  
 SAN DIEGO, CALIFORNIA

**GABRIEL-DONATELLI ASSOC.**  
 228 FLORITA STREET  
 ENCINITAS, CALIFORNIA

DATE	1/1/2001
SCALE	1"=200'-0"
PROJECT	SAN DIEGUITO VALLEY EQUESTRIAN CENTER
CLIENT	GABRIEL-DONATELLI ASSOC.
DESIGNER	GABRIEL-DONATELLI ASSOC.
DATE	1/1/2001

**HECHT SOLBERG ROBINSON GOLDBERG & BAGLEY LLP**  
**MEMORANDUM**

**TO:** Paul E. Robinson  
 Neil S. Hyytinen

**DATE:** July 21, 2009

**FROM:** Fernando Landa

**CLIENT:** San Diego Polo Club - General

**SUBJECT:** San Diego Polo Club Allowable Uses

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Our client, the San Diego Polo Club ("Club"), leases that certain real property addressed at 14555 El Camino Real, San Diego, California ("Property") from the City of San Diego ("City"). The Club operates the Property, primarily, as a polo facility but also hosts soccer tournaments and other events on site. This memorandum summarizes the allowable uses on the Property based on (A) that certain Lease Agreement, dated March 31, 1986, by and among the City and the Fairbanks Polo Club ("Lease") and (B) that certain Corporation Grant Deed, recorded October 24, 1983, as Document No. 83-382964 in the Official Records of the County of San Diego ("Grant Deed").

**SUMMARY**

The Lease restricts the Property's use to the construction and operation of a polo facility and related uses. The Lease's land use provisions expressly incorporate the Grant Deed, permits general recreational uses and land uses incidental to those activities.

Importantly, both the Lease and Grant Deed prohibit large assemblages of people or vehicles, but this restriction cannot be interpreted to prohibit permitted uses. Also, the Grant Deed allows otherwise prohibited uses if the Grantor, as defined in the Grant Deed, or its successors consent to the use in writing. To that extent, the Grantor, Watt Industries/San Diego, Inc. ("WISD"), expressly consented to use of the Property for dog shows, soccer tournaments, lacrosse tournaments, Christmas tree sales, golf equipment testing, youth soccer practices and housing for up to six (6) livestock superintendents/grounds keepers. These uses are permitted subject to certain restrictions further described below.

**ANALYSIS**

**A. Lease.**

The Lease expressly allows the following uses on the Property:

1. Construction and operation of a polo facility;
2. Instruction of polo;
3. Polo matches;
4. Boarding and training of horses; and



5. Uses incidental to polo as approved by the City.<sup>1</sup>

The Lease declares "[t]he general public shall not be wholly or permanently excluded from any portion of the" Property.<sup>2</sup> The Club, however, "may develop reasonable restrictions for the facility[']s use provided they are consistent with the rights of the general public" and are designed to facilitate the allowable uses.<sup>3</sup>

The Lease expressly prohibits the use of the Property for "working or campaigning for the nomination or election of any individual to any public office...."<sup>4</sup> Nonetheless, the Property may be used as a "forum for open public debate by candidates...."<sup>5</sup>

In addition, the Lease prohibits large assemblage of people and automobiles, but in doing so, the Lease expressly incorporates the terms of the Grant Deed.<sup>6</sup> The Grant Deed, in turn, operates to permit certain large assemblages, including soccer tournaments and practices, on the Property (see, "B. Grant Deed," below). Accordingly, the Lease's restriction against large assemblages must not be read in isolation to prohibit allowable uses; rather, this restriction must be read in context to facilitate permitted uses and the intent of the Lease and Grant Deed.

**B. Grant Deed.**

The Lease's "Uses" section expressly incorporates the Grant Deed, which further elaborates on the Property's allowable uses. Through the Grant Deed, WISD conveyed the following Property to the City of San Diego:

Lots 1, 2, 4, 9 and 10 of Map No. 10776 of FAIRBANKS COUNTRY  
CLUB NO. 1 filed in the Office of the County Recorder of San Diego  
County, on December 29, 1983.<sup>7</sup>

The Grant Deed restricts Lot 2 of the Property for the construction and maintenance of a country club, golf course and related activities.<sup>8</sup> However, Lot 2 is not part of the Property.

Per the Grant Deed, all agricultural uses relating to the production of fruits and vegetables are permitted on the Property.<sup>9</sup> Also, the Grant Deed expressly permits "passive non-commercial recreational uses" and "reasonable support facilities," including restrooms and parking. Examples in the Grant Deed of "passive non-commercial recreational uses" include pick-nicking, walking and hiking.<sup>10</sup> Likewise, the Grant Deed permits "active non-commercial recreational uses," which include equestrian activities, jogging and Frisbee.<sup>11</sup> Uses incidental to these allowable uses are also permitted.

<sup>1</sup> Lease at 1.02.

<sup>2</sup> Lease at 1.10.

<sup>3</sup> *Id.*

<sup>4</sup> Lease at 1.09.

<sup>5</sup> *Id.*

<sup>6</sup> *Id.*

<sup>7</sup> Grant Deed at Ex. A.

<sup>8</sup> Grant Deed at Ex. B, Paragraph 2.

<sup>9</sup> Grant Deed at Ex. B, Paragraph 4(a)(i).

<sup>10</sup> Grant Deed at Ex. B, Paragraph 4(a)(ii).

<sup>11</sup> Grant Deed at Ex. B, Paragraph 4(a)(iii).

The Grant Deed expressly prohibits apiaries, aviaries, large assemblages of people or vehicles, single-family dwellings, churches, schools, day-care facilities, livestock farms, airways, taxiways, heliports, fairgrounds, natural resource development, race tracks, trailer parks, dams, reservoirs and ground water replenishment works.<sup>12</sup>

The Grant Deed allows otherwise prohibited uses on the Property if the City first obtains WISD's or its successor's prior written consent to that use. To that extent, WISD consented to the following uses on August 5, 2002:

1. Dog shows;
2. Soccer tournaments;
3. Lacrosse tournaments;
4. Christmas tree sales;
5. Golf equipment testing;
6. Youth soccer practices; and
7. Up to, but not exceeding, six (6) livestock superintendents/grounds keepers living on site.<sup>13</sup>

This consent is subject to the following restrictions:

1. The permission is valid until expressly revoked by WISD by written notice delivered to the City and the Club. The consent need not be periodically renewed.
2. Dog show and soccer and lacrosse tournaments, cumulatively, may occur no more than twenty-five (25) days per calendar year.
3. The Club, and not the City may decide, the dates, terms, sponsors and organizers for each of the above uses.<sup>14</sup>

Thus, although large assemblages of people and vehicles are generally prohibited, per the terms of the Grant Deed, certain large assemblages of people and vehicles (e.g. soccer tournaments) are permitted on the Property subject to the limitations described above.

#### CONCLUSION

The Lease and the Grant Deed limit the Property's use primarily to recreational uses, the most significant of which is polo club operations. Although the Lease and the Grant Deed generally prohibit large assemblages of people or vehicles, this restriction on assemblages cannot be construed to prohibit otherwise allowable uses. Further, per the operation of the consent provision in the Grant Deed, certain large assemblages are expressly permitted on the Property.

<sup>12</sup> Grant Deed at Ex. B, Paragraph 4(b).

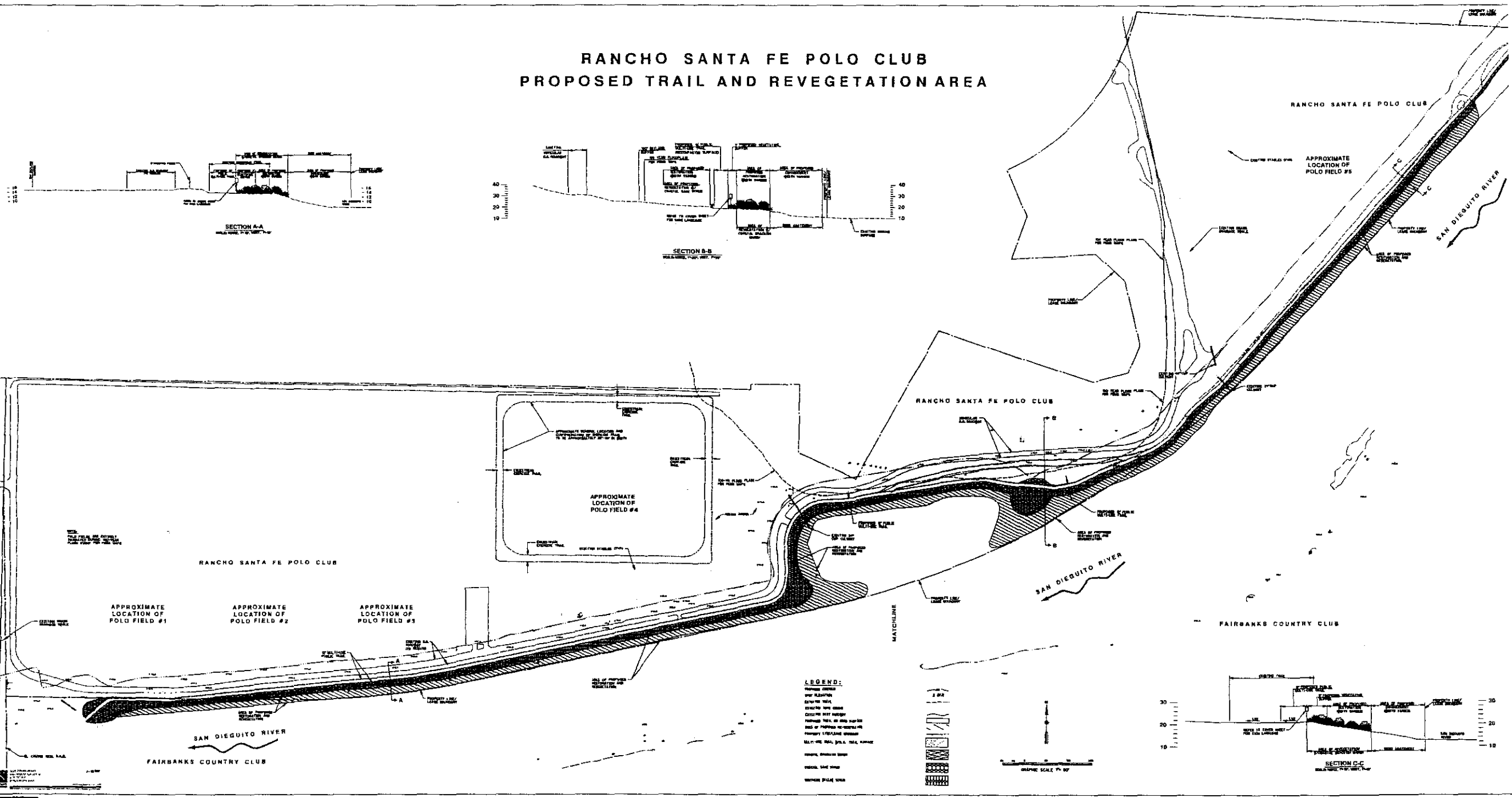
<sup>13</sup> Letter from Christopher Chase, Secretary and General Counsel of Watt Industries/San Diego, Inc., to Tim C. Robbins, Deputy Director of Real Estate Assets for the City of San Diego, dated August 5, 2002 at Page 1.

<sup>14</sup> *Id.*

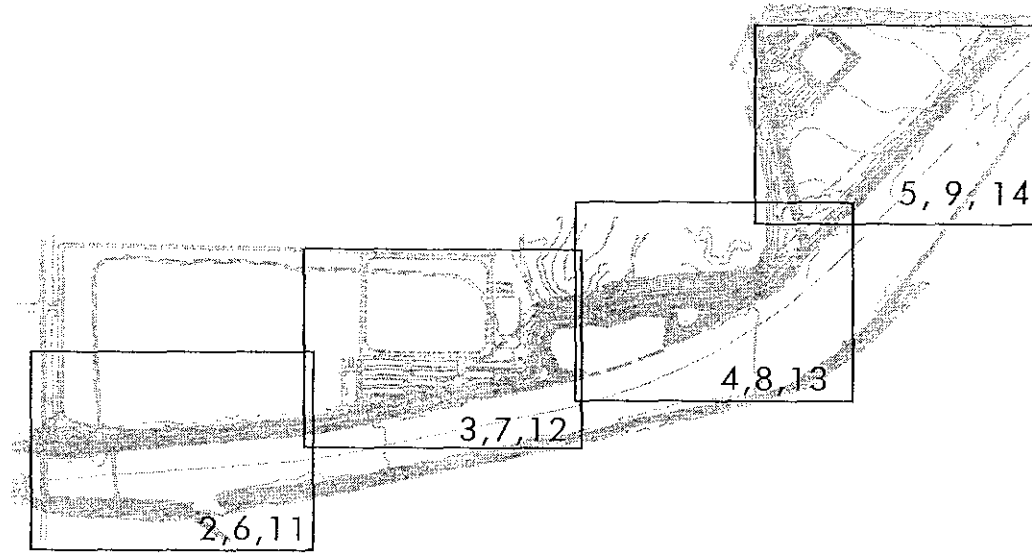
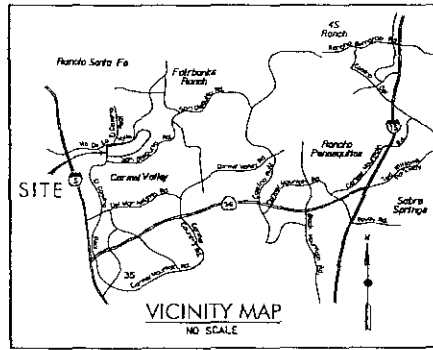
## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Rancho Santa Fe Polo Club	
<b>PROJECT DESCRIPTION:</b>	Restore an existing public trail and impacts to adjacent areas by unauthorized grading activity; and create a joint use trail for pedestrians and equestrians, with a separate private exercise track for the existing use as a Polo Club.	
<b>COMMUNITY PLAN AREA:</b>	Fairbanks Ranch	
<b>DISCRETIONARY ACTIONS:</b>	Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Open Space	
<b>ZONING:</b>	AR-1-1, AR-1-2 and OF-1-1	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Open Space and Residential/AR-1-1	Vacant space and Residential
<b>SOUTH:</b>	Open Space/OF-1-1	River and Golf Course
<b>EAST:</b>	Open Space/OF-1-1	River and Open Space
<b>WEST:</b>	Open Space/AR-1-1	River and stables
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The Carmel Valley Community Planning Board vote 11-0 to recommend approval with a condition regarding reducing dust from new exercise track	

### RANCHO SANTA FE POLO CLUB PROPOSED TRAIL AND REVEGETATION AREA



# RANCHO SANTA FE POLO CLUB SITE DEVELOPMENT PLAN



**PROJECT SUMMARY**

**PROJECT DESCRIPTION:** THE PROPOSED PROJECT WAS THE SUBJECT OF A NOTICE OF VIOLATION (NOV) LETTER RECEIVED FROM NEIGHBORHOOD CODE COMPLIANCE IN MARCH 5, 2004, CULMINATING IN A HEARING BEFORE THE HEARING OFFICER ON DECEMBER 2, 2005. AS A RESULT OF THE HEARING OFFICER HEARING, AN ADMINISTRATIVE ENFORCEMENT ORDER WAS ISSUED ON DECEMBER 23, 2005. IN RESPONSE TO THE REQUIREMENT CONTAINED IN THE ADMINISTRATIVE ENFORCEMENT ORDER, THE PROJECT APPLICANT (SAN DIEGO POLO CLUB) IS PROCESSING A SITE DEVELOPMENT PERMIT (SDP)/GRADING PERMIT FOR RESTORATION OF UNAUTHORIZED GRADING ACTIVITY WITHIN ENVIRONMENTALLY SENSITIVE LANDS ASSOCIATED WITH DISKING OF A PUBLIC EQUESTRIAN/PEDESTRIAN TRAIL. ADDITIONALLY, THE SDP PROPOSES RE-COMPACTING OF THE PUBLIC PEDESTRIAN/BICYCLE/EQUESTRIAN TRAIL ALONG SAN DIEGO RIVER AND CREATING A SEPARATE PRIVATE HORSE EXERCISE TRACK WITHIN THE RANCHO SANTA FE LEASEHOLD AREA FOR USE BY THE POLO CLUB TO EXERCISE HORSES.

THE PROJECT CONSISTS OF RE-COMPACTING OF THE PUBLIC TRAIL AND RESTORATION OF AREAS BETWEEN THE PUBLIC TRAIL AND SAN DIEGO RIVER WITH A MIX OF SOUTHERN WILLOW SCRUB AND BRACKISH COASTAL MARSH VEGETATION. THE AREA TO BE RESTORED TOTALS 1.44 ACRES OF IMPACTED WETLAND, AN ADDITIONAL 4.49 ACRES OF RIVER BANK AND EDGE WILL BE ENHANCED THROUGH THE REMOVAL OF EXOTIC VEGETATION. A PORTION OF AN EXISTING DIRT TRAIL WILL ALSO BE ABANDONED (0.4M ACRES) AND SEEDED WITH AN UPLAND COASTAL SAGE SCRUB MIX.

THE PROPOSED PROJECT WILL IMPLEMENT BMPs FOR WATER QUALITY CONTROL. IN THE POST-PROJECT CONDITION, RUNOFF FOR THE WATER QUALITY STORM EVENT WILL INFILTRATE THE PROPOSED EXERCISE TRACK BASED ON INFILTRATION RATES LARGER THAN 0.2 INCH ALONG THE IMPROVED PUBLIC TRAIL. A 3-FOOT WIDE VEGETATED BUFFER STRIP WILL BE PROVIDED BETWEEN THE DIRT TRAIL AND THE ADJACENT RESTORATION AND ENHANCEMENT AREA. FOR ONE SMALL SECTION OF THE PUBLIC TRAIL, WHERE A 3-FOOT WIDTH WAS NOT AVAILABLE ALONG THE EXISTING BENCH AREA, THE TRAIL SURFACE WILL UTILIZE D.G. IN ORDER TO PROVIDE RETENTION ON THE LOW-FLOW WATER QUALITY STORM EVENT WITHIN VOIDS OF THE PERVIOUS TRAIL MATERIAL.

**THE SDP WILL ALLOW FOR THE FOLLOWING PRIMARY ACTIVITIES:**

1. USE AND MAINTENANCE, INCLUDING REGULAR DISKING, OF A PRIVATE HORSE EXERCISE TRACK AROUND FIELD 4 OF THE SAN DIEGO POLO CLUB FIELDS BY THE RANCHO SANTA FE POLO CLUB (OR SAN DIEGO POLO CLUB);
2. RE-COMPACTING OF A PUBLIC TRAIL FOR USE BY EQUESTRIANS, BICYCLISTS, AND PEDESTRIANS ALONG SAN DIEGO RIVER FROM THE EAST END OF THE LEASEHOLD TO THE WEST END OF THE LEASEHOLD;
3. NARROWING OF THE PUBLIC TRAIL TO 12 FEET IN WIDTH TO REDUCE ITS IMPACT ON AREAS WHERE SENSITIVE VEGETATION PREVIOUSLY EXISTED;
4. RESTORATION AND ENHANCEMENT OF AREAS PREVIOUSLY DISTURBED BY TRAIL MAINTENANCE OUTSIDE THE LIMITS OF THE RE-ALIGNED TRAIL;
5. IN MOST AREAS, INCORPORATING A NINE-FOOT BUFFER STRIP TO FUNCTION AS A PERMANENT BMP/FILTER ADJACENT TO THE PUBLIC TRAIL. D.G. SURFACE WILL BE APPLIED TO ONE SMALL AREA AND WILL FUNCTION AS A PERMANENT BMP.

EXISTING USE:	PUBLIC PEDESTRIAN/EQUESTRIAN TRAIL
PROPOSED USE:	PUBLIC MULTI-USE TRAIL ALONG SAN DIEGO RIVER AND PRIVATE EQUESTRIAN TRACK AROUND FIELD 4 OF THE SAN DIEGO POLO CLUB FIELDS.
REQUIRED DISCRETIONARY APPROVALS/DEVIATIONS:	SITE DEVELOPMENT PERMIT, DEVIATION TO ENVIRONMENTALLY SENSITIVE LANDS (ESL) REGULATIONS FOR IMPACTS TO WETLANDS
EXISTING ZONES:	AS-1-1, AR-1-2, OF-1-1
OVERLAYS:	NONE

**SHEET INDEX**

SHEET	DESCRIPTION
1	COVER SHEET
2	BASELINE CONDITIONS
3	BASELINE CONDITIONS
4	BASELINE CONDITIONS
5	BASELINE CONDITIONS
6	PROPOSED GRADING AND DRAINAGE
7	PROPOSED GRADING AND DRAINAGE
8	PROPOSED GRADING AND DRAINAGE
9	PROPOSED GRADING AND DRAINAGE
10	DISKING PLAN
11	PROPOSED TRAIL, REVEGETATION AND RESTORATION AREAS
12	PROPOSED TRAIL, REVEGETATION AND RESTORATION AREAS
13	PROPOSED TRAIL, REVEGETATION AND RESTORATION AREAS
14	PROPOSED TRAIL, REVEGETATION AND RESTORATION AREAS
15	PLANTING LEGEND AND NOTES
16	PLANTING LEGEND AND NOTES

**NOTES**

1. THE POLO CLUB WILL BE RESPONSIBLE FOR IMPLEMENTATION/MAINTENANCE/MONITORING OF ALL RESTORATION/ENHANCEMENT AREAS THROUGHOUT THE DURATION OF THE POLO CLUB LEASE.
2. THE PUBLIC MULTI-USE TRAIL WILL BE MAINTAINED BY THE JPA AND/OR OTHER APPROVED ENTITY.
3. THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. SIGNAGE INDICATING THE BOUNDARIES OF THE RESTORATION AREA WILL BE POSTED EVERY 500 FEET ALONG THE PUBLIC MULTI-USE TRAIL AND WILL INCLUDE THE FOLLOWING LANGUAGE:

NO TRESPASSING  
SENSITIVE HABITAT  
FOR INFORMATION, PLEASE CONTACT:  
SAN DIEGO RIVER PARK  
858.674.2270

**GRADING DATA**

TOTAL AMOUNT OF SITE TO BE GRADED:  
AREA: 4.3 AC. 2% OF TOTAL SITE SX  
AMOUNT OF CUT: 1,500 CY  
VOLUME OF CUT IS RELATED TO THE RE-GRADE OF THE EXISTING RIVER BANKS!  
MAXIMUM DEPTH OF CUT: 1 FT  
AMOUNT OF FILL: 1,500 CY  
MAXIMUM DEPTH OF FILL: 4 FT  
AMOUNT OF IMPORT SOIL: 0 CY

**BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 1983 (CCS83).

**BENCH MARK**

BP IN SW CORNER OF BRIDGE  
APPROXIMATELY AT EL CAMINO REAL  
& SAN DIEGO RD.  
ELEVATION: 39.971 DATUM: M.S.L.

**APPLICANT/LESSEE**

RANCHO SANTA FE POLO CLUB  
CORE COLLINS  
c/o SOUTHWIND CONSTRUCTION  
11750 SORRENTO VALLEY ROAD  
SAN DIEGO, CA 92121

**OWNER**

CITY OF SAN DIEGO  
REAL ESTATE SERVICES DIVISION  
1200 THIRD AVENUE  
SUITE 1700  
SAN DIEGO, CA 92101

**LEGAL DESCRIPTION**

LOT 1 OF MAP 10730 OF FARBANKS COUNTRY CLUB UNIT NO. 1 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON SEPTEMBER 29, 1963.

**ENGINEER OF WORK:**

RICK ENGINEERING COMPANY  
5620 FRARRS ROAD  
SAN DIEGO, CA 92120  
(619) 291-0707

BY: TIMOTHY J. MURPHY DATE: R.C.E. 35771

**APN OF PARCEL:**

760-146-07

**SOURCE OF TOPOGRAPHY**

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED 3/29/04.

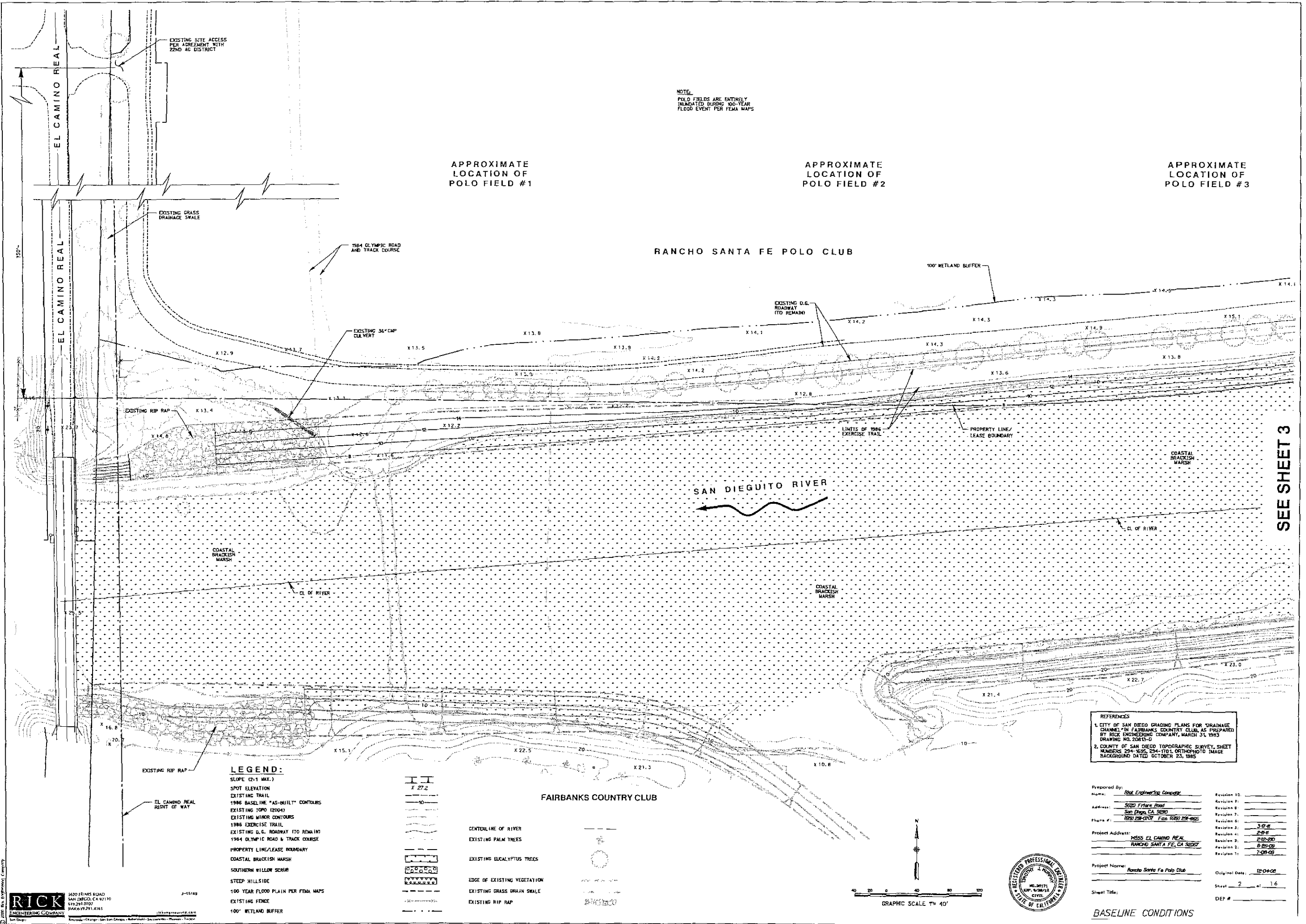
**REFERENCE DRAWINGS**

CITY OF SAN DIEGO - 20815-D, 185331-D, 32398-D

Prepared By:	<u>Rick Engineering Company</u>	Revision 10:	_____
Name:	_____	Revision 9:	_____
Address:	<u>5620 Frarrs Road</u>	Revision 8:	_____
	<u>San Diego, CA 92120</u>	Revision 7:	_____
Phone #:	<u>(619) 291-0707 Fax (619) 291-0655</u>	Revision 6:	_____
		Revision 5:	<u>3-17-08</u>
Project Address:	<u>1655 EL CAMINO REAL</u>	Revision 4:	<u>8-18-07</u>
	<u>RANCHO SANTA FE, CA 92067</u>	Revision 3:	<u>8-28-07</u>
		Revision 2:	<u>8-28-07</u>
		Revision 1:	<u>7-08-07</u>
Project Name:	<u>Rancho Santa Fe Polo Club</u>	Original Date:	<u>12-04-07</u>
Sheet Title:	_____	Sheet:	<u>1</u> of <u>16</u>
		DEP #	_____



COVER SHEET



NOTE:  
POLO FIELDS ARE ENTIRELY  
INUNDATED DURING 100-YEAR  
FLOOD EVENT PER FEMA MAPS

APPROXIMATE  
LOCATION OF  
POLO FIELD #1

APPROXIMATE  
LOCATION OF  
POLO FIELD #2

APPROXIMATE  
LOCATION OF  
POLO FIELD #3

RANCHO SANTA FE POLO CLUB

SAN DIEGUITO RIVER

FAIRBANKS COUNTRY CLUB

SEE SHEET 3

REFERENCES  
1. CITY OF SAN DIEGO GRADING PLANS FOR DRAINAGE  
CHANNELS IN FAIRBANKS COUNTRY CLUB, AS PREPARED  
BY RICK ENGINEERING COMPANY, MARCH 31, 1983  
DRAWING NO. 20015-0  
2. COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY, SHEET  
NUMBERS 254-1695, 254-1701, ORTHOPHO TO IMAGE  
BACKGROUND DATED OCTOBER 23, 1985

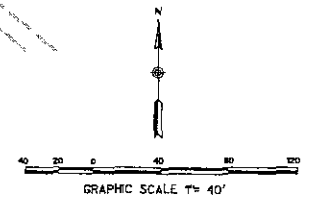
Prepared By:	Rick Engineering Company	Revision 10:	
Name:		Revision 9:	
Address:	5020 Friars Road San Diego, CA 92108	Revision 8:	
Phone #:	(619) 594-0707 Fax (619) 594-0655	Revision 7:	
		Revision 6:	
		Revision 5:	3-97-R
Project Address:	1555 EL CAMINO REAL RANCHO SANTA FE, CA 92077	Revision 4:	8-97-R
		Revision 3:	8-97-R
		Revision 2:	7-98-R
Project Name:	Rancho Santa Fe Polo Club	Original Date:	12-04-08
Sheet Title:		Sheet	2 of 16
		DEP #	

LEGEND:

- SLOPE (2:1 MAX.)
- SPOT ELEVATION
- EXISTING TRAIL
- 1986 BASELINE "AS-BUILT" CONTOURS
- EXISTING TOPO (2004)
- EXISTING MINOR CONTOURS
- 1986 EXERCISE TRAIL
- EXISTING D.G. ROADWAY (TO REMAIN)
- 1984 OLYMPIC ROAD & TRACK COURSE
- PROPERTY LINE/LEASE BOUNDARY
- COASTAL BRACKISH MARSH
- SOUTHERN WILLOW SCRUB
- STEEP HILLSIDE
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING FENCE
- 100' WETLAND BUFFER

- CENTERLINE OF RIVER
- EXISTING PALM TREES
- EXISTING EUCALYPTUS TREES
- EDGE OF EXISTING VEGETATION
- EXISTING GRASS DRAIN SWALE
- EXISTING RIP RAP

**RICK**  
ENGINEERING COMPANY  
5020 Friars Road  
San Diego, CA 92108  
619.291.0707  
619.594.0707 Fax 619.594.0655

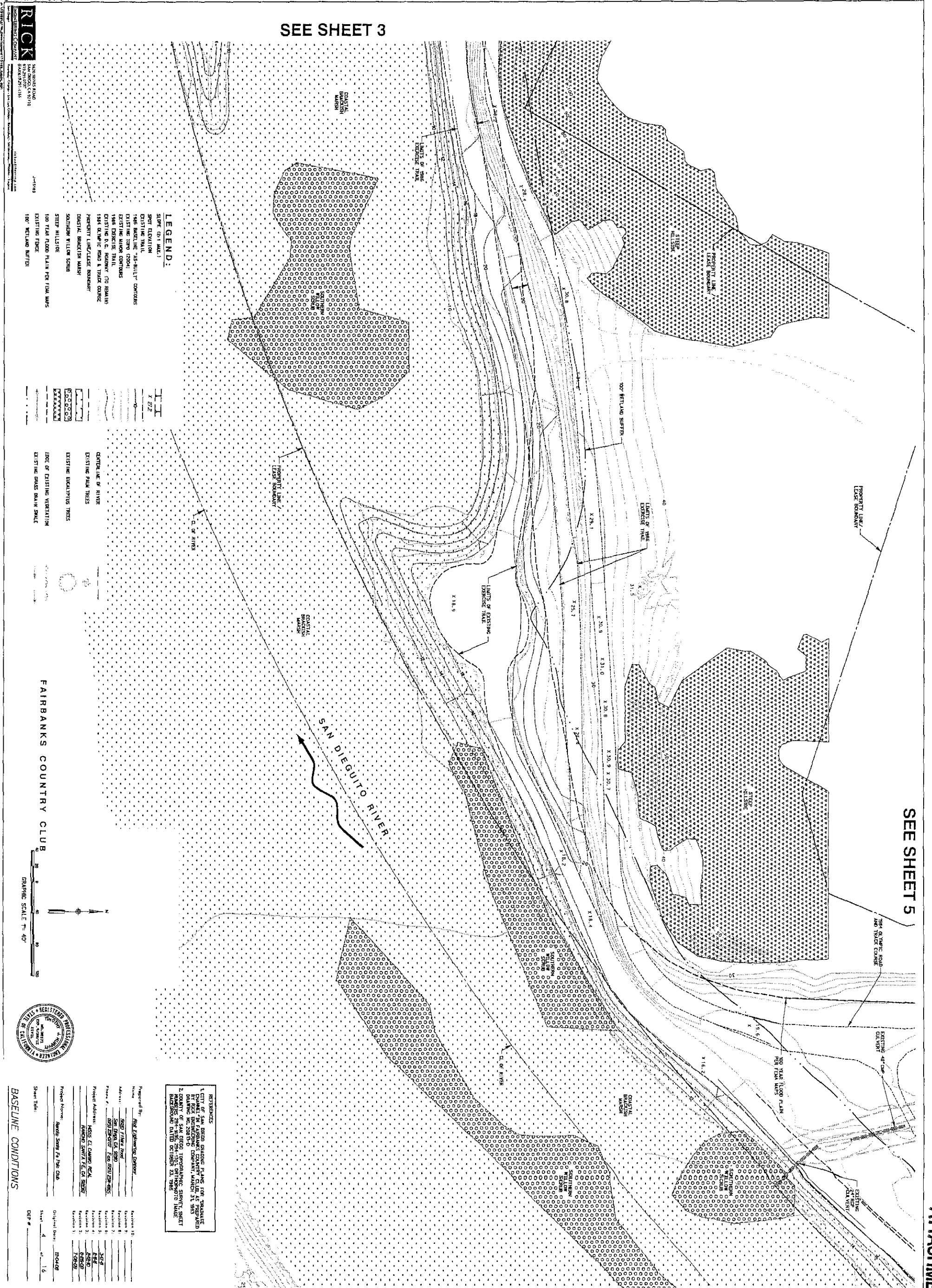


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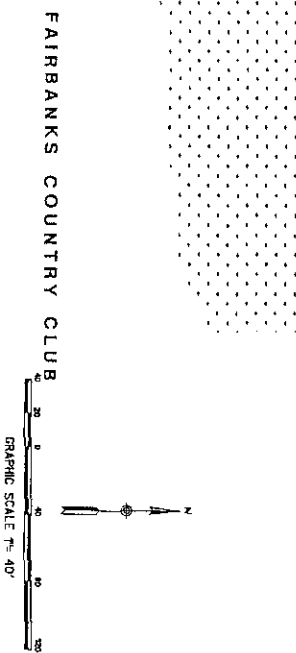
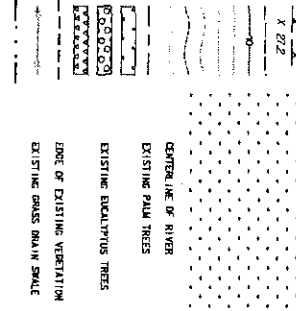
SEE SHEET 5

SEE SHEET 3



**LEGEND:**

- SLOPE (2:1 MAX.)
- SPOT ELEVATION
- EXISTING TRAIL
- 1988 BASELINE "AS-BUILT" CONDITIONS
- EXISTING 1200' (200')
- EXISTING 1500' (300')
- 1988 EXERCISE TRAIL
- EXISTING D.C. ROADWAY TO REMAIN
- 1988 OLYMPIC ROAD & TRAIL COURSE
- PROPERTY LINE/LEAST BOUNDARY
- EASTERN BRACKEN MARSH
- SOUTHERN WILLOW SCRUB
- STEEP HILLSIDE
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING FENCE
- 100' WETLAND BUFFER



**REFERENCES**  
 1. CITY OF SAN DIEGO SHADING PLANS FOR "SUNSHINE" DIVISION IN FAIRBANKS COUNTRY CLUB AS PREPARED BY RICK SMITH, CIVIL ENGINEER, MARCH 31, 2013  
 2. COUNTY OF SAN DIEGO TOPOGRAPHIC SHEET, SHEET NUMBER 287155, 287156 AND 287157, 1988  
 3. FAIRBANKS COUNTRY CLUB, 1988 TOPOGRAPHIC SHEET NUMBER 287155, 287156 AND 287157, 1988

Prepared by: **RIK ENGINEERING COMPANY**

Address: **2001 TOWN ROAD, SAN DIEGO, CA 92108**

Project Address: **1000 EL CAMINO REAL, FAIRBANKS COUNTRY CLUB, SAN DIEGO, CA 92108**

Project Name: **1000 EL CAMINO REAL**

Revision 15	Revision 14	Revision 13	Revision 12
Revision 11	Revision 10	Revision 9	Revision 8
Revision 7	Revision 6	Revision 5	Revision 4
Revision 3	Revision 2	Revision 1	Revision 0

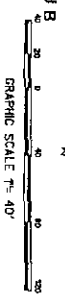
Original Date: **12/04/13**

Scale: **1" = 40'**

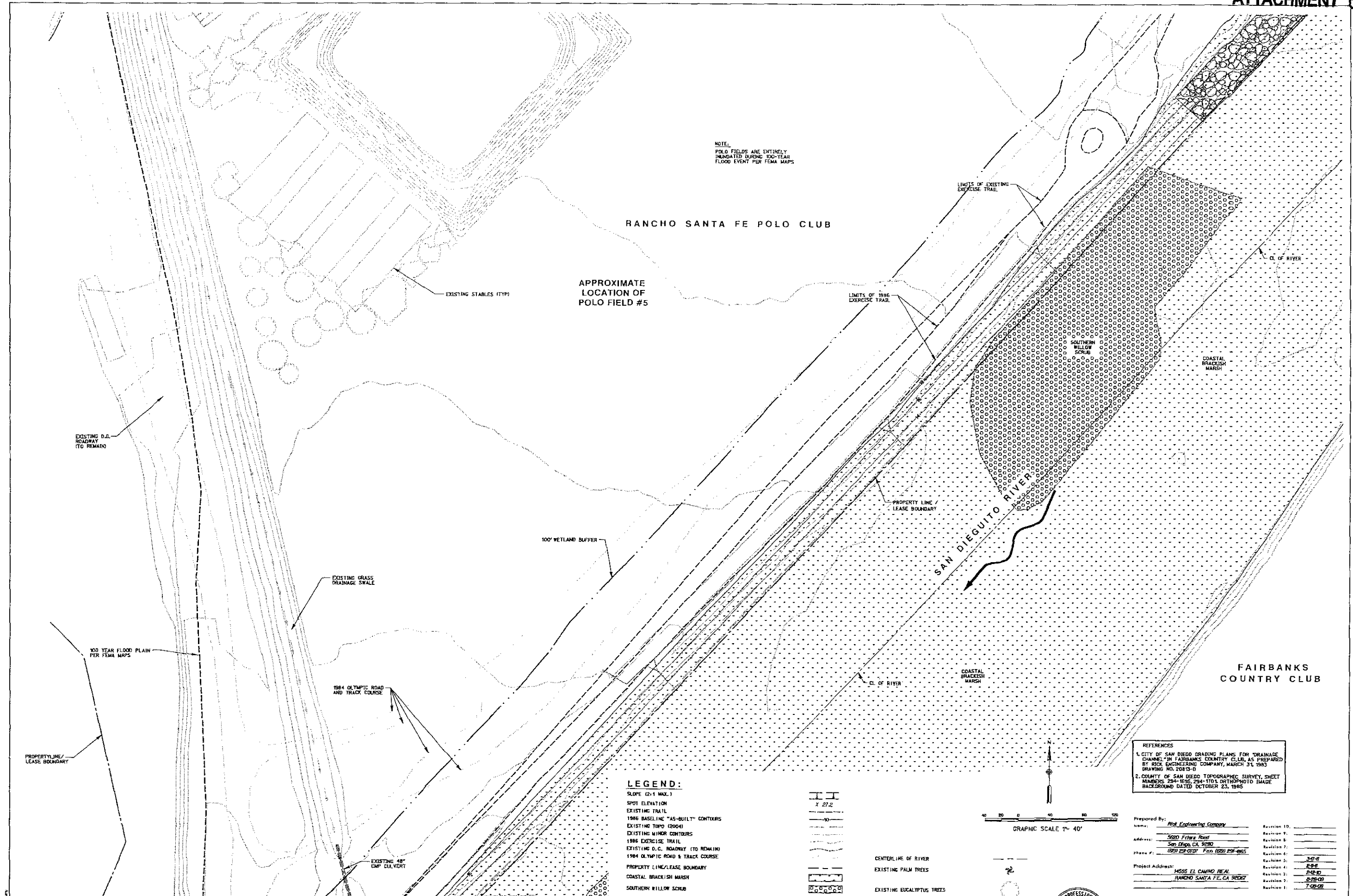
DEF# **1.0**

**BASELINE CONDITIONS**

FAIRBANKS COUNTRY CLUB







NOTE:  
POLO FIELDS ARE ENTIRELY  
FLOODATED DURING 100-YEAR  
FLOOD EVENT PER FEMA MAPS

APPROXIMATE  
LOCATION OF  
POLO FIELD #5

RANCHO SANTA FE POLO CLUB

LIMITS OF EXISTING  
EXERCISE TRAIL

LIMITS OF 1986  
EXERCISE TRAIL

CL. OF RIVER

EXISTING STABLES (TYP)

SOUTHERN  
WILLOW SCRUB

COASTAL  
BRACKISH  
MARSH

EXISTING D.C.  
ROADWAY  
(TO REMAIN)

PROPERTY LINE  
LEASE BOUNDARY

SAN DIEGO RIVER

100' WETLAND BUFFER

CL. OF RIVER

CL. OF RIVER

FAIRBANKS  
COUNTRY CLUB

EXISTING GRASS  
DRAINAGE SWALE

1984 OLYMPIC ROAD  
AND TRACK COURSE

EXISTING 48"  
DIP CULVERT

100 YEAR FLOOD PLAIN  
PER FEMA MAPS

PROPERTY LINE/  
LEASE BOUNDARY

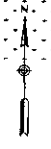
**LEGEND:**

- SLOPE (2:1 MAX.)
- SPOT ELEVATION
- EXISTING TRAIL
- 1986 BASELINE "AS-BUILT" CONTOURS
- EXISTING TOPO (2004)
- EXISTING WINDOR CONTOURS
- 1986 EXERCISE TRAIL
- EXISTING D.C. ROADWAY (TO REMAIN)
- 1984 OLYMPIC ROAD & TRACK COURSE
- PROPERTY LINE/LEASE BOUNDARY
- COASTAL BRACKISH MARSH
- SOUTHERN WILLOW SCRUB
- STEEP HILLSIDE
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING FENCE
- 100' WETLAND BUFFER

X 27.2

- CENTERLINE OF RIVER
- EXISTING PALM TREES
- EXISTING EUCALYPTUS TREES
- EDGE OF EXISTING VEGETATION
- EXISTING GRASS DRAIN SWALE
- EXISTING RIP RAP

GRAPHIC SCALE 1" = 40'



REFERENCES  
1. CITY OF SAN DIEGO GRADING PLANS FOR DRAINAGE  
CHANNEL IN FAIRBANKS COUNTRY CLUB, AS PREPARED  
BY RICK ENGINEERING COMPANY, MARCH 31, 1983  
DRAWING NO. 20875-0  
2. COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY SHEET  
NUMBERS 294-1E5E, 294-1T01, ORTHOPHOTO IMAGE  
BACKGROUND DATED OCTOBER 23, 1985

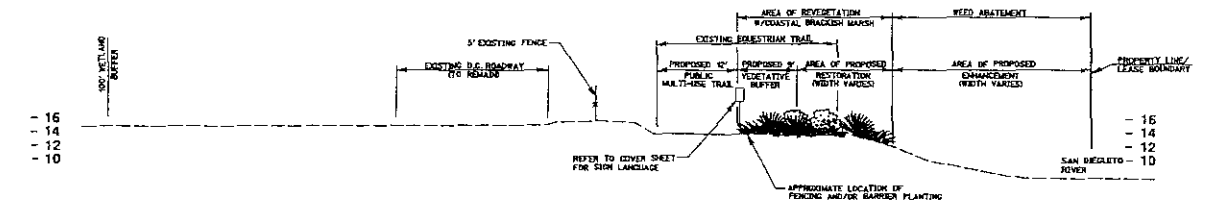
Prepared By:	<u>Rick Engineering Company</u>	Revision 10:	
Address:	<u>5800 Friars Road</u>	Revision 9:	
	<u>San Diego, CA 92160</u>	Revision 8:	
Phone #:	<u>(619) 591-0107 Fax (619) 591-0655</u>	Revision 7:	
Project Address:	<u>14555 EL CAMINO REAL</u>	Revision 6:	<u>3-17-01</u>
	<u>RANCHO SANTA FE, CA 92037</u>	Revision 5:	<u>8-25-00</u>
		Revision 4:	<u>2-16-00</u>
		Revision 3:	<u>8-26-99</u>
		Revision 2:	<u>7-08-98</u>

Project Name: Rancho Santa Fe Polo Club Original Date: 12-04-08  
Sheet 5 of 16  
Sheet Title: BASELINE CONDITIONS DEF # \_\_\_\_\_



SEE SHEET 4

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www.rickeng.com  
San Diego, Orange, San Jose, Chula Vista, San Marcos, Poway, Tucson



APPROXIMATE LOCATION OF POLO FIELD #1

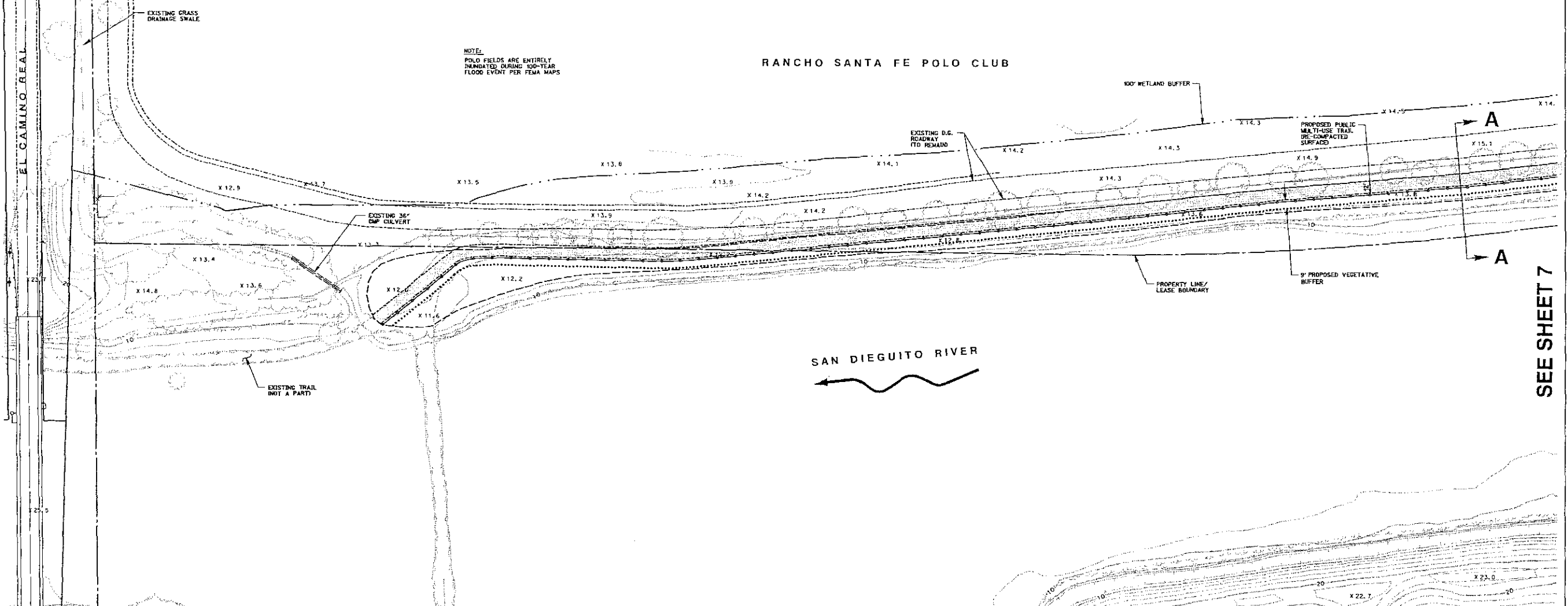
APPROXIMATE LOCATION OF POLO FIELD #2

APPROXIMATE LOCATION OF POLO FIELD #3

SECTION A-A  
SCALE: HORIZ. 1"=10', VERT. 1"=10'

NOTE:  
POLO FIELDS ARE ENTIRELY INUNDATED DURING 100-YEAR FLOOD EVENT PER FEMA MAPS

RANCHO SANTA FE POLO CLUB



SAN DIEGUITO RIVER

SEE SHEET 7

LEGEND:

- PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING TRAIL
- EXISTING TOPO (2004)
- EXISTING MINOR CONTOURS
- EXISTING D.G. ROADWAY (TO REMAIN)
- PROPOSED TRAIL OR TRACK SURFACE
- PROPERTY LINE/LEASE BOUNDARY
- EXISTING FENCE
- CENTERLINE OF RIVER
- EXISTING PALM TREES
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING EUCALYPTUS TREES
- EDGE OF EXISTING VEGETATION
- EXISTING GRASS DRAIN SWALE
- 100' WETLAND BUFFER
- 9' PROPOSED VEGETATIVE BUFFER (PERMANENT BMP)
- PROPOSED FENCE AND/OR BARRIER PLANTING



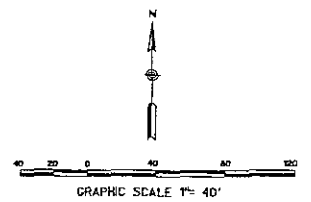
FAIRBANKS COUNTRY CLUB

- REFERENCES
1. CITY OF SAN DIEGO GRADING PLANS FOR DRAINAGE CHANNEL IN FAIRBANKS COUNTRY CLUB, AS PREPARED BY ROCK ENGINEERING COMPANY, MARCH 31, 1993, DRAWING NO. 20813-0
  2. COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY, SHEET NUMBERS 204-1055, 204-1101, ORTHOPHOTO IMAGE BACKGROUND DATED OCTOBER 23, 1985

Prepared By:	<i>Rick Engineering Company</i>	Revision 10:	
Name:		Revision 9:	
Address:	5820 FIRMS ROAD SAN DIEGO, CA 92110	Revision 8:	
Phone #:	(619) 238-0700 Fax: (619) 238-4655	Revision 7:	
Project Address:	MCCS EL CAMINO REAL RANCHO SANTA FE, CA 92087	Revision 6:	3-27-04
		Revision 5:	4-1-04
		Revision 4:	8-18-03
		Revision 3:	7-09-03
Project Name:	Rancho Santa Fe Polo Club	Original Date:	10-04-03
		Sheet	6 of 16
		DEP #	

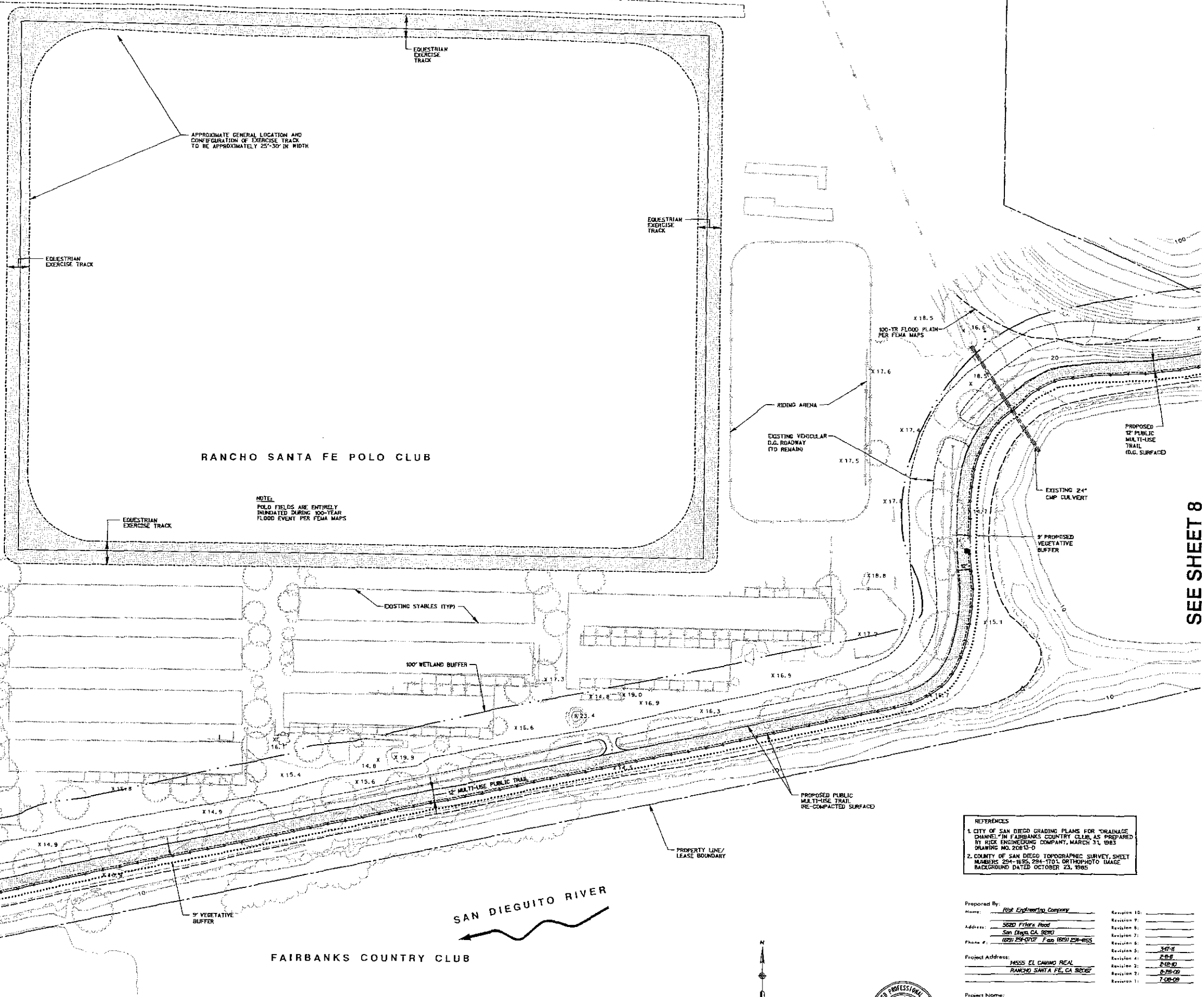
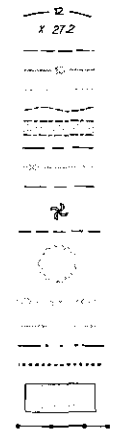
Sheet Title:  
PROPOSED  
GRADING AND DRAINAGE

**RICK** ENGINEERING COMPANY  
5820 FIRMS ROAD  
SAN DIEGO, CA 92110  
619.231.0700  
619.231.0707  
619.231.0708  
619.231.0709  
619.231.0710  
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619.231.0716  
619.231.0717  
619.231.0718  
619.231.0719  
619.231.0720



LEGEND:

- PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING TRAIL
- EXISTING TOPO (2004)
- EXISTING MINOR CONTOURS
- EXISTING D.G. ROADWAY (TO REMAIN)
- PROPOSED TRAIL OR TRACK SURFACE
- PROPERTY LINE/LEASE BOUNDARY
- EXISTING FENCE
- CENTERLINE OF RIVER
- EXISTING PALM TREES
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING EUCALYPTUS TREES
- EDGE OF EXISTING VEGETATION
- EXISTING GRASS DRAIN SWALE
- 100' WETLAND BUFFER
- 9' PROPOSED VEGETATIVE BUFFER (PERMANENT BMP)
- MULTI-USE TRAIL W/D.G. TRAIL SURFACE (PERMANENT BMP)
- PROPOSED FENCE AND/OR BARRIER PLANTING



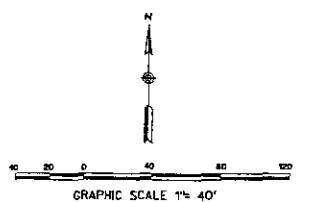
SEE SHEET 6

SEE SHEET 8

- REFERENCES
- CITY OF SAN DIEGO GRADING PLANS FOR DRAINAGE CHANNEL IN FAIRBANKS COUNTRY CLUB, AS PREPARED BY RICK ENGINEERING COMPANY, MARCH 31, 1983 DRAWING NO. 200-15-0
  - COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY, SHEET NUMBERS 294-1695, 294-1701, ORTHOPHO IMAGE BACKGROUND DATED OCTOBER 23, 1985

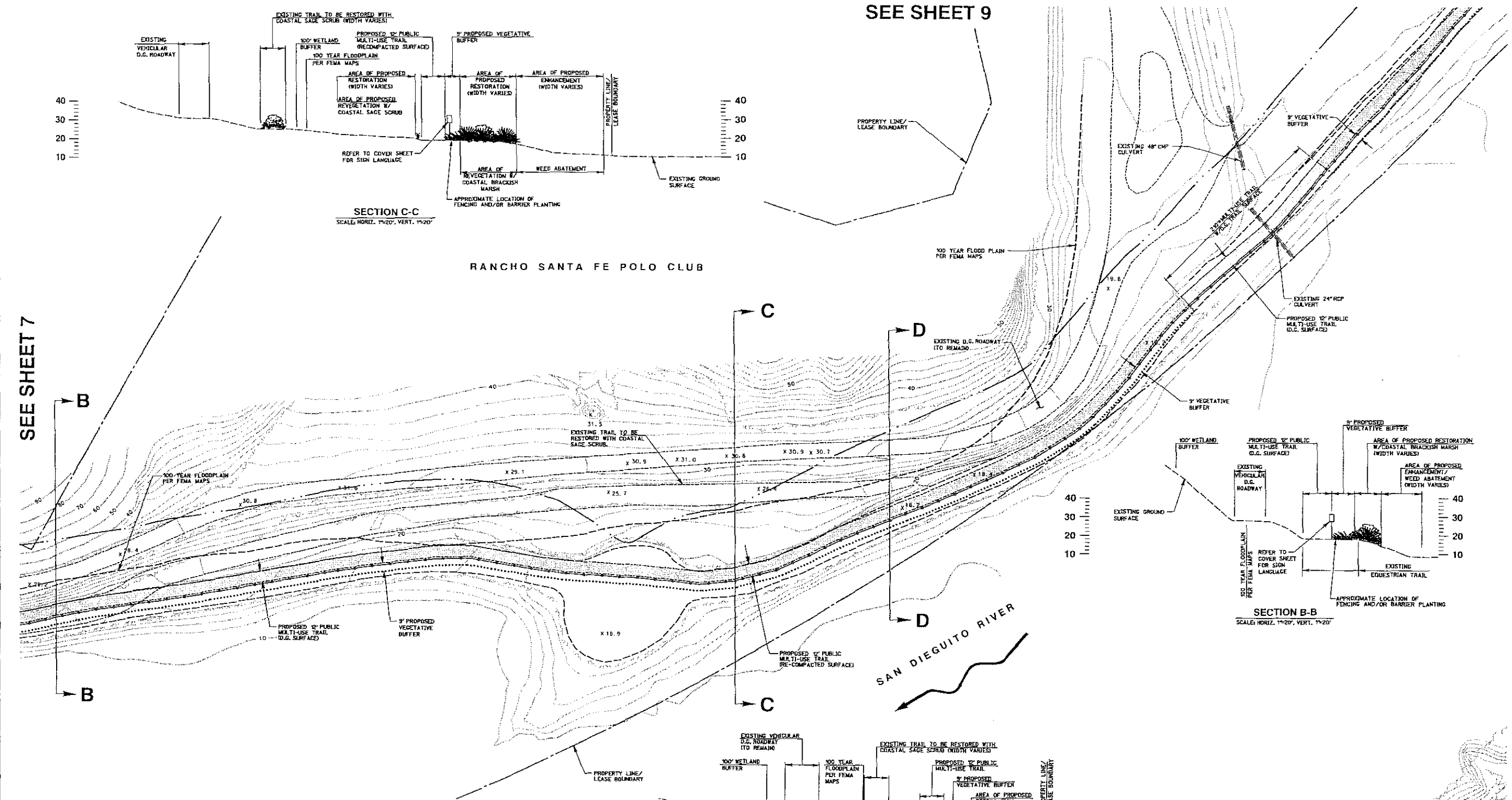
Prepared By: Rick Engineering Company	Revision 10:
Address: 5820 Friars Road	Revision 9:
San Diego, CA 92108	Revision 8:
Phone #: (619) 294-0707 Fax: (619) 294-0705	Revision 7:
Project Address: MISS EL CAMINO REAL	Revision 6:
RANCHO SANTA FE, CA 92082	Revision 5:
Project Name: Rancho Santa Fe Polo Club	Revision 4:
Original Date: 12-04-08	Revision 3:
Sheet 7 of 16	Revision 2:
DEF #	Revision 1:

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 (619) 294-0705  
 www.rickengineering.com



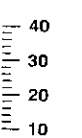
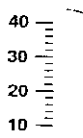
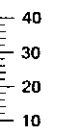
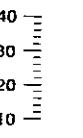
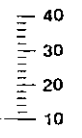
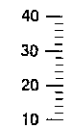
PROPOSED GRADING AND DRAINAGE

SEE SHEET 9



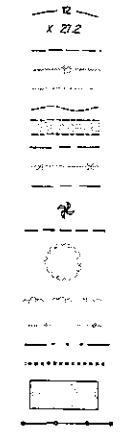
RANCHO SANTA FE POLO CLUB

SAN DIEGUITO RIVER



LEGEND:

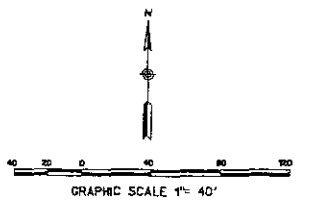
- PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING TRAIL
- EXISTING TOPO (2004)
- EXISTING MINOR CONTOURS
- EXISTING D.C. ROADWAY (TO REMAIN)
- PROPOSED TRAIL OR TRACK SURFACE
- PROPERTY LINE/LEASE BOUNDARY
- EXISTING FENCE
- CENTERLINE OF RIVER
- EXISTING PALM TREES
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING EUCALYPTUS TREES
- EDGE OF EXISTING VEGETATION
- EXISTING GRASS DRAIN SWALE
- 100' WETLAND BUFFER
- 5' PROPOSED VEGETATIVE BUFFER (PERMANENT BMP)
- MULTI-USE TRAIL W/D.C. TRAIL SURFACE (PERMANENT BMP)
- PROPOSED FENCE AND/OR BARRIER PLANTING



SECTION D-D  
SCALE: HORIZ. 1"=40', VERT. 1"=20'

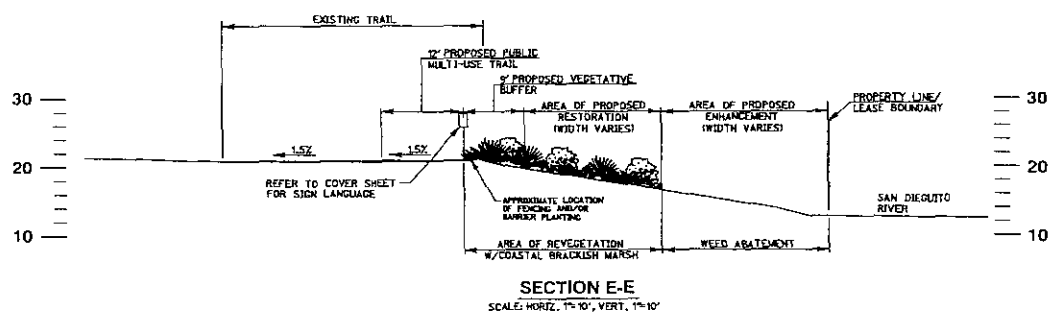
REFERENCES  
 1. CITY OF SAN DIEGO GRADING PLANS FOR DRAINAGE CHANNEL IN FAIRBANKS COUNTRY CLUB, AS PREPARED BY RICK ENGINEERING COMPANY, MARCH 31, 1993 DRAWING NO. 20013-D  
 2. COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY, SHEET NUMBERS 254-165, 254-170 L ORTHOPHOTO IMAGE BACKGROUND DATED OCTOBER 23, 1985

Prepared By: Rick Engineering Company	Revision 10: _____
Name: _____	Revision 9: _____
Address: 5825 Friars Road San Diego, CA 92121	Revision 8: _____
Phone #: (619) 291-0707 Fax: (619) 291-0625	Revision 7: _____
Project Address: 14555 EL CAMINO REAL RANCHO SANTA FE, CA 92085	Revision 6: 3-07-08
Project Name: Rancho Santa Fe Polo Club	Revision 5: 2-04-08
Original Date: 02-04-08	Revision 4: 2-28-08
Sheet Title: PROPOSED GRADING AND DRAINAGE	Revision 3: 8-25-08
Sheet: 8 of 16	Revision 2: 7-08-08
DEF # _____	Revision 1: _____



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NOTE:  
POLO FIELDS ARE ENTIRELY  
FLOODED DURING 100-YEAR  
FLOOD EVENT PER FEMA MAPS

RANCHO SANTA FE POLO CLUB

APPROXIMATE  
LOCATION OF  
POLO FIELD #5

EXISTING STABLES (TYP)

9' VEGETATIVE  
BUFFER

PROPERTY LINE/  
LEASE BOUNDARY

SAN DIEGUITO RIVER

FAIRBANKS  
COUNTRY CLUB

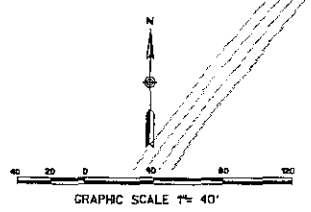
100' WETLAND BUFFER

EXISTING GRASS  
DRAINAGE SWALE

EXISTING D.G.  
ROADWAY (TO REMAIN)

**LEGEND:**

- PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING TRAIL
- EXISTING TOPO (2004)
- EXISTING MINOR CONTOURS
- EXISTING D.G. ROADWAY (TO REMAIN)
- PROPOSED TRAIL OR TRACK SURFACE
- PROPERTY LINE/LEASE BOUNDARY
- EXISTING FENCE
- CENTERLINE OF RIVER
- EXISTING PALM TREES
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING EUCALYPTUS TREES
- EDGE OF EXISTING VEGETATION
- EXISTING GRASS DRAIN SWALE
- 100' WETLAND BUFFER
- 9' PROPOSED VEGETATIVE BUFFER (PERMANENT BMP)
- PROPOSED FENCE AND/OR BARRIER PLANTING



REFERENCES  
1. CITY OF SAN DIEGO GRADING PLANS FOR "DRAINAGE CHANNEL" IN FAIRBANKS COUNTRY CLUB AS PREPARED BY RICK ENGINEERING COMPANY, MARCH 31, 1983 DRAWING NO. 20815-0  
2. COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY SHEET NUMBERS 234-105, 234-101 & 0710 PHOTO MADE BACKGROUND DATED OCTOBER 23, 1985

Prepared By:	Rick Engineering Company	Revision 10:	
Name:		Revision 9:	
Address:	5520 Friars Road San Diego, CA 92120	Revision 8:	
Phone #:	(619) 251-0707 Fax: (619) 251-4605	Revision 7:	
Project Address:	1655 EL CAMINO REAL RANCHO SANTA FE, CA 92086	Revision 6:	3-11-08
		Revision 5:	2-28-08
		Revision 4:	2-22-07
		Revision 3:	8-28-06
		Revision 2:	7-08-06
		Revision 1:	

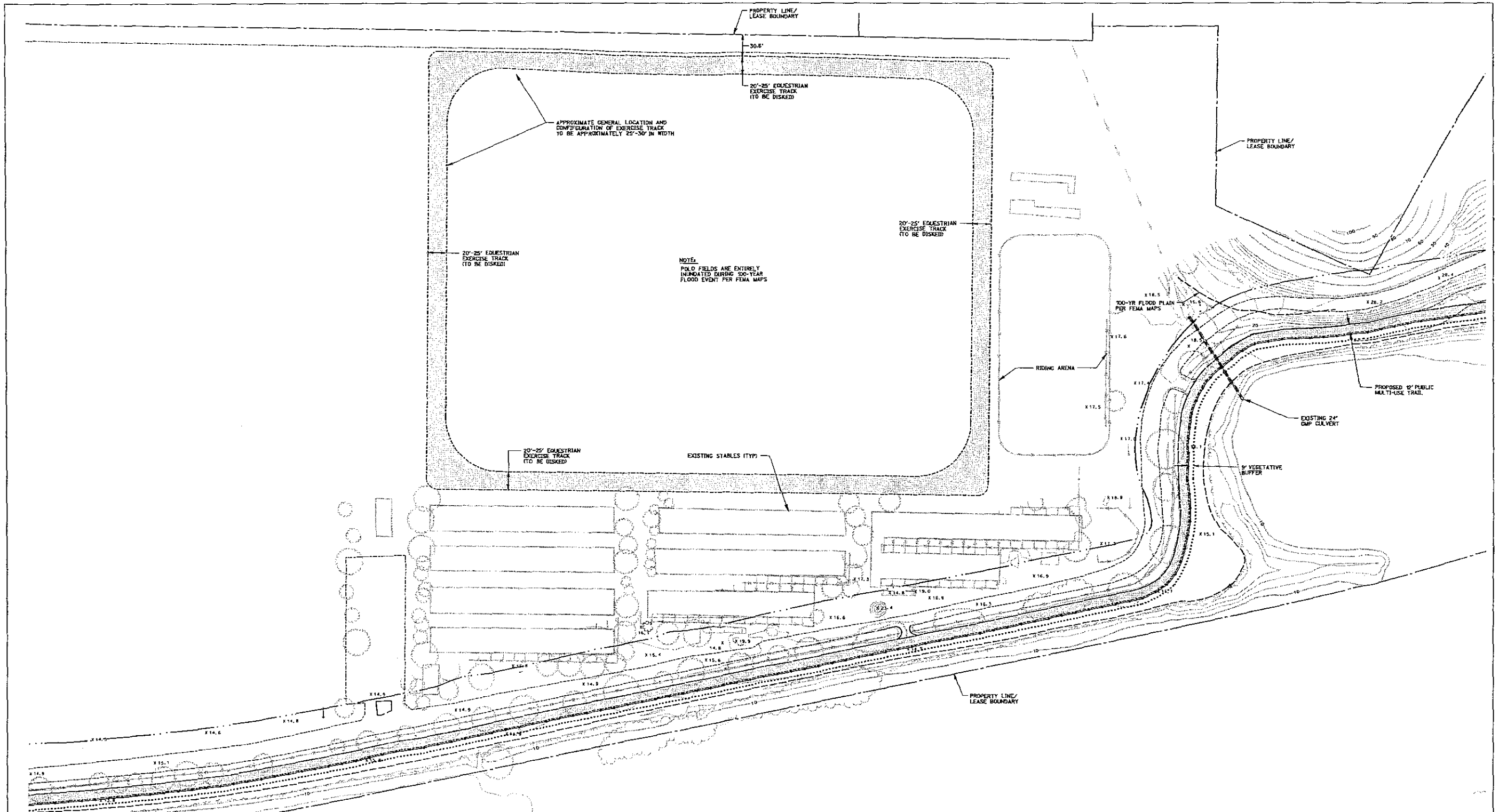
Project Name: Rancho Santa Fe Polo Club  
Original Date: 12-04-08  
Sheet 9 of 16  
DEP # \_\_\_\_\_  
Sheet Title: PROPOSED GRADING AND DRAINAGE



SEE SHEET 8

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**LEGEND:**

- PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING TRAIL
- EXISTING TOPO (2004)
- EXISTING MINOR CONTOURS
- EXISTING D.C. ROADWAY (TO REMAIN)
- PROPOSED TRAIL OR TRACK SURFACE
- PROPERTY LINE/LEASE BOUNDARY
- EXISTING FENCE
- CENTERLINE OF RIVER
- EXISTING PALM TREES
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING EUCALYPTUS TREES
- EDGE OF EXISTING VEGETATION
- EXISTING GRASS WAIN SHALE
- 100' WETLAND BUFFER
- 9' PROPOSED VEGETATIVE BUFFER (PERMANENT BMP)
- PROPOSED FENCE AND/OR BARRIER PLANTING



**REFERENCES**

- CITY OF SAN DIEGO GRADING PLANS FOR DRAINAGE CHANNEL IN FAIRBANKS COUNTRY CLUB, AS PREPARED BY RICK ENGINEERING COMPANY, MARCH 24, 1983 DRAWING NO. 20813-0
- COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY, SHEET NUMBERS 254-105, 254-101 & 254-102 PHOTO IMAGE BACKGROUND DATED OCTOBER 23, 1985

Prepared By: Rick Engineering Company

Address: 5620 Friars Road  
San Diego, CA 92110  
(619) 238-0707 Fax (619) 238-0665

Project Address: M555 EL CAMINO REAL  
RANCHO SANTA FE, CA 92084

Project Name: Rancho Santa Fe Polo Club

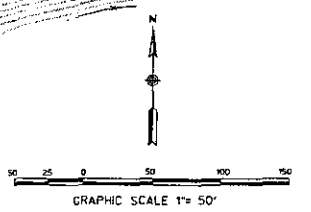
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	3-7-11
Revision 4:	2-8-11
Revision 3:	2-22-10
Revision 2:	8-25-09
Revision 1:	7-09-09

Original Date: 12-04-09

Sheet 10 of 16

DEF # \_\_\_\_\_

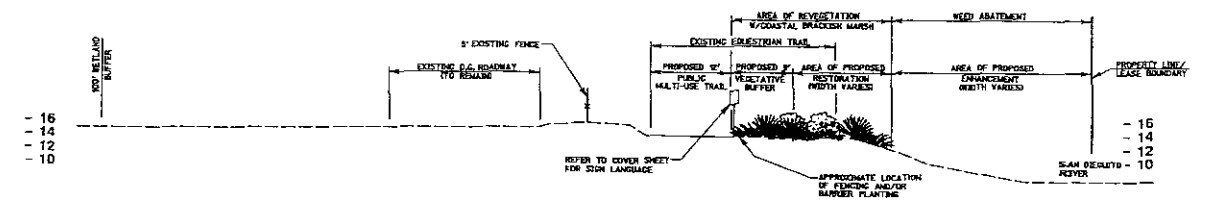
DISKING PLAN



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San Diego, CA



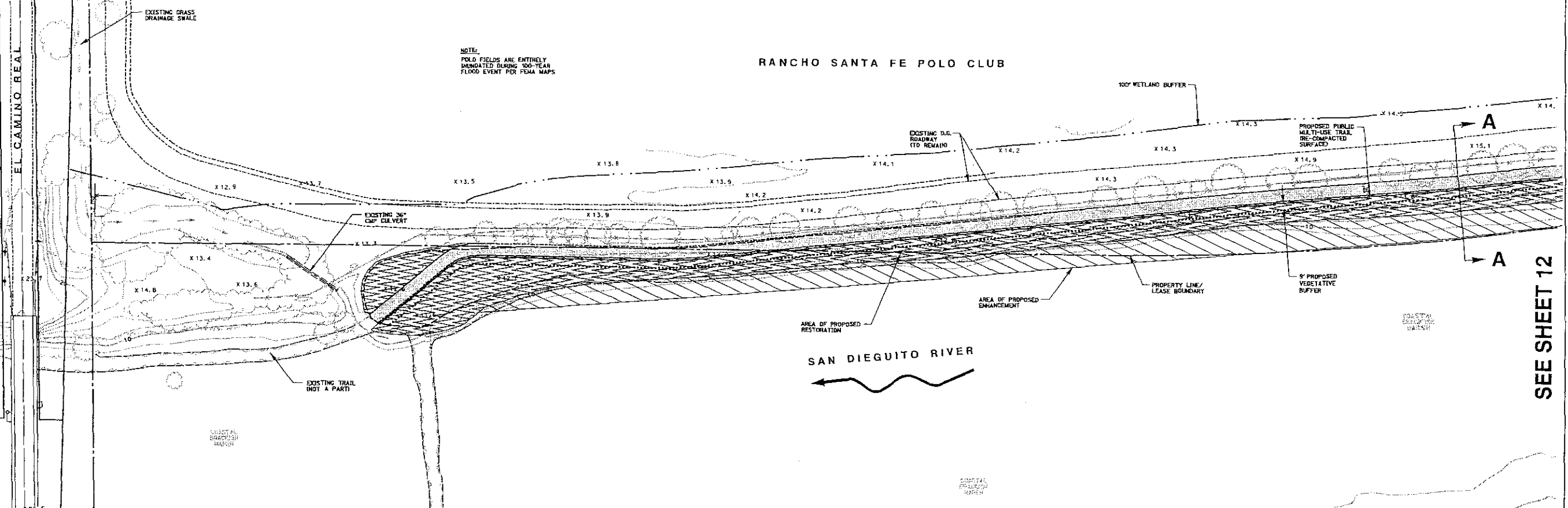
APPROXIMATE LOCATION OF POLO FIELD #1

APPROXIMATE LOCATION OF POLO FIELD #2

APPROXIMATE LOCATION OF POLO FIELD #3

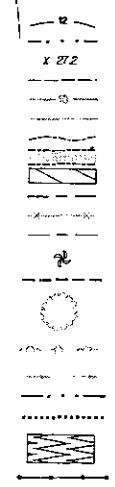
NOTE:  
POLO FIELDS ARE ENTIRELY INUNDATED DURING 100-YEAR FLOOD EVENT PER FEMA MAPS

RANCHO SANTA FE POLO CLUB



SEE SHEET 12

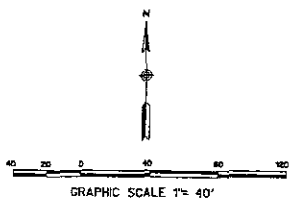
- LEGEND:**
- PROPOSED CONTOUR
  - 100' WETLAND BUFFER
  - SPOT ELEVATION
  - EXISTING TRAIL
  - EXISTING TOPD (2004)
  - EXISTING MINOR CONTOURS
  - EXISTING D.G. ROADWAY (TO REMAIN)
  - PROPOSED TRAIL OR TRACK SURFACE
  - AREA OF PROPOSED ENHANCEMENT
  - PROPERTY LINE/LEASE BOUNDARY
  - EXISTING FENCE
  - CENTERLINE OF RIVER
  - EXISTING PALM TREES
  - 100 YEAR FLOOD PLAIN PER FEMA MAPS
  - EXISTING EUCALYPTUS TREES
  - EDGE OF EXISTING VEGETATION
  - EXISTING GRASS DRAIN SWALE
  - 100' WETLAND BUFFER
  - 5' VEGETATIVE BUFFER (PERMANENT BMP)
  - COASTAL BRACKISH MARSH
  - PROPOSED FENCE AND/OR BARRIER PLANTING



**REFERENCES**

1. CITY OF SAN DIEGO GRADING PLANS FOR DRAINAGE CHANNEL IN FAIRBANKS COUNTRY CLUB, AS PREPARED BY RICK ENGINEERING COMPANY, MARCH 31, 1993. DRAWING NO. 20015-0
2. COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY, SHEET NUMBERS 294-1895, 294-1701 ORTHOPHOTO IMAGE BACKGROUND DATED OCTOBER 23, 1985

Prepared By:	Rick Engineering Company	Revision 10:	
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Address:	3620 Fyers Road San Diego, CA 92108	Revision 8:	
Phone #:	(619) 521-0107 Fax: (619) 521-4625	Revision 7:	
Project Address:	1855 EL CAMINO REAL RANCHO SANTA FE, CA 92037	Revision 6:	3-7-01
		Revision 5:	2-18-01
		Revision 4:	8-10-00
		Revision 3:	8-29-99
		Revision 2:	7-09-98
Project Name:	Rancho Santa Fe Polo Club	Original Date:	12-04-98
Sheet Title:	PROPOSED TRAIL, REVEGETATION AND RESTORATION AREAS	Sheet:	11 of 16



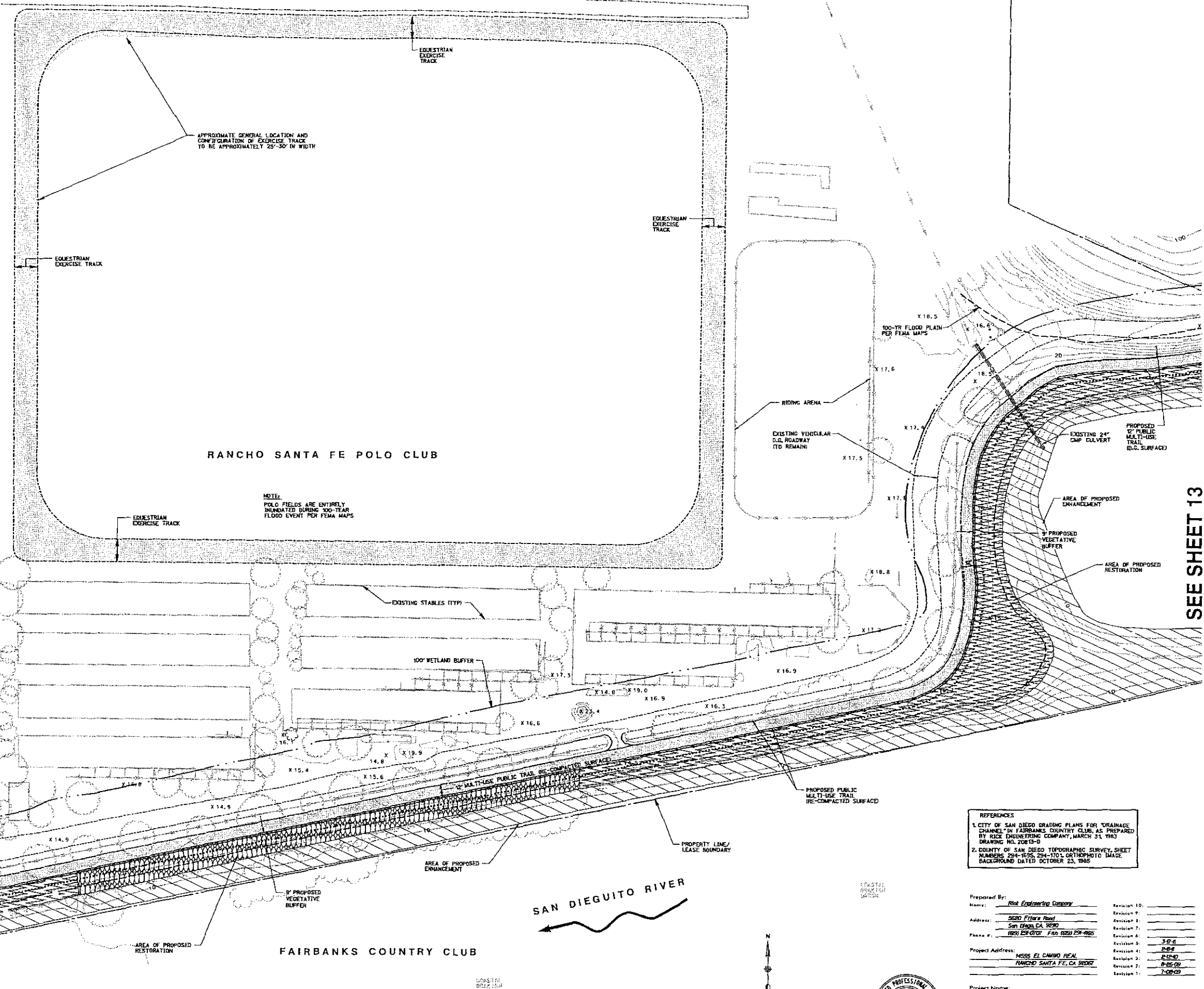
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11-1998-0011 14x20

**LEGEND:**

- 100' WETLAND BUFFER
- PROPOSED CONTOUR
- SPOT ELEVATION
- EXISTING TRAIL
- EXISTING TOPS (2004)
- EXISTING MINOR CONTOURS
- EXISTING D.C. ROADWAY (TO REMAIN)
- PROPOSED TRAIL OR TRACK SURFACE
- AREA OF PROPOSED ENHANCEMENT
- PROPERTY LINE/LEASE BOUNDARY
- EXISTING FENCE
- CENTERLINE OF RIVER
- EXISTING PALM TREES
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING EUCALYPTUS TREES
- EDGE OF EXISTING VEGETATION
- EXISTING GRASS DRAIN SWALE
- 100' WETLAND BUFFER
- MULTI-USE TRAIL W/D.C. TRAIL SURFACE (PERMANENT BMP)
- 9' VEGETATIVE BUFFER (PERMANENT BMP)
- COASTAL BRACKISH MARSH\*
- SOUTHERN WILLOW SCRUB\*
- PROPOSED FENCE AND/OR BARRIER PLANTING

\* AREAS OF PROPOSED REVEGETATION (VEGETATIVE BUFFER AND RESTORATION) (SEE PLANTING LEGEND AND NOTES, SHEETS 15 AND 16)  
 NOTES REGARDING HABITAT, IRRIGATION TIME OF PLANTING TECHNIQUES, TIME OF ESTABLISHMENT, MAINTENANCE AND SUCCESS CRITERIA AND MONITORING SCHEDULE ARE ALL PART OF THE BIOLOGIST REPORT AND CAN BE FOUND ON SHEET 15.



APPROXIMATE LOCATION OF POLO FIELD #3

SEE SHEET 11

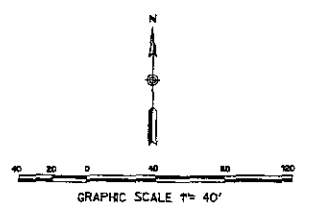
SEE SHEET 13

- REFERENCES**
1. CITY OF SAN DIEGO GRADING PLANS FOR "DRAINAGE CHANNEL" IN FAIRBANKS COUNTRY CLUB, AS PREPARED BY RICE ENGINEERING COMPANY, MARCH 31, 1983 (DRAWING NO. 20815-0)
  2. COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY, SHEET NUMBERS 294-1625, 294-1701 ORTHOPHOTO IMAGE BACKGROUND DATED OCTOBER 23, 1985

Prepared By: <u>Rick Engineering Company</u>	Revision 10: _____
Name: _____	Revision 9: _____
Address: <u>5620 Fitter's Road</u>	Revision 8: _____
<u>San Diego, CA 92120</u>	Revision 7: _____
Phone #: <u>619-529-0101 Fax 619-529-4625</u>	Revision 6: _____
Project Address: <u>MISS EL CAMINO REAL</u>	Revision 5: <u>3-9-08</u>
<u>RANCHO SANTA FE, CA 92027</u>	Revision 4: <u>8-24</u>
	Revision 3: <u>8-10-07</u>
	Revision 2: <u>8-26-06</u>
	Revision 1: <u>7-08-05</u>
Project Name: <u>Rancho Santa Fe Polo Club</u>	Original Date: <u>12-04-08</u>
	Sheet <u>12</u> of <u>16</u>

Sheet Title: PROPOSED TRAIL, REVEGETATION AND RESTORATION AREAS DEP # \_\_\_\_\_

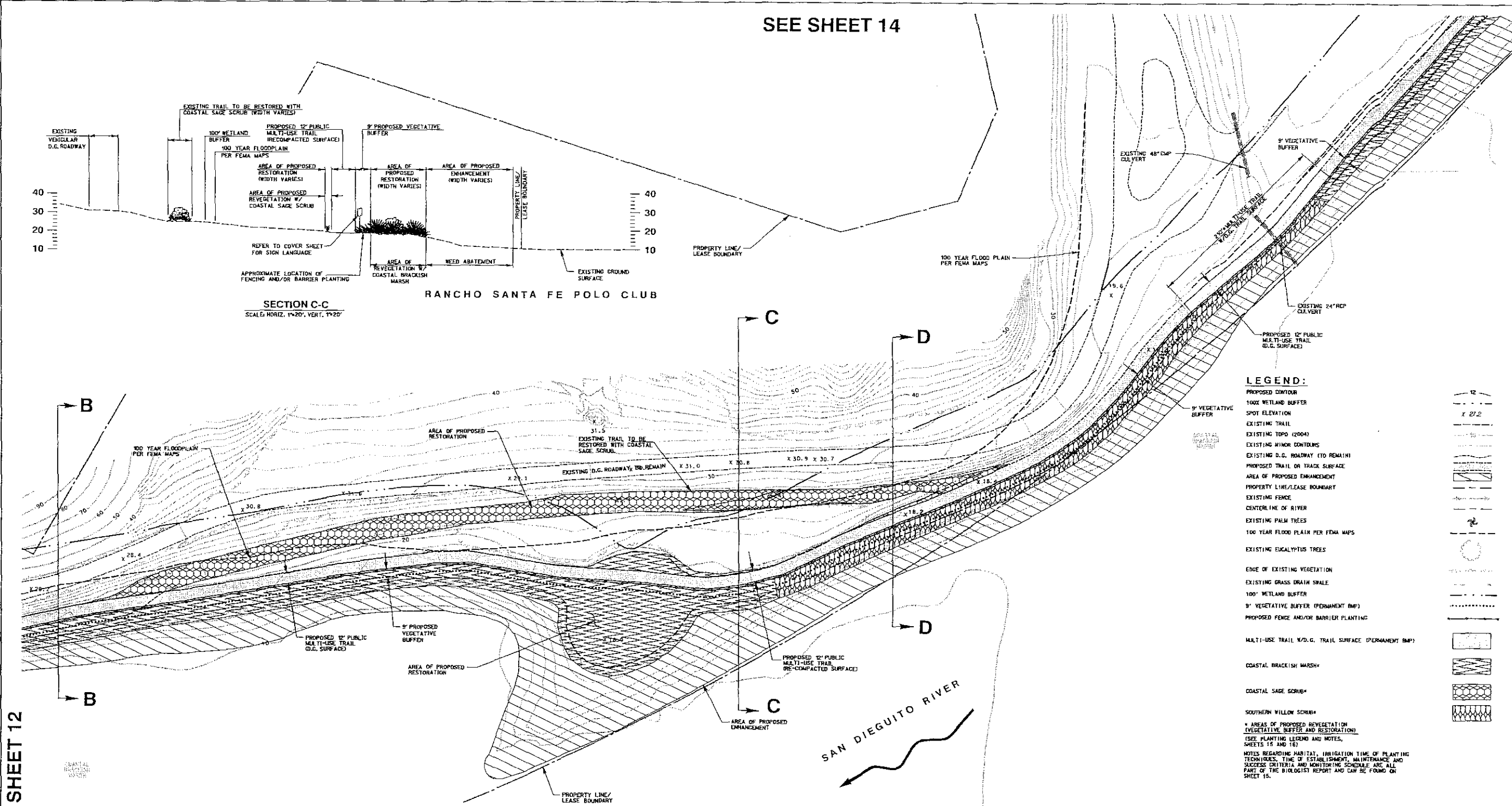
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 SAN DIEGO, CA 92120  
 619-529-0101  
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SEE SHEET 14



SECTION C-C  
SCALE: HORIZ. 1"=20', VERT. 1"=20'

SECTION B-B  
SCALE: HORIZ. 1"=20', VERT. 1"=20'

SECTION D-D  
SCALE: HORIZ. 1"=20', VERT. 1"=20'

LEGEND:

- PROPOSED CONTOUR
- 100YR WETLAND BUFFER
- SPOT ELEVATION
- EXISTING TRAIL
- EXISTING TOPO (2004)
- EXISTING MINOR CONTOURS
- EXISTING D.G. ROADWAY (TO REMAIN)
- PROPOSED TRAIL OR TRACK SURFACE
- AREA OF PROPOSED ENHANCEMENT
- PROPERTY LINE/LEASE BOUNDARY
- EXISTING FENCE
- CENTERLINE OF RIVER
- EXISTING PALM TREES
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING EUCALYPTUS TREES
- EDGE OF EXISTING VEGETATION
- EXISTING GRASS DRAIN SWALE
- 100' WETLAND BUFFER
- 9' VEGETATIVE BUFFER (PERMANENT BMP)
- PROPOSED FENCE AND/OR BARRIER PLANTING
- MULTI-USE TRAIL W/D.G. TRAIL SURFACE (PERMANENT BMP)
- COASTAL BRACKISH MARSH
- COASTAL SAGE SCRUB
- SOUTHERN WILLOW SCRUB

\* AREAS OF PROPOSED REVEGETATION (VEGETATIVE BUFFER AND RESTORATION) (SEE PLANTING LEGEND AND NOTES, SHEETS 12 AND 13)

NOTES REGARDING HABITAT, IRRIGATION TIME OF PLANTING TECHNIQUES, TIME OF ESTABLISHMENT, MAINTENANCE AND SUCCESS CRITERIA AND MONITORING SCHEDULE ARE ALL PART OF THE BIOLOGIST REPORT AND CAN BE FOUND ON SHEET 15.

- REFERENCES
- CITY OF SAN DIEGO GRADING PLANS FOR DRAINAGE CHANNELS IN FAIRBANKS COUNTRY CLUB AS PREPARED BY RICK ENGINEERING COMPANY, MARCH 31, 1983 DRAWING NO. 20813-0
  - COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY, SHEET NUMBERS 224-1055, 224-1701, ORTHOPHOTO IMAGE BACKGROUND DATED OCTOBER 23, 1985

Prepared By:	<i>Rick Engineering Company</i>	Revision 10:	
Name:	<i>SEED FENCE ROAD</i>	Revision 9:	
Address:	<i>San Diego, CA 92101</i>	Revision 8:	
Phone #:	<i>(619) 291-0707 Fax: (619) 291-4655</i>	Revision 7:	
Project Address:	<i>1455 EL CAMINO REAL RANCHO SANTA FE, CA 92067</i>	Revision 6:	<i>3-17-11</i>
Project Name:	<i>Rancho Santa Fe Polo Club</i>	Revision 5:	<i>2-28-11</i>
		Revision 4:	<i>2-25-10</i>
		Revision 3:	<i>7-28-09</i>

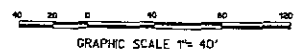
Sheet Title: *PROPOSED TRAIL REVEGETATION AND RESTORATION AREAS*

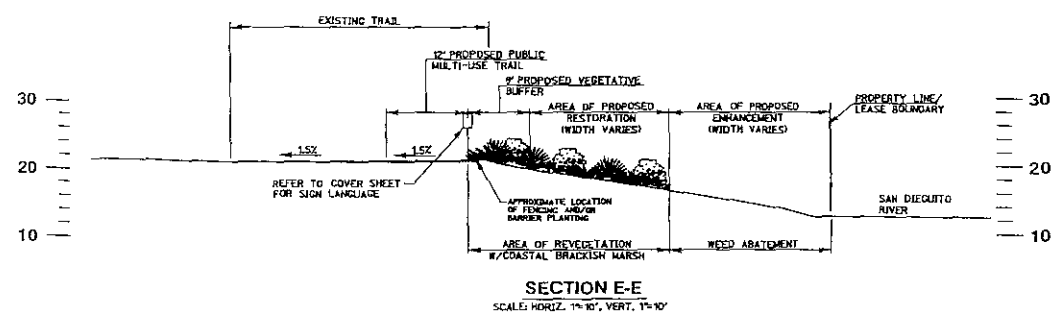
Sheet No: 13 of 16

DATE: 12-04-08

SEE SHEET 12

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NOTE:  
POLO FIELDS ARE ENTIRELY INUNDATED DURING 100-YEAR FLOOD EVENT PER FEMA MAPS

RANCHO SANTA FE POLO CLUB

APPROXIMATE LOCATION OF POLO FIELD #5

SAN DIEGUITO RIVER

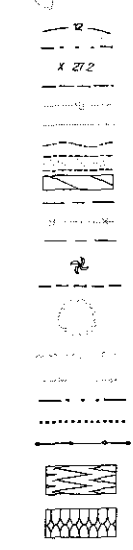
FAIRBANKS COUNTRY CLUB

LEGEND:

- PROPOSED CONTOUR
- 100' WETLAND BUFFER
- SPOT ELEVATION
- EXISTING TRAIL
- EXISTING TOPO (2004)
- EXISTING MINOR CONTOURS
- EXISTING D.G. ROADWAY (TO REMAIN)
- PROPOSED TRAIL ON TRACK SURFACE
- AREA OF PROPOSED ENHANCEMENT
- PROPERTY LINE/LEASE BOUNDARY
- EXISTING FENCE
- CENTERLINE OF RIVER
- EXISTING PALM TREES
- 100 YEAR FLOOD PLAIN PER FEMA MAPS
- EXISTING EUCALYPTUS TREES
- EDGE OF EXISTING VEGETATION
- EXISTING GRASS DRAIN SWALE
- 100' WETLAND BUFFER
- 9' PROPOSED VEGETATIVE BUFFER (PERMANENT BMP)
- PROPOSED FENCE AND/OR BARRIER PLANTING
- COASTAL BRACKISH MARSH\*

\* AREAS OF PROPOSED REVEGETATION (VEGETATIVE BUFFER AND RESTORATION) (SEE PLANTING LEGEND AND NOTES, SHEETS 15 AND 16)

NOTES REGARDING HABITAT, IRRIGATION TIME OF PLANTING TECHNIQUES, TIME OF ESTABLISHMENT, MAINTENANCE AND SUCCESS CRITERIA AND MONITORING SCHEDULE ARE ALL PART OF THE BIOLOGIST REPORT AND CAN BE FOUND ON SHEET 15.



REFERENCES

- CITY OF SAN DIEGO GRADING PLANS FOR DRAINAGE CHANNEL IN FAIRBANKS COUNTRY CLUB, AS PREPARED BY RICE ENGINEERING COMPANY, MARCH 31, 1983 DRAWING NO. 20813-D
- COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY SHEET NUMBERS 234-1895, 234-1101, OR TOPHOTO IMAGE BACKGROUND DATED OCTOBER 23, 1985

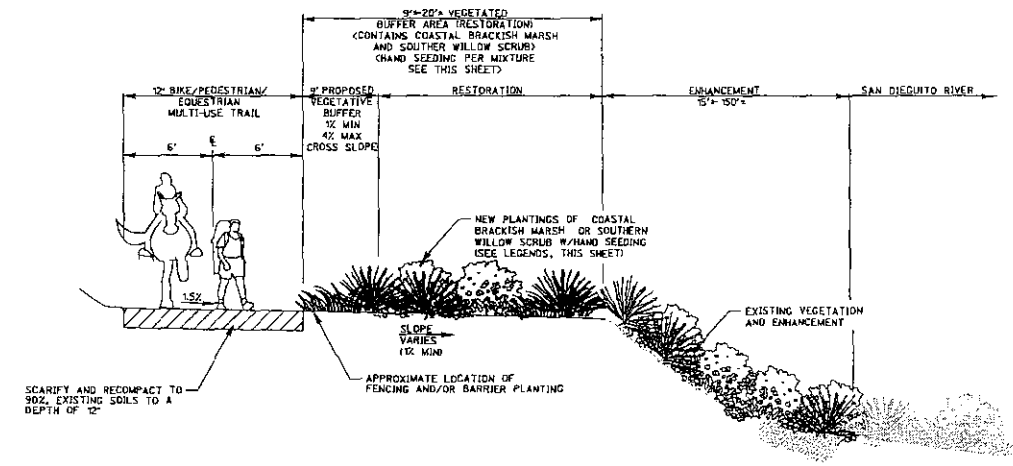
Prepared By:	<i>Rick Engineering Company</i>	Revision 10:	
Name:		Revision 9:	
Address:	5620 Friars Road San Diego, CA 92110	Revision 8:	
Phone #:	(619) 591-0101 Fax: (619) 591-0965	Revision 7:	
Project Address:	MESA EL CAMINO REAL RANCHO SANTA FE, CA 92067	Revision 6:	347-01
		Revision 5:	28-01
		Revision 4:	2-01-01
		Revision 3:	8-25-09
		Revision 2:	7-08-09
Project Name:	Rancho Santa Fe Polo Club	Original Date:	02-04-08
Sheet Title:	PROPOSED TRAIL, REVEGETATION AND RESTORATION AREAS	Sheet:	14 of 16



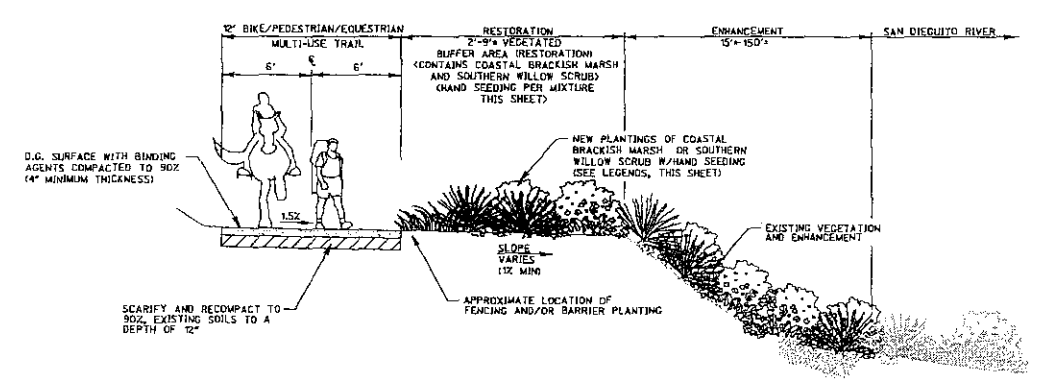
**RICK ENGINEERING COMPANY**  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
619.291.0101  
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SEE SHEET 13

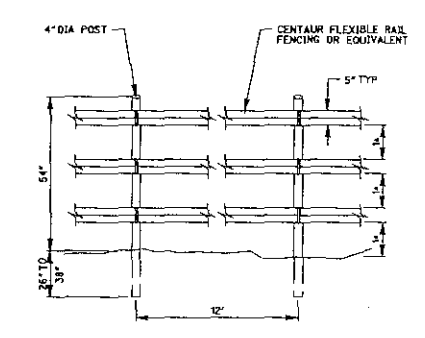




**MULTI-USE TRAIL TYPICAL CROSS SECTION (W/ RE-COMPACTED TRAIL SURFACE & 9' VEGETATIVE BUFFER)**  
NO SCALE  
\*SEE SHEETS 6-9 AND 11-14 FOR LOCATIONS OF 9' PROPOSED VEGETATIVE BUFFER AND D.G. TRAIL SURFACE USE.



**MULTI-USE TRAIL TYPICAL CROSS SECTION (W/D.G. TRAIL SURFACE)**  
NO SCALE  
\*SEE SHEETS 6-9 AND 11-14 FOR LOCATIONS OF 9' PROPOSED VEGETATIVE BUFFER AND D.G. TRAIL SURFACE USE.



**FENCE DETAIL**  
SCALE: HORIZ. 1\"/>

**REVEGETATION MATERIAL LEGEND:**

**COASTAL BRACKISH MARSH**

BOTANICAL NAME / COMMON NAME	SIZE	PLANTS PER ACRE	TOTAL
SALICORNIA VIRGINICA / PICKLE WEED	FLATS (100)	800	2664
FRANMENIA SALINA / ALKALI HEATH	FLATS (100)	500	1665
DISTOBIUS SPICATA / SALT GRASS	FLATS OR SLEEVES	400	1332
<b>PROJECT TOTAL</b>			<b>1332</b>

THE PLANTS OF THE COASTAL BRACKISH MARSH WILL BE NATURALIZED SHRUBS AND GRASSES FOR VISUAL BLENDING WITH EXISTING HABITAT AND DEEP ROOTING FOR EROSION CONTROL. THE FINAL LAYOUT WILL BE ARRANGED TO CREATE A MOSAIC OF HABITAT.

**SOUTHERN WILLOW SCRUB**

BOTANICAL NAME / COMMON NAME	SIZE	PLANTS PER ACRE	TOTAL
SALIX LASEOLEPSIS / ARROYO WILLOW	1 GAL/CUTTINGS	300	999
SALIX GOODENIUM / BLACK WILLOW	1 GAL/CUTTINGS	100	330
BACCHARIS SALICIFOLIA / MULEFAT	CUTTINGS	250	833
<b>PROJECT TOTAL</b>			<b>2162</b>

THE PLANTS OF THE SOUTHERN WILLOW SCRUB WILL BE NATURALIZED SHRUBS AND TREES FOR VISUAL BLENDING WITH EXISTING HABITAT AND DEEP ROOTING FOR EROSION CONTROL. THE FINAL LAYOUT WILL BE ARRANGED TO CREATE A MOSAIC OF HABITAT.

**COASTAL SAGE SCRUB**

**Table 1: Hydrated Mix for Coastal Sage Scrub Restoration Area**

Species	Purity/Germination	Pounds/Acre	Total Pounds
California manzanita	15/50	1	0.14
Black sage	70/50	0.5	0.07
White sage	70/50	0.25	0.04
Coast goldenchurn	25/30	1	0.14
California bushclover	30/60	1	0.14
Golden yarrow	30/60	0.5	0.07
Deserted Lotus	30/50	0.5	0.07
<b>Total</b>		<b>4.75</b>	<b>0.67</b>

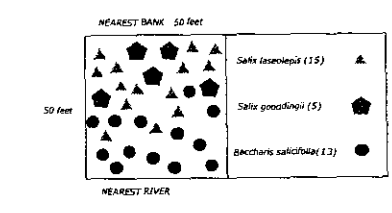
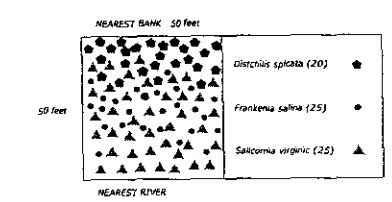
If any species are not available, the project biologist shall be consulted for substitution species.

NO SYMBOL SEED MIX FOR WETLAND RESTORATION AREA  
THE FOLLOWING SEED MIX WILL BE APPLIED BY HAND FOR ALL AREAS OF DISTURBANCE WITH THE WETLAND RESTORATION AREA. IT WILL BE BROADCAST BETWEEN ALL PLANTS AND LIBERLY BAKED INTO THE SOIL. THE PLANTS OF THE SEED MIX ARE NATURALIZED SHRUBS AND GRASSES FOR VISUAL BLENDING WITH EXISTING HABITAT AND DEEP ROOTING FOR EROSION CONTROL.

BOTANICAL NAME / COMMON NAME	LBS. PER ACRE	TOTAL LBS
AMBROSIA PSILOSTACHYA / WESTERN RAGWEED	1	3.3
ARTEMISIA DOUGLASSIANA / DOUGLAS MUGWORT	1	3.3
ARTEMISIA PALMERI / PALMER'S MUGWORT	1	3.3
DOMESTIC CLATA SSP. HOOKERI / EVENING PRIMROSE	1	3.3
PLUCHEA OODORATA / MARSH FLEABANE	1	3.3
SOLIDAGO CALIFORNICA / CALIFORNIA GOLDENROD	1	3.3
<b>PROJECT TOTAL</b>		<b>19.8</b>

NO SYMBOL BARRIER PLANTING FOR USE BETWEEN MULTI-USE TRAIL AND AREAS OF RESTORATION / ENHANCEMENT

BOTANICAL NAME / COMMON NAME	SIZE	PLANTS PER ACRE
JUNCUS ACUTUS / SPINY RUSH	FLATS OF 250	200



- REFERENCES**
- CITY OF SAN DIEGO GRADING PLANS FOR "DRAINAGE DIVANER" IN FAIRBANKS COUNTY CLUB AS PREPARED BY RICK ENGINEERING COMPANY, MARCH 31, 1983 (DRAWING NO. 20413-D)
  - COUNTY OF SAN DIEGO TOPOGRAPHIC SURVEY, SHEET NUMBERS 294-1655, 294-1101 ORTHOPHOTO IMAGE BACKGROUND DATED OCTOBER 23, 1985

Prepared By: Rick Engineering Company Revision 10: \_\_\_\_\_  
 Name: \_\_\_\_\_ Revision 9: \_\_\_\_\_  
 Address: 5620 Friars Road Revision 8: \_\_\_\_\_  
San Diego, CA 92108 Revision 7: \_\_\_\_\_  
 Phone #: (619) 551-0707 Fax (619) 551-6555 Revision 6: \_\_\_\_\_  
 Revision 5: 3/7/02  
 Project Address: MESSE FL CAJON REAL Revision 4: 2/5/02  
RANCHO SANTA FE, CA 92057 Revision 3: 8/25/01  
 Revision 2: 8/25/01  
 Revision 1: 7/05/02  
 Project Name: Rancho Santa Fe Polo Club Original Date: 12/04/02  
 Sheet Title: \_\_\_\_\_ Sheet 16 of 16  
 DEP # \_\_\_\_\_



**PLANTING LEGEND & NOTES**

**RICK ENGINEERING COMPANY**  
 1420 FRANKS ROAD  
 SAN DIEGO, CA 92110  
 619.291.6707  
 FAX 619.291.4165  
 www.rickeng.com  
 11/13/02

PLANNING COMMISSION RESOLUTION NO. xxxx  
 SITE DEVELOPMENT PERMIT NO. 618626  
**RANCHO SANTA FE POLO CLUB - PROJECT NO. 169091 [MMRP]**

WHEREAS, the City of San Diego, a Municipal Corporation, Owner, and Rancho Santa Fe Polo Club, Permittee, filed an application with the City of San Diego for a permit to restore an existing public trail and impacts to adjacent areas by unauthorized grading activity within the AR-1-1, AR-1-2 and OF-1-1 zones and create a joint use trail for pedestrians and equestrians, with a separate private exercise track for the existing use as a Polo Club, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 618626 on portions of an approximately 80-acre project site;

WHEREAS, the project site is located at 14555 El Camino Real in the AR-1-1, AR-1-2 and OF-1-1 zones within the Fairbanks Ranch Specific Plan area;

WHEREAS, the project site is legally described as Lot 1, Block Number 1, Fairbanks Country Club Subdivision, Map No. 10730;

WHEREAS, on June 16, 2011, the Planning Commission of the City of San Diego considered Site Development Permit No. 618626, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated June 16, 2011.

**126.0504 (a) FINDINGS FOR SITE DEVELOPMENT PERMIT**

- (1) ***The proposed development will not adversely affect the applicable land use plan.***  
 The proposed project, to restore an existing public trail and impacts to adjacent areas by unauthorized grading activity within the AR-1-1, AR-1-2 and OF-1-1 zones and create a joint use trail for pedestrians and equestrians, with a separate private exercise track for the existing use as a Polo Club is located within the Fairbanks Ranch Specific Plan. The site is owned by the City of San Diego and leased to the Rancho Santa Fe Polo Club. The new horse exercise track would be maintained (including regular disking) by the Polo Club. Additionally, the Polo Club would re-compact a public trail located along the San Dieguito River for use by equestrians, bicyclists, and pedestrians along San Dieguito River. That trail would be narrowed to 12 feet in width to reduce its impact on areas where sensitive vegetation previously existed and where wetland vegetation will be restored and enhanced. The project would restore and enhance areas previously disturbed by trail maintenance outside the limits of the re-aligned public trail. The project would also install best management practices (BMPs) to control runoff and pollutants. In most areas, the project incorporates a nine-foot buffer strip to function as a permanent BMP/filter adjacent to the public trail. A decomposed granite surface will be applied to two small areas and will function as a permanent BMP for those areas.

The project site is identified in the Specific Plan for open space. According to the Specific Plan, *"The site [Fairbanks Country Club Specific Plan] could be maintained in a near natural state*

*with the only development consisting of riding and hiking trails, with the emphasis placed on natural resources preservation and passive recreational uses. More active uses, such as equestrian centers or picnic facilities, have also been suggested for the area. A more intensive use of the floodplain could take the form of a golf course.”* The project would be consistent with these recommendations.

The project is subject to a City Lease that specifies allowed uses and requires that a public trail be provided along the San Dieguito River. The project would comply with the City Lease.

The project area is also within the San Dieguito River Park Master Plan. The Master Plan identifies a segment of the Coast-to-Crest trail along the public trail within the Polo Club site. The public trail would be re-compacted at a width that meets the Master Plan, City of San Diego, and San Dieguito River Park Joint Powers Authority (JPA) requirements and would not result in adverse affects to the San Dieguito River Park Master Plan.

**(2) *The proposed development will not be detrimental to the public health, safety, and welfare.***

The proposed project would restore an existing public trail and impacts to adjacent areas by unauthorized grading activity within the AR-1-1, AR-1-2 and OF-1-1 zones and create a joint use trail for pedestrians and equestrians, with a separate private exercise track for the existing use as a Polo Club. The project proposes re-compaction of the public multi-use trail and creation and maintenance (including regular disking) of a separate track for the private use of the Polo Club around Field 4 of the Polo Club fields. The private track would be designed to allow safe use by members of the Polo Club for exercising polo horses. The public trail is designed in accordance with regulations and standards developed by the City and the San Dieguito River Park JPA. Development of the private horse exercise track and recompaction of the public river trail would not be detrimental to the public health, safety, and welfare.

**(3) *The proposed development will comply with the regulations of the Land Development Code.***

The proposed project would restore an existing public trail and impacts to adjacent areas by unauthorized grading activity within the AR-1-1, AR-1-2 and OF-1-1 zones and create a joint use trail for pedestrians and equestrians, with a separate private exercise track for the existing use as a Polo Club. The project complies with regulations of the Land Development Code and restores previously disturbed Environmentally Sensitive Lands that was the subject of Code Enforcement action. As allowed by the Environmentally Sensitive Lands Ordinance, the project proposes deviations for Environmentally Sensitive Lands (wetlands habitat and development in the floodplain) in order to complete the required restoration.

**126.0504 (b) SUPPLEMENTAL FINDINGS  
ENVIRONMENTALLY SENSITIVE LANDS**

**(1) *The site is physically suitable for design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.***

The proposed project would restore an existing public trail and impacts to adjacent areas by unauthorized grading activity within the AR-1-1, AR-1-2 and OF-1-1 zones and create a joint use trail for pedestrians and equestrians, with a separate private exercise track for the existing use as a Polo Club. The existing public trail and the proposed private horse exercise track are located within the floodplain of the San Dieguito River. A trail is an allowable use in the floodplain. The

public trail has existed since 1986 when the lease was originally approved by the City. The project does not propose modifying its existing use as a public trail. The project will, however, narrow the width of the public multi-use trail to 12 feet. Additionally, the trail will be compacted for public use and will not be disked.

The project observes a 100-foot wide wetland buffer. The buffer occurs northward of the restored/enhanced and existing wetlands of the San Dieguito River. The public trail will be located within the buffer. However, adequate measures will be implemented to ensure that use of the public trail will not adversely affect the functions and values of the wetland buffer.

The private horse exercise track will be relocated around Field 4 of the Polo Club. This track is located within a disturbed area, and no grading will be required; the exercise track will be maintained and regularly disked for use by polo horses. The exercise track will be located outside the proposed 100-foot wide wetland buffer. Continued use and maintenance of both the public trail and the private exercise track will not affect environmentally sensitive lands.

**(2) *The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.***

The project proposes the continued use of a public multi-use trail, as well as a separate horse exercise track for private use by the Polo Club to exercise polo horses during the polo season (April – October). The public multi-use trail will be compacted and maintained by the San Dieguito River Valley Joint Powers Authority (JPA). Maintenance activities of the private exercise track include regular disking in the area of an existing polo field. No alteration of natural landforms will occur. There are no geologic constraints that would adversely affect the project.

The project would include implementation of Best Management Practices (BMPs) along the public trail to control erosion and runoff. Adequate infiltration of runoff occurs in the area of the new exercise track around Field 4 of the Polo Club so that no additional BMPs would be required in that area.

**(3) *The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.***

The proposed project is located adjacent to the San Dieguito River, which is identified as an environmentally sensitive land. The proposed on-going use of the public trail would not result in adverse impacts on the river or its associated habitat. Additionally, by creating the private horse exercise track away from the river and entirely outside the 100-foot wide wetland buffer, impacts associated with this use will be avoided, and disking of the private horse exercise track will not impact adjacent environmentally sensitive land. The project will implement BMPs, which will control run-off and prevent soil erosion.

**(4) *The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.***

The proposed project, to restore an existing public trail and impacts to adjacent areas by unauthorized grading activity within the AR-1-1, AR-1-2 and OF-1-1 zones and create a joint use trail for pedestrians and equestrians, with a separate private exercise track for the existing use as a Polo Club is consistent with the MSCP. The project site is not located within an MHPA.

Additionally, passive recreation uses, such as public trails, are considered compatible with the biological objectives of the MSCP.

- (5) ***The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.***

The proposed project is not located near a public beach or the shoreline. Therefore, the project would not contribute to erosion of public beaches and would not adversely impact local shoreline sand supply.

- (6) ***The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.***

The proposed project would restore an existing public trail and impacts to adjacent areas by unauthorized grading activity within the AR-1-1, AR-1-2 and OF-1-1 zones and create a joint use trail for pedestrians and equestrians, with a separate private exercise track for the existing use as a Polo Club. The project includes appropriate measures, including measures directed at avoiding impacts to sensitive habitat and wildlife, which will mitigate all project impacts. A Mitigated Negative Declaration was prepared for the project and a Mitigation, Monitoring, and Reporting Program will be implemented to address potential impacts to biology and archeology.

#### **126.0504 (c) SUPPLEMENTAL FINDINGS ENVIRONMENTALLY SENSITIVE LANDS DEVIATIONS**

- (1) ***There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.***

The proposed project involves the restoration and enhancement of wetland habitat that was illegally removed due to grading and disking of a public trail that was used by the San Diego Polo Club for exercising polo horses during the polo season. The project will relocate the horse exercise track to Field 4, within the San Diego Polo Club's leasehold area and away from wetland habitat. The new exercise track will be regularly maintained (including disking) by the polo club. The new exercise track is outside the 100-foot wetland buffer area, thereby avoiding potential indirect impacts to the buffer area. The project will also reduce the width of the public trail along the San Dieguito River, which is located within the 100-foot wetland buffer to 12 feet in width, where it was previously approximately 20 feet wide. The project will revegetate and enhance the area between the public trail and the river, as well as in other disturbed areas, with native vegetation. Furthermore, the project includes appropriate measures, which will mitigate all project impacts; and the project will restore wetland habit in areas that have been illegally graded and disked. These measures will mitigate past violations and will avoid impacts to sensitive habitat and wildlife. The proposed project would not create any new impacts on sensitive lands.

- (2) ***The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.***

Through an enforcement action of the City's Code Compliance Department, the project applicant is implementing requirements of the Court Order. The applicant has designed a project that will create a separate private horse exercise track, located a distance away from sensitive habitat in the San Dieguito River and outside the project's proposed wetland buffer area, removing this more active use of the trail from along the San Dieguito River. Furthermore, the applicant will re-compact a 12-foot wide public trail along the San Dieguito River, reducing its current width to only that necessary to meet City trail standards. Areas between the public trail and river will be restored with native



vegetation, thereby creating an enhanced buffer. The mitigation proposed by the applicant will include restoration and enhancement of wetland habitat in areas along the existing public trail that had been previously disked and/or graded for exercising polo horses.

**126.0504 (d) SUPPLEMENTAL FINDINGS  
ENVIRONMENTALLY SENSITIVE LANDS DEVIATIONS FROM FEDERAL  
EMERGENCY MANAGEMENT AGENCY REGULATIONS**

**(1) *The City Engineer has determined that the proposed development, within any designated floodway will not result in an increase in flood levels during the base flood discharge.***

The project has been identified as being within the floodway of a Special Flood Hazard Area (San Dieguito River panel 1326F and 1327F). The project will not result in increases to base-flood elevations and will not alter the floodway or floodplain boundaries of the Special Flood Hazard Area.

**(2) *The City Engineer has determined that the deviation would not result in additional threats to public safety, extraordinary public expense, or create a public nuisance.***

The project will not result in increases to base-flood elevations and will not alter the floodway or floodplain boundaries of the Special Flood Hazard Area. Therefore, the project will not result in additional threats to public safety, extraordinary public expense or create a public nuisance.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 618626 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 618626, a copy of which is attached hereto and made a part hereof.

---

Jeannette Temple  
Development Project Manager  
Development Services

Adopted on: June 16, 2011

Internal Order No. 23431709

**RECORDING REQUESTED BY**  
 CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES  
 PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23431709

**SITE DEVELOPMENT PERMIT NO. 618626**  
**RANCHO SANTA FE POLO CLUB - PROJECT NO. 169091 [MMRP]**  
**PLANNING COMMISSION**

This Site Development Permit No. 618626 is granted by the Planning Commission of the City of San Diego to the City of San Diego, a Municipal Corporation, Owner, and Rancho Santa Fe Polo Club, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The approximately 80-acre site is located at 14555 El Camino Real in the AR-1-1, AR-1-2 and OF-1-1 zones within the Fairbanks Ranch Specific Plan area. The project site is legally described as: Lot 1, Block Number 1, Fairbanks Country Club Subdivision, Map No. 10730

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner and Permittee to restore an existing public trail to be utilized by pedestrians and equestrians, restore wetland habitat impacted by unauthorized grading activity, and the creation of a new equestrian track for the existing Polo Field use within the AR-1-1, AR-1-2 and OF-1-1 zones, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 16, 2011, on file in the Development Services Department.

The project shall include:

- a A grading permit for the restoration of wetland habitat and recompaction of a 12-foot wide public trail adjacent to the San Dieguito River;
- a. Creation and maintenance of a private exercise track for equestrians within Field No. 4 of the polo fields;
- C Landscaping (planting, irrigation and landscape related improvements);
- b. Off-street parking; and

- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Permittee shall secure all necessary construction permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

8. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

10. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 169091, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 169091, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: **Biology and Archeology (Cultural Resources)**.

**ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any construction permit, the Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

15. This project has been identified as being within the floodway of a Special Flood Hazard Area (San Dieguito River panel 1326F and 1327F Zone A). No increases to base-flood elevations are allowed. Prior to the issuance of the grading permit, a Registered Professional Engineer shall submit a hydraulic analysis showing the proposed grading to restore the flood elevations to the original level satisfactory to the City Engineer.

16. Prior to the issuance of any construction permits, the Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report, satisfactory to the City Engineer.

17. Prior to the issuance of any construction permits, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permits, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

19. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.

20. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any

subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

**LANDSCAPE REQUIREMENTS:**

21. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

22. The Applicant shall be responsible for the establishment maintenance of all landscape improvements shown on the approved plans, consistent with the Landscape Standards and Exhibit 'A' San Diego Polo Club Trail Restoration Biological Technical Report, dated March, 2011.

23. Long-term Maintenance of restoration/enhancement areas shall be the responsibility of the Permittee for the life of the Permit.

24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department Mitigation Monitoring Coordination staff within 30 days of damage.

**PLANNING/DESIGN REQUIREMENTS:**

25. No development shall occur within the 100-foot wetland buffer, as shown on Exhibit 'A', during the breeding season for the Clapper Rail, Least Bell's Vireo and Gnatcatcher, February 1<sup>st</sup> through September 15<sup>th</sup>. Development includes, but is not limited to, all grading, grubbing, revegetation, restoration, planting, and the construction of any structures including fencing.

26. Prior to the issuance of any construction/grading permit the applicant will notify Fish and Wildlife and Fish and Game, and the Army Corp of Engineers and any other appropriate State and Federal agency for any direct or indirect wetland impacts to the Light Footed Clapper Rail habitat identified adjacent to the Polo Fields. The City of San Diego cannot convey third party beneficiary status for wetland impacts and the applicant will have to obtain permits from the agencies, if the agencies determine the permits to be applicable. Once obtained these permits will have to be provided to MMC or the Development Services Department Permit Reviewer to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division.

27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

28. All construction activities (including staging areas) and post-construction activities shall be restricted to the development area (ie within the "Limits of work") as shown on the approved

Exhibit A. The project biologist shall monitor during construction activities and observe the site during the 5-year restoration/monitoring period as required to ensure that construction and post-construction activities do not encroach into biological sensitive areas (wetlands).

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on June 16, 2011, and Resolution No. XXXXX.

Permit Type/PTS Approval No.: SDP No. 618626  
Date of Approval: June 16, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Jeannette Temple  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**City of San Diego**  
Owner

By \_\_\_\_\_  
Lane MacKenzie, READ

**Rancho Santa Fe Polo Club**  
Permittee

By \_\_\_\_\_  
Chris Collins, President

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



RESOLUTION NUMBER R- \_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on January 7, 2009, Chris Collins submitted an application to the Development Services Department for Site Development Permit.

WHEREAS, the permit was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on June 16, 2011, and

WHEREAS, the Planning Commission of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 169091 NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No. 169091 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission; directing STAFF to file a Notice of Determination..

BE IT FURTHER RESOLVED that the Planning Commission finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

By: \_\_\_\_\_  
Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

## EXHIBIT A

## MITIGATION MONITORING AND REPORTING PROGRAM

**SITE DEVELOPMENT PERMIT  
PROJECT NO. 169091**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration Project No. 169091 shall be made conditions of Site Development Permit as may be further described below.

V. **MITIGATION, MONITORING AND REPORTING PROGRAM:** To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

**A. GENERAL REQUIREMENTS – PART I**

**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **“ENVIRONMENTAL/MITIGATION REQUIREMENTS.”**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure

the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

## **B. GENERAL REQUIREMENTS – PART II**

### **Post Plan Check (After permit issuance/Prior to start of construction)**

- 1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

**Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

#### CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division – 858-627-3200**
  - b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call RE and MMC at **858-627-3360**
- 2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 169091, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

**Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

- 3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.
- 4. MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

**5. OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

**Document Submittal/Inspection Checklist**

<i>Issue Area</i>	<i>Document submittal</i>	<i>Assoc Inspection/Approvals notes</i>
General	Consultant Qualification Letters	Prior to Pre-construction Meeting
General meeting	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-Construction
Biology	Biology Reports	Avian Noise/Bird Surveys prior to construction
Bond Release	Request for Bond Release letter	Final MMRP inspections prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**BIOLOGICAL**

**CONSTRUCTION LANGUAGE IN PROXIMITY TO BIOLOGICAL RESOURCES:**

1. Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the ADD of LDR verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below (see A through D):

- A. Prior to the first pre-construction meeting, the applicant shall provide a letter of Verification to the ADD of LDR stating that a qualified Biologist, as defined in The City of San Diego Biological Resource Guidelines (BRG), has been retained to implement the revegetation plan.
- B. At least thirty days prior to the pre-construction meeting, a second letter shall be submitted to the MMC section which includes the name and contact information of the Biologist and the names of all persons involved in the Biological Monitoring of the project.
- C. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as but not limited to, revegetation plans, plant relocation requirements and timing, avian or other wildlife protocol surveys, impact avoidance areas or other such information

has been completed and updated.

D. The qualified biologist (project biologist) shall attend the first preconstruction meeting.

2. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within and surrounding sensitive habitats as shown on the approved Exhibit A.

3. All construction activities (including staging areas) shall be restricted to the development area as shown on the approved Exhibit A. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved Exhibit A.

### ***BIOLOGICAL RESOURCES***

#### **Habitat Mitigation (Direct Impacts)**

1. Prior to the issuance of any notice to proceed, recordation of the first final map, and/or issuance of grading or construction permits the applicant shall provide for the restoration of 1.44 acres of Coastal Brackish Marsh impact, 4.32 acres of enhancement, and an additional .14 acres of onsite mitigation for the section of the abandoned horse exercise track (Coastal Sage Scrub seeding of abandoned track) for a total of 5.9 acres as required per the City's Environmentally Sensitive Lands (ESL) Ordinance to the satisfaction of the Assistant Deputy Director (ADD) Environmental Designee (per Table 1 below).

**Table 1**  
**Summary of Habitat Impacts and Restoration Required**

<b>Habitat</b>	<b>Total Acres within Parcel Lines#</b>	<b>Onsite Impact Acreage</b>	<b>Mitigation Ratio</b>	<b>Mitigation Required</b>	<b>Onsite Mitigation</b>
Disturbed	78.18	6.25 (3.98 NOV +2.1 Field 5 + 0.12 Trail Conversion + 0.05 for trail extension)	0	0	0.14‡
Coastal sage scrub	13.33	0	2:1	0	0
Coastal Brackish Marsh	12.69	1.44	4:1	5.76*	5.76
<b>Total</b>	<b>104.20</b>	<b>7.69</b>		<b>5.76</b>	<b>5.9</b>

\* Court order required restoration of impacted area (1.44) or a 1:1 ratio. ‡ Coastal sage scrub seeding of abandoned trail.

During construction and restoration the following mitigation measures shall be implemented for direct habitat impacts to reduce any potential indirect impacts or edge effects.

- A. Best management practices (BMPs) will be implemented onsite during restoration to ensure that water quality will not be affected in San Dieguito River. Once restoration of the trail has occurred, native vegetation will ensure the slope is stabilized and will aide in slowing runoff into the river.
  - B. During construction and restoration, a temporary fiber roll will be placed on the toe of slope to keep silt from the construction area entering the creek. All BMPs that are listed in the storm water management plan will be implemented.
  - C. A staging area will be designated in which all fueling and maintenance of vehicles may take place. The staging area shall be a minimum of one hundred feet from the bank of the river. A spill kit shall also be located onsite to clean accidental spills. If a spill occurs, the City and agencies shall be notified immediately.
  - D. As specified by the Land Development Regulations, invasive plant species will not be used in the onsite landscaping and will be removed from the restoration project area and disposed of properly. This will allow native vegetation to reestablish itself along the bank of the river.
  - E. No trail lighting will be used.
  - F. Fencing and/or signage should be located along the trail to prevent people from entering the river and educating them on the value of the wetland habitat.
  - G. If the project biologist detects any problems, remedial measures will be recommended to the contractor to correct the problem.
2. Prior to the issuance of any construction permit the applicant will notify Fish and Wildlife and Fish and Game, and the Army Corp of Engineers and any other appropriate State or Federal agency for any direct or indirect wetland impacts to the Light Footed Clapper Rail habitat identified adjacent to the Polo Fields. The City of San Diego cannot convey third party beneficiary status for wetland impacts and the applicant will have to obtain permits from the above agencies, if the agencies determine the permits to be applicable. Once obtained these permits will have to be provided to MMC or the Development Services Department Permit Reviewer to the satisfaction of the Assistant Deputy Director (ADD) of the Entitlements Division.

### **GENERAL BIRD MITIGATION**

**BIOLOGY** (General Birds) *(To be used in addition to BIO MMRP for qualifications and construction monitoring)*

- 1. No grading, construction, restoration, or revegetation is to occur within the 100-foot wetland buffer or adjacent to the river during breeding season February 1-September 15. CDFG Code 3503 States: "It is unlawful to take, possess, or needlessly destroy nest or

eggs of any bird, except as otherwise provided by this code or any other regulation pursuant thereto.”

COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)

1. Prior to the issuance of any grading/construction permit and prior to the first preconstruction meeting, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, RESTORATION, REVEGETATION OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN THE 100- FOOT WETLAND BUFFER, ADJACENT TO THE RIVER OR IN GNATCATCHER HABITAT BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER. WORK THAT OCCURS OUTSIDE OF THE BREEDING SEASON WILL NOT BE AUTHORIZED UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
  - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
  - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN THE ONE HUNDRED FOOT WETLAND BUFFER OR ADJACENT TO THE RIVER.
- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES

WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

LEAST BELL'S VIREO (State Endangered/Federally Endangered)

2. Prior to the issuance of any construction/grading permit and prior to the first preconstruction meeting), the City Manager (or appointed designee) shall verify that the following project requirements regarding the least Bell's vireo are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, REVEGETATION, RESTORATION OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN THE RIVER/WETLANDS OR WITHIN THE 100- FOOT WETLAND BUFFER BETWEEN MARCH 15 AND SEPTEMBER 15. CONSTRUCTION ACTIVITY WILL NOT OCCUR WITHIN THE RIVER/WETLANDS OR WITHIN THE 100- FOOT WETLAND BUFFER DURING THE BREEDING SEASON OF THE LEAST BELL'S VIREO.

Area Specific Management Directives (ASMD) for the Least Bell's Vireo

- Restore wetland habitat on 1.44 acres of land that were impacted during maintenance of the trail and enhance habitat through the removal of exotic species for an additional 4.49 acres of Clapper Rail habitat.
- Adhere to the Land Use Adjacency guidelines.
- A 100-foot buffer will be established from the edge of the restored wetlands. Passive existing uses that already occur onsite within this buffer will be the only allowed use in the buffer. Horse exercising, which had been conducted on the public trail, will now be around Field Four, well outside of the buffer.
- All activity, including restoration of habitat and the trail, fence installation, and non-native species removal will be monitored by a qualified biologist.
- To protect the adjacent wetlands from trespassing the edge of the trail will be fenced and signs installed. In addition, barrier plants, such as *Juncus acutus* (Spiny rush) may be installed.
- All restoration and revegetation activities within river/wetlands and within the 100- foot wetland buffer will be conducted outside of the Least Bell's Vireo Breeding season (March 15 to Sept. 15).
- All exotic plant removal will be done by hand and monitored by a



qualified biologist. Exotic plant removal will be conducted outside of the Least Bell's Vireo Breeding season (March 15 to Sep 15).

- Continued implementation of the existing Manure control Plan on the Polo Fields.
- Implementation of the Cowbird Control Plan

#### LIGHT-FOOTED CLAPPER RAIL (State Endangered/Federally Endangered)

Prior to the issuance of any grading permit and prior to the first preconstruction meeting, the City Manager (or appointed designee) shall verify that the following project requirements regarding the Light- Footed Clapper Rail are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, REVEGETATION, RESTORATION OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN THE RIVER/WETLANDS OR THE 100- FOOT WETLAND BUFFER BETWEEN FEBRUARY 1 AND SEPTEMBER 15, THE BREEDING SEASON OF THE Light-Footed Clapper Rail ,

#### **Light Footed Clapper Rail (Compliance with MSCP Subarea Plan)**

To ensure that the Polo Club is in compliance with the MSCP Subarea Plan, and the Area Specific Management Directives associated with the light footed clapper rail, the Polo Club will enact the following measures:

#### Area Specific Management Directives (ASMD) for the Light-footed Clapper Rail

- Restore wetland habitat on 1.44 acres of land that were impacted during maintenance of the trail and enhance habitat through the removal of exotic plant species for an additional 4.49 acres of light-footed clapper rail habitat.
- Adhere to the Land Use Adjacency guidelines.
- A 100-foot wetland buffer will be established from the edge of the restored wetlands. Passive existing uses that already occur onsite within this buffer will be the only allowed use in the buffer. Horse exercising, which had been conducted on the public trail will, now be around Field 4, well outside of the buffer.
- All activity, including restoration of habitat and the trail, fence installation, and non-native species removal will be monitored by a qualified biologist.
- To protect the adjacent wetlands from trespassing, the edge of the trail will be fenced and signs installed. In addition, barrier plants, such as *Juncus acutus* (Spiny rush) may be installed.
- All restoration and revegetation activities within the river/wetlands and within the 100 foot wetland buffer will be conducted outside of the light-footed clapper rail breeding season ( February 1-September 15)
- All exotic plant removal will be done by hand and monitored by a qualified biologist. Exotic plant removal will be conducted outside of the light-footed clapper rail breeding season (February 1- September 15).
- Continued implementation of the existing Manure Control Plan on the Polo Fields.

- Implementation of the Cowbird Control Plan

1. **Landscaping**

As specified by the Land Development Regulations, invasive plant species will not be used in the onsite landscaping that is directly adjacent to the wetland and will be removed from the project area (within the river) and disposed of properly. This will allow native vegetation to re-establish itself along the bank of the river.

2. **Lighting**

No trail lighting is permitted.

3. **Site Protection**

Fencing and/or signage should be located along the trail to prevent people from entering the river and educating them on the value of the wetland habitat. Signs will be placed every 500' feet along the trail. Signs will state "Sensitive Habitat Do Not Enter" or other standard language as specified by the City of San Diego.

4. **Drainage/Toxics**

All drainage from the site will be controlled in a manner to ensure that sediment and toxics do not flow directly into the river. The project is proposing to use a native vegetated strip adjacent to the public trail to buffer the wetland. The exercise track will act as an infiltration devise. A study of the soil showed that water will not runoff the site but will be absorbed by the soil. The public trial will be angled to sheet flow towards the 9 foot wide vegetated buffer strip prior to entering the restoration area. In addition the restoration of the old track will aide in the creation of a vegetation buffer, that will hold the soil in place and help to lock toxics into the vegetation. The polo club will maintain the manure removal plan that is currently in place. This plan includes the daily collection of manure and storage of manure within designated bins onsite that are removed when filled. The public trail shall be maintained by the JPA, manure (from dogs and horses) and trash shall be removed on a regular basis (weekly at a minimum) and disposed of in a legal landfill.

5. **Noise**

Noise will not be increased to those above current levels. (See Attached noise study). The uses on the public trail are expected to be passive in nature and would not generate high levels of noise. The new exercise track is largely located outside of the wetland buffer and will be located to the north of the public trail and restoration area. This distance will aide in diminishing the sound of the tractor disking the track. Other than the disking the uses on the exercise track are passive and will not create much noise. This decrease in noise due to the tractor not disking an exercise track adjacent to the river will actually aid sensitive species within the river channel.

6. **Brush Management**

No brush management will occur within the wetland areas.

### Cowbird Management Plan

#### Phase I

1. The San Diego Polo Club shall implement an aggressive manure management program for the polo club facilities, the private exercise trail, and the public trail. This program shall involve regular collection and disposal of horse manure. Currently, the Polo Club collects manure on a daily basis and places it into bin in three designated locations. These bins are removed from the property on a regular basis (three to four times a week) by a Waste Management Service. All Bins to be located outside the 100'-0" wetland buffer area and covered and sealed with a tarp to discourage animals from seeing and using the manure.
2. The San Diego Polo Club shall restore native habitat as required by the project's Restoration Plan.
3. Baseline surveys for the least Bell's vireo shall be conducted on the subject property following USFWS survey protocol. Eight surveys at least 10 days apart from April 10 to July 31 between dawn and 11 am would be required per the protocol. Surveys should be performed by a qualified biologist familiar with the Least Bell's Vireo.
4. Baseline surveys for the brown-headed cowbird shall be conducted on the subject property following the guidelines established in the Brown headed Cowbird Management Techniques Manual, published by the Department of the Interior. The manual calls for point counts. Point counts would be done at the same time as the LBV surveys. All cowbirds observed would be recorded along with sex of the bird and the location of observation.
5. Locations of brown-headed cowbird within the limits of the San Diego Polo Club leasehold shall be mapped.

#### Phase II

6. If no LBV are located, continued LBV surveys will be conducted for fifteen consecutive years to determine if the species exists within the river corridor.
7. If LBV are located and no cowbirds are present, no cowbird management will occur. Monitor status for three consecutive years. Monitoring will entail protocol surveys for the least Bell's vireo and point counts for the brown headed cowbird.
8. If LBV and cowbirds are present, determine the impact of cowbirds on LBV based on initial baseline surveys. Is the population of LBV in decline? Is the cowbird parasitizing the nests of LBV? This will require monitoring of nest and territories. Monitoring of the nest s will require the location of the nest by a qualified biologist who is familiar with passerine nests. The nest will then be monitored through the breeding season to see if the LBV fledge.

If more than 50% of the nests are parasitized implement control of cowbird. This may require more management of manure along with habitat restoration and the temporary trapping of cowbirds to aide the LBV. If the monitoring of the territories reveals that the LBV are fledging young in the absence of cowbird trapping, trapping would not be required as it shows that the species is successful in breeding and fledging in the area in the presence of the cowbird.

### Phase III Trapping

9. Cowbird trapping shall be implemented when the LBV is shown to be parasitized at a level that is greater than 50 %. This would be determined by the monitoring territories of breeding pairs.

10. End trapping once nest success is > 50%, or population is 8 males calling is present. The 8 males is the estimated carrying capacity for approximately 8 acres of southern willow scrub habitat available within the river east of El Camino Real to the end of the property.

11. Trap protocol based on the cowbird management manual and described in greater detail below, will be implemented and will include visiting the trap daily to remove non-target species and dispose of cowbirds humanely.

12. IF Phase III is implemented, then additional monitoring will be required to determine success.

13. Monitor for two consecutive years to ensure that LBV do not decline. If there is a decline from 8 calling males or greater than 50% nest parasitism continue to implement Phase III. If at the end of the two consecutive years the population of the LBV remains stable, implement a monitoring program in accordance with the MSCP Biological Monitoring Plan.

### Cowbird Trapping

14. If as a part of the cowbird management program outlined above, it becomes necessary to trap cowbirds, the following measures shall be implemented as part of any cowbird trapping program for the project.

15. Cowbird trapping will be performed by trained professionals and in conformance with Griffith Brown-headed Cowbird Trapping Protocol (Griffith 1996). These professionals must have their own traps, possess required permits, and demonstrate knowledge of trapping protocols. The following shall be implemented for trapping cowbirds. This program may be subject to revisions during the contracting process.

16. Cowbird traps shall be erected along the San Dieguito River in areas near concentrated uses, such as stables and trails. The trapping locations shall be accessible to vehicles and there should be water and perching areas nearby. A reconnaissance of the area shall be conducted to identify potential predators. Measures shall be implemented to protect trapped birds from predation. Measures shall be implemented to protect trapped birds from predation.

To minimize the number of parasitism days (9–then number of days a host population is exposed to each female cowbird), cowbird traps should be deployed at least two weeks prior to the initiation of least Bell’s vireo nesting (mid-April) and Continually operated until all nests were at least past the egg stage (mid-August).

17. Traps should be erected on level ground with no gaps between the frame and ground. Any gaps should be filled with dirt. If the traps are located in non-shaded areas, a portion of the trap shall be covered to provide shade.

18. A one gallon container shall be placed in each trap. Bird feed should be scattered onto the ground of the trap, making sure not to drop seed into the water container. If the bird seed becomes wet from precipitation or other means the seed shall be collected and properly disposed. The seed shall be replaced with fresh, dry seed.

19. Cowbirds are gregarious; therefore traps work best if there are live decoys in the traps to attract adjacent birds. At least two or four cowbirds shall be used as decoys in the traps.

20. Once the birds have been caught in the trap, a large net shall be used to catch the non-target birds for immediate release.

21. Cowbirds caught in the trap shall be humanely euthanized. There are variously methods to humanely euthanize cowbirds. Two known methods are as follow.

22. Cervical dislocation: Hold top of neck between thumb and forefinger, grip head with other hand, turn and lift until you feel the cervical vertebrae detach from the head.

23. Euthanasia: Cut a hole in the top of the 5-gallon bucket, cover the opening with a piece of material. This hole will be used to place the cowbirds inside. Fill the bucket with Carbon dioxide (CO<sub>2</sub>) gas (dry ice is a potential source of CO<sub>2</sub>). The bird must not directly contact dry ice if it is used).

24. Traps shall be removed by June 1<sup>st</sup> of each trapping year.

25. The data sheets and a report documenting, the findings of the year’s trapping program shall be submitted to EAS, MSCP, and CDFG. Data collection shall include at a minimum, date, location (GPS), number and names of species collected, and gender if individuals collected. EAS will be responsible for submitting the document to the US Fish and Wildlife Service, the California Department of Fish and Game, and the City of San Diego MSCP.

Land Use Adjacency-MHPA Land Use Adjacency Guidelines Mitigation (Per Section 1.4.3 of the MSCP Subarea Plan)

**Land Use -MHPA Land Use Adjacency Guidelines Mitigation (Per Section 1.4.3 of the MSCP Subarea Plan)**

1. Prior to issuance of remediation permits, the City ADD (or designee) shall verify that the project is in compliance with the MSCP Subarea Plan’s Land Use Adjacency

Requirements; and that the following site specific requirements are noted on the grading plans under the heading Environmental Requirements:

- A. Drainage – For this project all drainage from development and sheet flow would flow into landscaping or be directed into existing street drainage areas per Exhibit A. In general, any man-made storm drains draining into the MHPA shall employ dissipation and filtering devices. Compliance with City of San Diego Engineering Drainage Standards shall be ensured to the satisfaction of the ADD and City Engineer.
- B. Toxins - No trash, oil, parking, or other remediation/development-related material/activities shall be allowed outside the established limits of disturbance (i.e. outside of the paved existing access roads).
- C. Lighting – All work for this remediation for this project shall occur during daylight hours and no temporary or permanent lighting shall be allowed on-site per this permit application.
- D. Noise – Uses in or adjacent to the MHPA shall be designed to minimize noise impacts. Excessively noisy activities (i.e. remediation) must be curtailed during the general bird breeding season (January 1 – September 15) or additional mitigation measures per the City and Wildlife Agencies shall be developed and applied to the site to reduce impacts to below 60 dB.
- E. Barriers – Only black chain link fencing previously installed by the applicant and as allowed by Figure 2 above shall remain on-site per this Permit
- F. Invasives - All plantings at the urban/natural edge shall be native, drought tolerant, and acceptable to the Fire Marshal. No invasive/non-native species shall be located on-site where they have the potential to invade on-site, or adjacent natural lands. Any landscape or re-vegetation plan shall include a note indicating that “Non-native plant species identified as invasive by the California Exotic Pest Plant Council shall not be used in the plant palette.” Any hydroseed mix used for erosion control shall only contain native species pre-approved by the DSD Designee and shall only be applied under the supervision of the biologist or a landscape architect.
- G. Prior to issuance of any notice to proceed, the ADD Environmental designee shall verify that the remediation plans specify that areas within or adjacent to the MHPA shall be hydroseeded or planted with a native seed mix and or native container stock, as shown on Exhibit A. All re-vegetation within 100 feet of native habitat must be native chaparral or coastal sage scrub species. No deviations shall be made from the EAS approved Exhibit A (Figure 2) without prior EAS approval.

## HISTORICAL RESOURCES (ARCHAEOLOGY)

### **I. Prior to Permit Issuance**

#### **A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

#### **B. Letters of Qualification have been submitted to ADD**

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

### **II. Prior to Start of Construction**

#### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

#### **B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.

- a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
  - b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

### III. During Construction

#### A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.



#### B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

#### C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
  - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
  - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

#### IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

##### A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.

2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
  2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
  3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
  2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
  3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
  4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
  5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
    - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
    - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
    - c. In order to protect these sites, the Landowner shall do one or more of the following:
      - (1) Record the site with the NAHC;
      - (2) Record an open space or conservation easement on the site;
      - (3) Record a document with the County.
    - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American

1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

## V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
  1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVN and submit to MMC via fax by 8AM of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
    - c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
    - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
  1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
  1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be**

**submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
  - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
  3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
  4. MMC shall provide written verification to the PI of the approved report.
  5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
  2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
  3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
  2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

Revised --05/11mjh

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., 19 November 2010**

Carmel Valley Library, Community Room  
3919 Townsgate Drive, San Diego, CA 92130

**CALL TO ORDER AND ATTENDANCE**

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. David Bartick	Neighborhood 4/4A	X		
4. Scott Tillson	Neighborhood 5	X		
5. VACANT	Neighborhood 6		X	
6. Dave McIntyre	Neighborhood 7	X		
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9		X	
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. VACANT	Pacific Highlands Ranch, District 12		X	
13. Jill McCarty	Business Representative	X		
14. Victor Manoushakian	Business Representative		X	
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Rodney Hunt	Investor Representative		X	

**APPROVAL OF MINUTES—28 OCTOBER 2010**

Jill McCarty motioned to approve the minutes with suggested revisions, seconded by David Bartick and unanimously approved with Dave McIntyre abstaining (9-0).

**CONSENT AGENDA**

No items.

**PUBLIC COMMUNICATION**

Councilmember Carl DeMaio explained how a proposal to redesign services and reform the City's pension plan will be needed to balance the City budget. No fire/police/road budget cuts are proposed.

**ANNOUNCEMENTS**

None.

**WRITTEN COMMUNICATIONS**

None.

**COMMUNITY PLANNER REPORT**

No report/no representative present.

**COUNCIL DISTRICT ONE REPORT**

Mel Millstein provided a report and explained that the Park and Recreation Department has installed lights that blink 5-minutes before the skate park closes to address the sudden shut-off of lights at closing time.

**MAYOR'S REPORT**

No report/no representative present.

**COUNTY BOARD OF SUPERVISORS REPORT, DISTRICT 3**

Sachiko Kohatsu provided a report.

**STATE ASSEMBLY REPORT, DISTRICT 75**

No report/no representative present.

**ACTION AGENDA (taken out of order)**

**1. MAD Subcommittee:** Consider the landscape median design for a portion of Carmel Country Road.

- Applicant – CVCPB MAD Subcommittee

Jeff Smith presented a planting proposal for the Carmel Country Road median between Townsgate Drive and Carmel Creek Road. Irrigation and power is also proposed which will require trenching construction within the street. Plants proposed are drought tolerant and require minimal maintenance. Construction is estimated to occur in the summer of 2011. Dave McIntyre motioned to accept the plans and budget as submitted to the board, seconded by Rick Newman and unanimously approved (11-0).

**INFORMATION AGENDA**

**1. Del Mar Highlands Town Center:** Update on the Re-Imaging and Renovation of Del Mar Highlands Town Center.

- Applicant – Elizabeth Schreiber

Elizabeth Schreiber provided an update and noted construction for 2011 will occur in the amphitheater area.

**2. Sandy Lane:** Presentation of proposed 10 single family detached homes at Rancho Del Sol Way and Rancho Santa Fe Farms Road.

- Applicant – Dan Rehm, Hunsaker & Associates

Mark Pearlman presented a 10 home proposal on 1.25 acres, which includes a private drive. Zoning is RX1-2. The homes range from 2500-2700 square feet. The applicant may be seeking a Tentative Map, PDP and SDP. Earthwork is 1400 cubic yards. Chair White asked about consideration for a place for kids to play. Manjeet Ranu asked for soft treatment along Rancho Santa Fe Farms Road and also asked a place for the kids. Chair White explained the applicant should consider onsite amenities and look at the adjacent neighborhoods. Scott Tillson also asked that the applicant show the context of the project with planning features.

**ACTION AGENDA**



**2. San Diego Polo Club:** Consider the re-submittal of the Site Development Permit application. Specifics include presentation of allowed uses, current uses and those in SDP.

- Applicant – San Diego Polo Club

The applicant proposes restoration of habitat that was destroyed and now they are proposing location of the polo field into field four instead of field five to avoid the 100-foot wetland buffer. After discussion about dust impacts to the adjacent neighborhood, it was noted that the applicant would monitor dust levels and water the site on a regular basis. Christian Clews motioned to recommend SDP approval for field four subject to consistent water maintenance by the applicant, seconded by Anne Harvey and unanimously approved (11-0).

**3. Prop C Implementation Task Force:** Consider the Chair’s request to immediately form a Task Force to oversee, plan and guide the implementation of Prop C.

- Applicant – Chair

Scott Tillson motioned to allow the Chair to request that Council District One immediately form a Task Force to oversee, plan and guide the implementation of Prop C, seconded by Dave McIntyre, and unanimously approved (11-0).

**SUBCOMMITTEE MEEING REPORTS AND ANNOUNCMENTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
Regional Issues & Design Review	Harvey, Jan Fuchs	None	None noted
FBA	White	None	None noted
MAD	McIntyre	None	None noted
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/ Policies/Procedures	Bartick	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic,	None	None noted



<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
	alternate to LPCP CAC)		
CVREP	Clews	None	None noted
San Dieguito River Park	Harvey, Fuchs	None	None noted
SR-56 Steering Committee / SR- 56/I-5 Connector Exploratory Committee	Tillson, Fuchs (Michelle Strauss, alternate)	None	None noted
CPC	Ranu	Manjeet Ranu explained he voted against the proposed supercenter ordinance because land use regulations were not the appropriate place to address living wage concerns.	None noted
Signage	John Dean	None	None

**CHAIR'S REPORT**

None

**OLD/ONGOING BUSINESS**

None.

**NEXT MEETING**

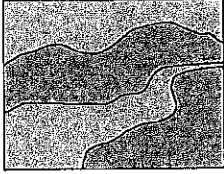
Thursday, 27 January 2010, 7 p.m., Carmel Valley Library

**ADJOURNMENT**

The board adjourned at approximately 9:00PM after agreeing to tentatively go dark in December.

**ACTION ITEMS**

- No particular action items noted besides actions items made by the board.



San Dieguito River Valley  
Regional Open Space Park  
18372 Sycamore Creek Road  
Escondido, CA 92025  
(858) 674-2270 Fax (858) 674-2280  
www.sdrp.org

JOINT POWERS AUTHORITY  
BOARD OF DIRECTORS

Chair Sherri Lightner  
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Solana Beach City Council

Tom Golich  
Citizens Advisory Committee

Becky Bartling, Ex Officio  
22nd District Agricultural Assoc.

Dick Bobertz  
Executive Director

March 21, 2011

Ms. Jeanette Temple  
City of San Diego, Development Services Department  
1222 1<sup>st</sup> Avenue, 5<sup>th</sup> Floor  
San Diego, CA 92101

**Subject: Rancho Santa Fe Polo Club - Project 169091**

Dear Ms. Temple:

This letter documents the JPA's support of the Polo Club's project plan dated 2/11/2011. The JPA appreciates the efforts of the City staff, elected officials, and other agencies and community members to work with Polo Club on a plan that preserves and restores the public trail and much of the habitat that has been lost over the years from Polo Club operations. We also appreciate the willingness of Polo Club representatives to create a solution that meets most of the concerns raised throughout this process.

The JPA urges the City to approve the Polo Club's Site Development Permit so that the project can be implemented this year. The section through Polo Club represents a critical extension of the Coast to Crest Trail that has been anticipated for many years. Combined with the soon-to-be-completed Coast to Crest lagoon trail segment to Horsepark and the anticipation of constructing the segment through Horsepark to El Camino Real later this year, the public trail will be extended another 2.25 miles – truly a cause for celebration.

Thank you for keeping the JPA informed and involved throughout this lengthy permit process. We look forward to seeing the trail and restoration implemented.

Sincerely,

Dick Bobertz  
Executive Director

Cc: Chris Collins, Rancho Santa Fe Polo Club  
Karen Ruggels, KLR Planning



City of San Diego  
**Development Services**  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

**Project Title:** Rancho Santa Fe Polo Club dba San Diego Polo Club Exercise Trail  
**Project No. For City Use Only:** 169091

**Project Address:**  
 14555 El Camino Real, Rancho Santa Fe, California 92067

**Part I - To be completed when property is held by individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

Name of Individual (type or print):  
 Chris Collins/San Diego Polo Club  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 11750 Sorrento Valley Road, Suite 100  
 City/State/Zip:  
 San Diego, California 92121  
 Phone No: 858.713.7099 Fax No: 858.713.7088  
 Signature: *Chris Collins* Date: 10/30/08

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:

*Polob*

AND WHEN RECORDED MAIL TO

Name  
Street address  
City & State

MAIL TAX STATEMENTS TO

Name  
Street address  
City & State

Doc. No. <u>RR-259343</u>	Date Filed <u>SEP 27 1983</u>
Resol. No. <u>R-259343</u>	Date Adpt. <u>SEP 27 1983</u>
COUNTY RECORDERS' INFORMATION	
File/Page No. <u>83-382964</u>	
Date <u>10-24-83</u>	
Series _____	Book _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Corporation Grant Deed

TO 1921 CA (12-74)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N.

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ none

computed on full value of property conveyed, or

computed on full value less value of liens and encumbrances remaining at time of sale.

Unincorporated area:  City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WATT INDUSTRIES/SAN DIEGO, INC.**

a corporation organized under the laws of the State of California hereby GRANTS to  
**THE CITY OF SAN DIEGO**, a municipal corporation

the following described real property in the City of San Diego  
County of San Diego, State of California:

See legal description of property granted hereby set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

The covenants, conditions and restrictions set forth on Exhibit "B" attached hereto are by this reference made a part hereof.

RESERVING THEREFROM, until December 31, 2044, as a mineral interest and not as a royalty interest, all of the minerals of every kind, including, but not limited to, all oil, gas, hydrocarbons and associated substances in, under or that may be extracted, produced and saved from said real property but without the right of entry to the surface of said real property or the top 500 feet of the subsurface of said real property for the purposes of exploring for, developing and removing such materials.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice President and Assistant Secretary thereunto duly authorized.

Dated: September 19, 1983

WATT INDUSTRIES/SAN DIEGO, INC.

STATE OF CALIFORNIA  
COUNTY OF San Diego

SS.

*[Signature]*  
Vice President

September 19, 1983

before me, the under-

EXHIBIT "B" TO GRANT DEED

BY THE CONVEYANCE AND ACCEPTANCE of this Grant Deed, WATT INDUSTRIES/SAN DIEGO, INC., a California corporation ("Grantor") and THE CITY OF SAN DIEGO, a municipal corporation ("Grantee"), declare, covenant and agree as follows:

1. Grantor is the owner, owns an interest in or is a partner of a partnership which is the owner (or formerly was such owner) of that certain real property located in the City of San Diego, County of San Diego, California, more particularly described as follows:

Lots 1 through 18, inclusive, of Parcel Map No. 12638 filed in the Office of the County Recorder of San Diego County on March 25, 1983

("Benefited Land").

2. Pursuant to that certain Percentage Lease between Grantor and Grantee approved by San Diego City Council Resolution No. R-257594 on December 6, 1982 ("Lease"), the real property conveyed by this Grant Deed consists of (a) premises leased for the purpose of constructing and maintaining a country club, golf course and related activities, more particularly described as follows:

Lot 2 of Map No. \_\_\_\_\_ of FAIRBANKS COUNTRY CLUB NO. 1 filed in the Office of the County Recorder of San Diego County on \_\_\_\_\_

("Country Club"), and (b) real property contiguous to the Country Club to be preserved and maintained as "Open Space" areas, more particularly described as follows:

Lots 1, 4, 9 and 10 of Map No. \_\_\_\_\_ of FAIRBANKS COUNTRY CLUB NO. 1 filed in the Office of the County Recorder of San Diego County on \_\_\_\_\_.

The Open Space is referred to herein as the "Affected Land", and, pursuant to the Lease, is to be maintained by Grantor.

3. The Affected Land is presently designated open space and as floodway zone, floodplain fringe zone and Agricultural zone (A-1-1) by the City of San Diego Progress Guide and General Plan, the Fairbanks Country Club Specific Plan and the City of San Diego's zoning maps.

EXHIBIT "A" TO GRANT DEED

Lots 1, 2, 4, 9 and 10 of Map No. 10776 of  
FAIRBANKS COUNTRY CLUB NO. 1 filed in the  
Office of the County Recorder of San Diego  
County, on Dec 29, 1983

This is to certify that the interest in real property conveyed by this instrument to the City of San Diego, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of San Diego, pursuant to authority conferred by Resolution No. 198686, adopted by the Council of the City of San Diego on December 18, 1969, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9-29-83 By \_\_\_\_\_  
City Manager

AFTER RECORDING, MAIL TO CITY CLERK

(a) Shall keep and preserve the Affected Land as Open Space in a natural condition as near as possible, or may permit it to be utilized for any or all of the following purposes and no others:

(i) All agricultural uses relating to the growing, harvesting, processing or selling of field or grain crops, fruit and vegetables;

(ii) Passive non-commercial recreational uses (e.g., picnicking, walking, hiking, and similar activities), and reasonable support facilities, including any restrooms and parking facilities as may be reasonably required, for such uses;

(iii) Active non-commercial recreational uses not involving large assemblages of people or automobiles, nor involving the use of motor-driven machines or vehicles (e.g., equestrian activities, jogging, frisbee, and similar activities).

(b) Shall, notwithstanding any other provision hereof, prevent any of the following purposes, uses and activities from being conducted upon the Affected Land:

(i) Apiaries;

(ii) Aviaries;

(iii) Parking lots which are designated and intended to serve facilities located on the Affected Land other than as specifically allowed above;

(iv) Single-family dwellings;

(v) Churches, schools or day care facilities;

(vi) Public utility substations;

(vii) Raising, killing or dressing of livestock, poultry, fowl, rabbits or any other animal;

(viii) Airways, taxiways and pads of heliports and helistops;

(ix) Establishments or enterprises involving large assemblages of people or automobiles, including, but not limited to, recreational facilities publicly or privately operated;

(x) Fairgrounds;

(xi) Natural resources development and utilization, including, but not limited to, extracting, processing,

(xiii) Travel trailer parks together with incidental facilities for the convenience of occupants;

(xiv) Dams and reservoirs;

(xv) Ground water replenishment works, including, but not limited to, diversion dams, percolation beds, spreading grounds and injection wells; provided, however, that desiltation facilities are expressly permitted to be built and maintained upon the Affected Land;

(xvi) Accessory buildings, other than as may be specifically allowed hereinabove, and uses customarily incidental to any of the above uses, including, but not limited to:

(A) The boarding and lodging of farm or other employees;

(B) Construction and maintenance of living quarters for farm or other employees with or without their immediate families;

(C) Lighted signs, commercial signs or unlighted signs, single-faced or double-faced exceeding 12 square feet in area for each face;

(xvii) Any other use similar in character to the uses, including accessory uses, enumerated in this section and inconsistent with the purpose and intent of this deed restriction.

5. (a) Grantee or its successors shall permit no use of the Affected Land in violation of the provisions hereof. In the event any use is contemplated which is not specifically permitted by the terms of this document, such use shall not be allowed without Grantee having first obtained Grantor's (or Grantor's successors') written consent thereto. Grantor or its successors shall not unreasonably withhold such consent. If Grantor or its successors disapprove a contemplated use, such disapproval shall be in writing and shall specify, with reasonable particularity, the reason(s) for such disapproval. If Grantor or its successors fail either to so approve or disapprove such contemplated use within thirty (30) days after the same have been submitted to Grantor or its successors, it shall be conclusively presumed that Grantor or its successors have approved such use. Such submission shall be deemed effective if Grantee submits its written request for consent to Grantor, or its corporate successors, and any homeowners associations in the Benefited Land area and posts signs describing such proposed use in at least twenty (20) locations reasonably calculated to give adequate notice of such proposed use to all of Grantor's successors.

(b) Grantor and Grantee agree that in the event of a dispute between them or their successors with respect to whether



parties shall choose an arbitrator and give the other written notice of such choice, or in case of the failure of either party so to do, the other party shall have the right to appoint an arbitrator to represent the defaulting party. The two arbitrators thus appointed (in either manner) shall select and appoint in writing a third arbitrator and give written notice thereof to Grantor and Grantee or their successors, or if within ten (10) days after the appointment of said second arbitrator, the two arbitrators shall fail to appoint a third, then either party shall have the right to make application to the Superior Court of San Diego County to appoint such third arbitrator.

(ii) The three arbitrators so appointed (in either manner) shall promptly fix a convenient time and place for hearing the matter to be arbitrated and shall give written notice thereof to each party at least ten (10) days prior to the date so fixed. The hearing date shall be set for not more than sixty (60) days from the date of the demand for arbitration unless it is necessary to apply to the Superior Court for appointment of a third arbitrator. In such latter event, the hearing date shall be set for not more than thirty (30) days after the date such third arbitrator is so appointed. The arbitrators shall, within ten (10) business days after the hearing, render their decision with respect to whether Grantor or its successors have unreasonably withheld their approval of a contemplated use submitted to them.

(iii) The decision or award of the majority of the arbitrators shall be final and nonappealable except that upon the satisfaction of the conditions set forth in Section 1286.4 of the California Code of Civil Procedure, the decision or award of the majority of the arbitrators may be vacated upon the grounds set forth in Section 1286.2 of said Code of Civil Procedure. Further, any decision or award of the majority of the arbitrators may, upon satisfaction of the conditions set forth in Section 1286.8 of the Code of Civil Procedure, be corrected in accordance with the provisions of Section 1286.6 of said Code of Civil Procedure.

(iv) If two of the three arbitrators first appointed as aforesaid shall fail to reach an agreement in the determination of the matter in question, the same shall be decided by three new arbitrators, who shall be appointed and shall proceed in the same manner and within the same time frame, as hereinabove set forth, and said process shall be repeated until a decision is finally reached by two of the three arbitrators selected.

(v) Each party shall pay the costs and fees of the arbitrator chosen by such party and shall pay one-half of such costs and fees of the third arbitrator.

(c) Neither Grantor nor its successors shall be liable in damages to anyone on whose behalf a contemplated use is sub-

Deed, Grantor, or its successors, shall have the right to acquire easements from Grantee, at no cost, for utilities and public right of way required by governmental agencies, including Grantee, to serve the Benefited Land.

7. Notwithstanding any other provision hereof, Grantee shall have the right to establish underground utility easements upon the Affected Land provided said easements do not adversely affect or interfere with Open Space or Golf Course activities conducted on the Country Club portion of the deeded property.

8. Notwithstanding any other provision hereof, Grantor reserves the right to relocate all or a portion of Via de la Valle upon the Affected Land upon the request of Grantee's City Engineer.

9. Notwithstanding any other provision hereof, Grantor reserves a water utility easement in gross, in, over, under and across the Affected Land and the Benefited Land, to serve the Country Club, for the purpose of importing water from public or private sources to benefit the Country Club. However, in exercising its rights under this provision, Grantor will not unreasonably interfere with Grantee's use of, nor the open space nature of, the Affected Land.

10. Notwithstanding any other provision hereof, Grantor shall be permitted to build and maintain upon the Affected Land no more than five (5) signs promoting and advertising Olympic Games and/or Grantor's real property development upon the Benefited Land and the Country Club portion of the deeded property. The locations, style and design of such signs shall be at Grantor's sole discretion, subject to applicable City ordinances, as shall the period of time during which such signs, or any of them, shall remain erected. In no event, however, shall any such signs remain erected after ten (10) years from the date of execution of this Grant Deed.

11. Monetary damages for the breach of the covenants contained herein are declared to be inadequate and Grantee or its successors may be enjoined by any court of competent jurisdiction from commencing or proceeding with the construction of any improvements to, or permitting any use upon, the Affected Land which are in violation of the covenants set forth herein, or, if an improvement is constructed, may be ordered by any court of competent jurisdiction to remove such improvements.

12. Each successive owner, during its, his, her or their ownership, of any portion of the Affected Land, and each person having any interest in the Affected land derived through any such owner, shall be bound hereby for the benefit of the Benefited Land. Each successive owner, during its, his, her or their ownership, of any portion of the Benefited land, and each person having any interest in the Benefited Land derived through the Grantor, shall be benefited by the covenants contained herein, it is intended that the burden and benefit of the covenants shall

the right to give such notice, enforce such right or seek such remedy at any time after the occurrence of such violation.

14. Except in the event of arbitration in accordance with Paragraph 5 above, if any owner(s) of the Affected Land or the Benefited land commences litigation for the judicial interpretation, enforcement or rescission hereof, the prevailing party shall be entitled to a judgment against the other for an amount equal to reasonable attorney's fees and other costs incurred.

15. The covenants herein contained are for the benefit of the Benefited Land and have been made with the intent of satisfying the requirements of Section 1468 of the California Civil Code.

16. In the event any term, covenant, condition, provision or agreement herein contained is held to be invalid, void or otherwise unenforceable by any court of competent jurisdiction, the invalidity of any such term, covenant, condition, provision or agreement shall in no way affect the validity of any other term, covenant, condition, provision or agreement herein contained.

17. So long as WATT INDUSTRIES/SAN DIEGO, INC., a California corporation, its successors or assigns, or any partnership of which WATT INDUSTRIES/SAN DIEGO, INC. is a partner, owns any portion of the Benefited Land, and THE CITY OF SAN DIEGO, a municipal corporation, owns any portion of the Affected Land, the provisions contained within this Exhibit "B" to this Grant Deed may be terminated or amended by an instrument in writing executed by both and recorded in the Office of the County Recorder of San Diego County, California, without the need for approval by any other owner of any portion of the Benefited Land or the Affected Land. The term "successors or assigns" as used in this Paragraph only, shall mean the named corporation or any person or entity hereafter acquiring all of the then existing assets of the same by purchase, liquidation, merger or reorganization.

GRANTEE hereby accepts the above covenants, conditions and restrictions to this Grant Deed. These covenants, conditions and restrictions shall terminate and be of no further force or effect at 11:59 p.m. on December 31, 2044.

THE CITY OF SAN DIEGO

By \_\_\_\_\_

City Manager

APPROVED as to form and legality this \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_.

**RANCHO SANTA FE POLO CLUB**

**PROJECT CHRONOLOGY**

PTS # 169091 IO# 23431709

Date Response	Action	Description	City Review Time	Applicant
1/7/09	Customer Submits First Cycle			
2/17/09	Initial Assessment Letter Sent		1 months, 10 days	
7/9/09	Customer submits 2 <sup>nd</sup> Cycle			4 months, 20 days
8/4/09	2 <sup>nd</sup> Assessment Letter Sent		26 days	
9/9/09	Customer submits 3 <sup>rd</sup> Cycle			1 month, 5 days
10/2/09	3 <sup>rd</sup> Assessment Letter Sent		23 days	
11/30/09	Customer submits 4 <sup>th</sup> Cycle			1 month, 28 days
1/2/10	4 <sup>th</sup> Assessment Letter Sent		1 month, 2 days	
2/16/10	Customer submits 5 <sup>th</sup> Cycle			1 month, 14 days
4/1/10	5 <sup>th</sup> Assessment Letter sent		1 month, 16 days	
4/9/10	Customer submits 6 <sup>th</sup> Cycle			8 days
5/4/10	6 <sup>th</sup> Assessment Letter sent		25 days	
5/14/10	Customer submits 7 <sup>th</sup> Cycle			10 days
6/4/10	Issues Resolved		22 days	
6/8/10	MND Draft out		2 days	
5/6/11	MND Finaled	Project revised due to Agency comments and reviewed by staff with new issues needing resolution		
6/16/11	Planning Commission Hearing		1 month, 10 days	

<i>Approximate Total Staff Time (Average at 30 days per month):</i>	<i>Approximately 7 months, 6 days</i>
<i>Approximate Total Applicant Time (Average at 30 days per month):</i>	<i>Approximately 9 months, 25 days</i>
<i>Actual Total Project Running Time (Years/Months/Days):</i>	<i>2 years, 5 months and 9 days</i>