

APPENDIX A COUNCIL POLICY 600-4 CONFORMANCE

PURPOSE OF COUNCIL POLICY 600-40

The purpose of City Council Policy 600-40 is to provide guidelines for the preparation and approval of long range plans to accomplish the following:

- Ensure thorough analysis of site constraints and opportunities early in the planning process;
- Aid in the review of permits and maps for projects in the planning area;
- Ensure the protection of environmental resources by preserving contiguous open space systems and providing mechanisms to acquire or protect those resources; and
- Ensure that adopted land use policies and objectives are considered in the context of the suitability of the plan area for development.

This development suitability analysis is intended to ensure that environmental resources and other site constraints and opportunities are fully considered in preparation of a long-range plan such as this Precise Plan. Furthermore, Council Policy 600-40 requires that development, including land uses, roads and other facilities, be distributed so as to minimize encroachment into hillsides, biologically sensitive lands, significant prehistoric and historic resources and other resources addressed in the City's Resource Protection Ordinance (RPO).

Development Suitability Analysis for the Rancho Encantada Precise Plan

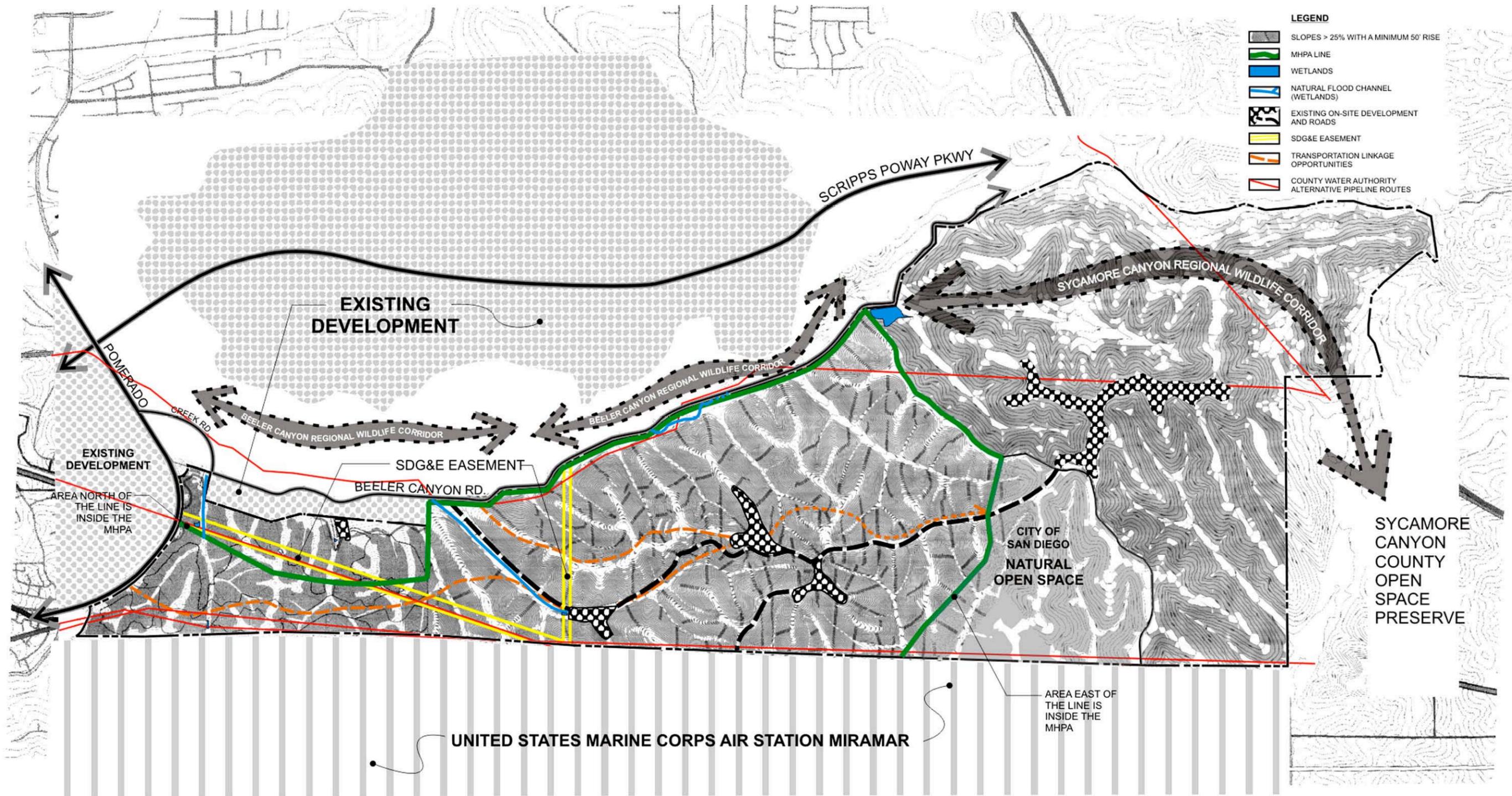
Council Policy 600-40 requires that the analysis “*consider the resources addressed by the Resource Protection Ordinance, as well as other factors identified by the [Development Services] Department such as visual resources, topography, public facilities needs, public safety issues and adjacent land uses. The constraints and opportunities identified shall be used to determine the portions of the property that are most suitable for development.*”

This subsection contains a comprehensive discussion of the various factors that influenced the ultimate design of the Rancho Encantada Precise Plan. The key factors are presented below:

Sensitive Biological Resources

Rancho Encantada contains a variety of sensitive habitats. Five native wetland/riparian areas, two ephemeral drainages, and eight native upland vegetation communities, which are considered sensitive resources occur on the Precise Plan area. Also located within the property are eucalyptus woodland, disturbed, and developed areas which are not considered sensitive. Wetland/riparian habitats consist of riparian scrub, southern willow scrub, mule-fat scrub, wet meadow (freshwater seep), and natural flood channel. A road pool was also mapped as a separate habitat.

A Multi-Habitat Planning Area (MHPA), has been defined for a portion of Rancho Encantada for preservation of core biological resource areas and wildlife corridors. This Development Suitability Analysis respects those MHPA boundaries by designating no property within the existing MHPA as High Development potential.



Slopes Greater than 25 Percent and View Opportunities

Topography and elevation of the Rancho Encantada site varied. The landform is characterized by many narrow divides, v-shaped valley bottoms and steep side slopes. The slopes that separate the ridges and valleys, are greater than 25 percent slope. In other words, there are no dominant mesa tops or valley floors. There are many ridges and valleys, generally trending north/south or northwest/southeast. These unique, uninterrupted topographic characteristics dictate development opportunities relating to access, plan circulation, grading, wildlife movement, public safety, view potential, etc.

Development Factors

This portion of the Council Policy 600-40 analysis involves the identification and mapping of development factors in and adjacent to Rancho Encantada. These factors are depicted on **Figure A-1, Development Suitability Analysis – Development Factors. Table A-1, RPO Encroachment**, illustrates RPO-sensitive areas, the RPO encroachment allowance, and the proposed encroachment on the Montecito and Sycamore Estates sub-projects, the City-owned parcel and the Rancho Encantada Precise Plan as a whole.

Surrounding Development

The western border of Rancho Encantada is formed by Pomerado Road. Immediately west of Pomerado Road is the community of Scripps Miramar Ranch. The community of Miramar Ranch North is located north of Scripps Miramar Ranch, with the easterly edge of Miramar Ranch North located approximately one-half mile from the Rancho Encantada Precise Plan. The northerly edge of the site lies at the bottom of Beeler Canyon and the Palomar Transit Mix quarry and several single-family residential lots of one acre in size are located in this area. Also to the north is the South Poway Business Park, a 700-acre complex, containing light industrial and manufacturing, warehousing and distribution, and research and development businesses. Two regional wildlife corridors occur on or adjacent to the Precise Plan: Beeler Canyon, an east-west corridor, along the northern Precise Plan boundary, and Sycamore Canyon, a north-south corridor, along the eastern MHPA boundary. East of the site is the Sycamore Canyon County Open Space Preserve and on the immediate south is Marine Corps Air Station (MCAS) Miramar. With federal property and County Open Space Preserve surrounding Rancho Encantada entirely on the south and east, and with some development bordering Rancho Encantada on the west and north, it is preferable that development extends into Rancho Encantada from the west and north where appropriate.

Planned Circulation Linkages

There are two public streets that can provide access to Rancho Encantada: Pomerado Road to the west, and Beeler Canyon Road to the north. Beeler Canyon Road, which serves existing rural development, will provide an emergency-only access linkage to the project site and will not provide general public access to the site. Pomerado Road serves surrounding suburban development, therefore it is most appropriate that the primary access to Rancho Encantada be provided by Pomerado Road. This means that the primary access road will traverse west to east over and through the north/south trending ridges and valleys. The most appropriate location of development within Rancho Encantada would be in relation to the alignment and grading for this primary access road.

**TABLE A-1
RPO ENCROACHMENT**

Maximum Encroachment Allowance for:											
Parcel	Total Area (Acres)	Sensitive Biology/ 25% Slopes (Acres) 1	Area with no Sensitive Biology/ 25% Slopes (Acres) 1	% of Parcel w/Sensitive Biology 25% Slopes	Developable Area	Exempt Area	Developable Area (Acres) 3	Exempt Area (Acres) 4	Actual Exempt Area (Acres) 5	Maximum Developable Area per RPO (Acres) 2+3+ smaller of 4&5	Parcel Developable Area (Acres)
Montecito	278.6	219.4	59.2	78.8	12%	15%	26.3	32.9	25.8	111.3	153.0
Sycamore Estates	2,132.0	1,864.0	267.4	87.5	16%	15%	298.2	279.6	102.7	668.3	520.0
City of San Diego	248.0	246.8	1.2	99.5	20%	15%	49.4	37.0	5.9	56.5	5.9
Total	2,658.6	2,330.2	327.8	-	-	-	373.9	349.5	128.5	836.1	678.9

Utility Easements

San Diego Gas and Electric (SDG&E) maintains a 200-foot-wide easement that is aligned northeast to southwest in the western half of Rancho Encantada. Several other smaller utility easements also cross the site. The San Diego County Water Authority has proposed several alternative water pipeline alignments in the vicinity of the Precise Plan. Three of the proposed alternative water pipeline routes traverse or are adjacent to the proposed Precise Plan.

View Opportunities

View opportunities on-site are primarily available from the tops of the numerous on-site ridges. Some ridges are more prominent than others, but because they are north/south trending ridges, all of them offer views primarily to the east and west.

Existing On-Site Impacted Areas

Five existing industrial areas, including paved roads, buildings, other structures, and security fencing, are located on the Sycamore Estates property. General Dynamics has owned the property since the 1960s and has conducted defense-related manufacturing on the site since that time.

Development Potential

The development suitability analysis prepared for the Rancho Encantada Precise Plan categorizes the 2,658-acre Precise Plan area into three separate categories based on development potential.

These categories are rated as High, Medium, and Low and are delineated on **Figure A-2, Development Suitability Analysis – Development Potential**. The areas designated as “High” have the greatest potential for development in the Precise Plan area. The areas designated “Medium” are also suitable for development, but may require implementation of specific measures to mitigate potential impacts to resources. Areas designated as “Low” should, in most cases, be preserved as open space and should not be developed.

The category designations were arrived at using the following criteria:

High Development Potential:

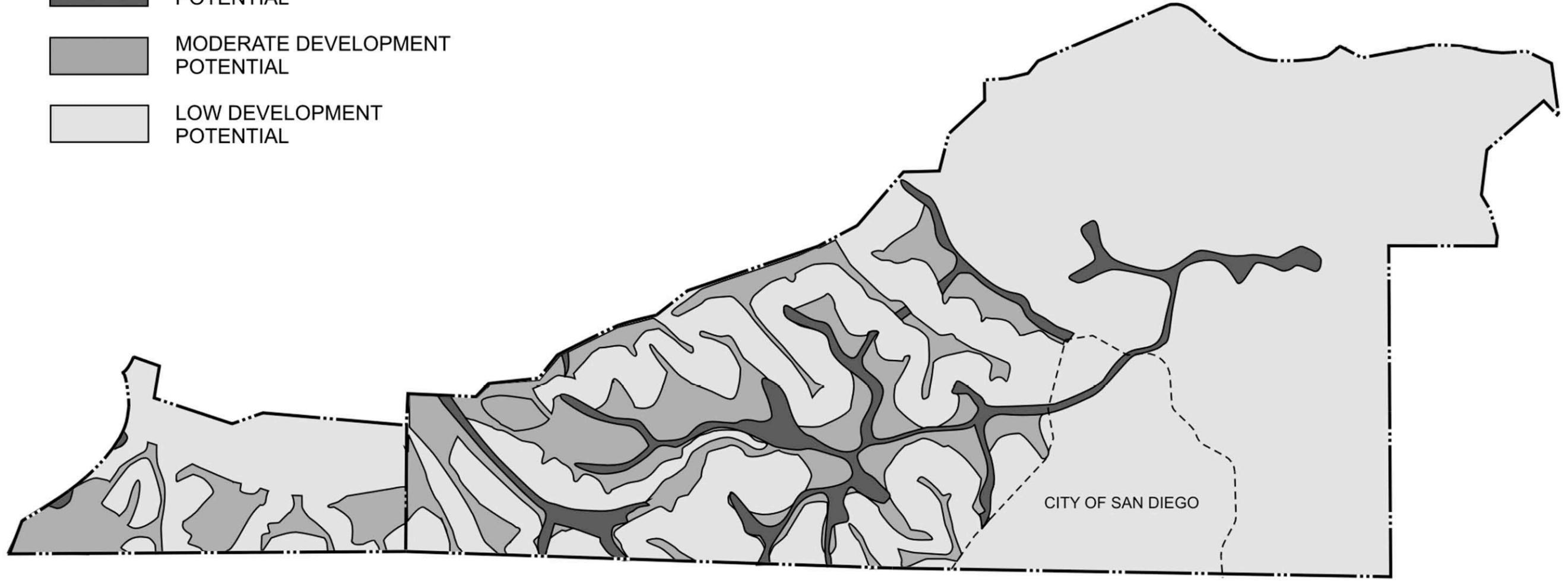
- No sensitive biological resources or slopes greater than 25 percent.
- Disturbed land (no native vegetation or sensitive biological resources) with slopes less than 25 percent.
- Land is not located within the City’s established MHPA.
- Land is located adjacent to existing or planned development and roadways.

Medium Development Potential:

- Most slope gradients are less than 25 percent.
- Development would logically extend existing development and roadways.
- Development on land would not fragment open space systems.
- Development relating to an extension of the grading for the primary access road.

LEGEND

-  HIGH DEVELOPMENT POTENTIAL
-  MODERATE DEVELOPMENT POTENTIAL
-  LOW DEVELOPMENT POTENTIAL



Low Development Potential:

- Most slope gradients are greater than 25 percent.
- Contains state or federally listed sensitive, threatened or endangered species.
- Contains state or federally sensitive habitat.
- Is part of the City's MHPA.
- Contains sections of important regional wildlife corridors that should remain in place to ensure free travel and migration of regional fauna.
- Land is located adjacent to planned open space, thus providing the potential to preserve contiguous segments of regional open space systems.
- Land is constrained by overhead or underground utility transmission lines.

The development suitability analysis weighs the individual factors contained within the three categories of development potential listed above and also considers factors such as community facilities and public safety, as required by Council Policy 600-40.

This Precise Plan designates 1,989.2 acres (75 percent) of Rancho Encantada as open space. This includes nearly all of the adopted MHPA area, plus an extension of those MHPA boundaries in a direction that is complimentary to adjacent open space resources.

The development plan also identifies urban-level development areas in areas adjacent to existing and planned development, which is consistent with the intent of Council Policy 600-40. This Precise Plan also provides for a public park/school site, which will be centrally located in the development area.

APPENDIX B ZONING

MONTECITO IMPLEMENTATION

Physical Development Controls/Zoning

On January 1, 2000, the Land Development Code for the City of San Diego became effective. Under the Land Development Code, the R-1-40,000 Zone converts to the RS-1-8 Zone. However, the Montecito project was deemed complete on March 30, 1999. Therefore, development within Montecito will be subject to the development standards contained in the San Diego Municipal Code that existed at the time the project was deemed complete (which preceded the effective date of the Land Development Code), and as established by the Vesting Tentative Map, Planned Residential Development Permit, Resource Protection Ordinance Permit, and Rezone filed for this project.

Pertinent sections of the San Diego Municipal Code by which development within the Sycamore Estates project is to be evaluated are incorporated herein as Appendix B. These sections include:

- Section 101.0407 (et seq.) R-1 Zones (Residential)
- Section 101.0900 (et seq.) Planned Residential Developments

In addition, the following standards shall apply to the development of the single-family homes. Where conflicts may exist, the following standards shall supersede the requirements of the attached Municipal Code provisions:

MONTECITO SINGLE-FAMILY DEVELOPMENT STANDARDS

Front Yard Setback	18 feet from back of sidewalk to garage door, except on side-loaded garage. 15 feet from back of sidewalk to remaining part of structure.
Side Yard Interior Setback	4 feet (5,000-6,000 sq. ft. lots) 5 feet (7,000 and 9,000 sq. ft. lots)
Side Yard Street Setback	10 feet
Rear Yard Setback	10 feet (5,000-7,000 sq. ft. lots) 25 feet (9,000 sq. ft. lots)
Maximum Building Height	35 feet

SYCAMORE ESTATES IMPLEMENTATION

Physical Development Controls/Zoning

On January 1, 2000, the Land Development Code for the City of San Diego became effective. Under the Land Development Code, the A-1-10 Zone converts to the AR-1-1 Zone. However, the Sycamore Estates project was deemed complete on September 13, 1999. Therefore, development within Sycamore Estates will be subject to the development standards contained in the San Diego Municipal Code that existed at the time the project was deemed complete (which preceded the effective date of the Land Development Code), and as established by the Vesting Tentative Map, Planned Residential Development Permits, Resource Protection Ordinance Permit, and Rezone filed for this project.

Pertinent sections of the San Diego Municipal Code by which development within the Sycamore Estates project is to be evaluated are incorporated herein as Appendix B. These sections include:

- Section 101.0404 (et seq.) A-1 Zones (Agricultural)
- Section 101.0307 (et seq.) Affordable Housing Density Bonus
- Section 101.0900 (et seq.) Planned Residential Developments

In addition, the following standards shall apply to the development of the single-family homes. Where conflicts may exist, the following standards shall supersede the requirements of the attached Municipal Code provisions:

SYCAMORE ESTATES SINGLE-FAMILY DEVELOPMENT STANDARDS

Front Yard Setback	15 with side-entry garage, otherwise 20 feet.
Side Yard Interior Setback	5 feet
Side Yard Street Setback	10 feet
Rear Yard Setback	10 feet
Maximum Building Height	35 feet

upon the environment, adversely affect solar access to neighboring property, or violate the relevant regulations of the Municipal Code.

(Amended 11-23-92 by O-17868 N.S.)

DIVISION 4 Zones

§ 101.0401 Zones Established

In order to regulate, restrict and segregate the location of industries, businesses, trades, apartments, dwellings and other specified uses, the zones hereinafter described in this Article are hereby established. The boundaries of said zones, and each of them, are to be determined and defined in the manner and in accordance with the provisions of this Chapter.

It is further declared that any territory which is unsubdivided and is placed in the single-family residence zone, or in an interim zone, will be placed in zones applicable thereto as soon as property is subdivided.

(Amended 4-20-54 by O-6067 N.S.)

§ 101.0402 FC — Flood Channel Zone — Purpose and Intent

The purpose of this zone is to regulate land use and development in a designated floodway in order to protect life, property and the general welfare. Since the flood hazard in a designated floodway is usually very great due to the greater depth and higher velocity of flood flows, it is therefore intended that the uses permitted in the areas zoned FC will be only those uses which would not constitute a threat to life or property or significantly affect the carrying capacity of the designated floodway.

("FC—Flood Channel Zone— Purpose and Intent" added 9-15-66 by O-9505 N.S.)

§ 101.0402.1 FC Zone (Flood Channel)— Permitted Uses

No building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

1. All agricultural uses except the maintaining, raising, feeding, or keeping of swine; provided that any dairy or the maintaining, raising, feeding or keeping of ten (10) or more domesticated animals (as defined in Municipal Code Section 44.0318) is located on premises containing five (5) or more acres.

2. The harvesting, processing, or selling of crops produced on the same premises.

3. One portable stand exclusively of a wood frame construction and not exceeding 300 square feet in gross floor area for the display and sale of agricultural crops produced on the same premises.

4. Public utility electric, gas, or communication lines but not including supporting towers, poles or structures.

5. Public parks, public playgrounds, provided no structures, except portable structures, are erected or maintained on the lot or premises.

6. Nonresidential, portable accessory buildings, and uses customarily incidental to any of the above uses including signs, single-faced or double-faced, unlighted, not over 12 square feet in area for each face nor over 12 feet measured vertically from the base of the sign at ground level to the apex of the sign, shall be permitted on each lot as follows:

a. One sign limited to the name, address and occupation of the occupant, and

b. One sign pertaining only to the sale of products produced on the premises, and

c. One sign offering the premises for sale or lease.

7. Any other use that the Planning Commission determines, in accordance with "Process Four", to be equal or less detrimental in character to the uses enumerated in this section and clearly within the purpose and intent of this zone.

(Amended 11-23-92 by O-17868 N.S.)

§ 101.0402.2 Same — Property Development Regulations

No lot or premise in this zone shall be used for any of the purposes enumerated in Section 101.0402.1 unless the lot and premise shall comply with the following requirements and special provisions:

1. Minimum lot dimensions

a. Area — ten (10) acres

b. Street frontage — 200 feet

c. Width — 200 feet

d. Depth — 200 feet

e. Any lot which as of the effective date of this ordinance does not comply in all respects with the minimum lot area or lot dimensions may be used as otherwise permitted herein.

(Added 9-15-66 by O-9505 N.S.)

§ 101.0403 FW Zone (Floodway)

A. PURPOSE AND INTENT

2) Any other conditions which are determined necessary to find the development consistent with the requirements of the Floodway Zone.

(Amended 7-25-94 by O- 18088 N.S.)

§ 101.0404 A-1 Zones — (Agricultural)

A. PURPOSE AND INTENT

The purpose of the A-1 zones is to provide appropriate zoning for areas that are presently in agricultural or open space use, or which are undeveloped and are either awaiting development or premature for development at urban intensities. It is the intention of the City Council that the A-1 zones allow for reasonable present development opportunities through the use of Planned Residential Development or Rural Cluster Development regulations, while promoting the general maintenance of such areas in open and agricultural uses, but, without foreclosing future development at urban intensities where appropriate.

B. PERMITTED USES

In a zone, designated by the symbol "A1", followed by a number, the number shall determine in acres the minimum area of a lot in that Zone, and on which no building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

1. Single-family dwellings
2. Churches
3. Private Stable
4. All agricultural uses, except the maintaining, raising, feeding or keeping of swine; provided that any dairy or the maintaining, raising, feeding, or keeping of ten (10) or more domestic animals (as defined in Municipal Code Section 44.0318) is located on premises containing five (5) or more acres.
5. Public utility substations, except in the Future Urbanizing area outside the Coastal Zone, unless no other location is practical and the facility is located as close as possible to existing Urbanized or Planned Urbanizing areas.
6. Killing and dressing of poultry, fowl, or rabbits raised on the premises, provided that any building so used shall be not less than fifty (50) feet from any property line.
7. Commercial riding, training, or boarding horse stable, provided that such stable shall be located on a lot containing not less than five (5) acres.
8. Harvesting, processing, or selling of crops produced on the same premises.
9. One stand exclusively of wood frame construction (except the floor), and not exceeding 300 square feet in gross floor area, for the display and sale of agricultural crops produced on the same premises.
10. Accessory buildings and uses customarily incidental to any of the above uses, including:
 - a. The boarding and lodging of not more than four (4) farm employees;
 - b. Construction and maintenance of living quarters for five (5) or more farm employees with or without their immediate families, provided that not more than one such building shall be located on any parcel of land and further provided that said parcel shall contain a minimum of ten (10) acres;
 - c. Signs, single-faced or double-faced, unlighted, not over 12 square feet in area for each face, nor over 12 feet measured vertically from the base of the sign at ground level to the apex of the sign, shall be permitted on each lot as follows:
 - (1) One sign limited to the name, address and occupation of the occupant, and
 - (2) One sign pertaining only to the sale of products produced on the premises, and
 - (3) One sign offering the premises for sale or lease.
11. Any enterprise or business which the Planning Commission determines, in accordance with "Process Four", to be similar in character to the uses enumerated in this section and consistent with the intent and purpose of this zone. For property located in the Future Urbanizing area outside the Coastal Zone, the City Council shall make this determination in accordance with "Process Five".

C. PERMITTED DENSITY

1. Lot Area per Dwelling Unit.
 - a. In Zone A-1-1, a minimum of one acre for each dwelling unit;
 - b. In Zone A-1-5, a minimum of five acres for each dwelling unit, except in the case of Planned Residential Developments a density of one (1) unit per four (4) acres shall be permitted, and, in the case of Rural Cluster Developments a density of one unit per five (5) acres shall be permitted.
 - c. In Zone A-1-10, a minimum of ten acres for each dwelling unit, except as follows:
 - (1) in the case of Planned Residential Developments, a density of one (1) dwelling unit per four (4) acres may be permitted subject to Municipal Code section 101.0901; and
 - (2) within the boundaries of the Del Mar Mesa Specific Plan area, property designated Estate Residential and zoned A-1-10 shall be permitted a density of one (1) dwelling unit per 2.5 gross acres; and
 - (3) in the case of Rural Cluster Developments, a density of one unit per ten (10) acres shall be permitted subject to the provisions of Municipal Code section 101.0901.
 - d. In zone A-1-20, a minimum of twenty acres for each dwelling unit, except in the case of Planned Resi-

dential Developments and Rural Cluster Developments a density of one unit per twenty (20) acres shall be permitted. This zone is not applicable in the Coastal Zone.

e. In zone A-1-40, a minimum of forty acres for each dwelling unit, except in the case of Planned Residential Developments and Rural Cluster Developments a density of one unit per forty (40) acres shall be permitted. This is not applicable in the Coastal Zone.

2. Minimum Floor Area.

Each dwelling hereafter converted, constructed, erected, or moved in zones A-1 zones shall have a minimum living floor area, including walls, but excluding garage, of 650 square feet.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portions thereof shall be erected, constructed, converted, established, altered, enlarged, or used on any lot in zones A-1, unless the lot and building shall comply with the following requirements and special provisions:

1. Minimum Lot Dimensions.

a. Area — one acre in Zone A-1-1; five acres in Zone A-1-5; ten acres in Zone A-1-10; except that within the area designated Estate Residential by the Del Mar Mesa Specific Plan zoned A-1-10, the minimum lot area shall be one acre; twenty acres in Zone A-1-20; and forty acres in Zone A-1-40.

b. Street Frontage — 100 feet in zone A-1-1-, except that such frontage may be reduced at the end of a street dedication where no provision is made for its future extension, to a minimum of 60 percent of the required frontage; 200 feet in all other A-1 zones; except that within the boundaries of the Del Mar Mesa Specific Plan area, minimum street frontage shall be 100 feet.

c. Width — 100 feet in Zone A-1-1, except that the front 25 percent of a lot abutting the end of a street dedication where no provision is made for its future extension may be tapered to coincide with the street frontage; 200 feet in all other A-1 zones; except that within the area designated Estate Residential by the Del Mar Mesa Specific Plan zoned A-1-10, the minimum lot width shall be 100 feet.

d. Depth — 200 feet except that within the area designated as Estate Residential by the Del Mar Mesa Specific Plan zoned A-1-10, the minimum lot depth shall be 150 feet.

e. A lot existing upon the effective date of this zone which does not comply with these minimum lot dimensions may be used as permitted herein, subject to all other requirements of this section.

2. Minimum Yard Spaces.

a. Front — 25 feet in depth.

b. Side — each 20 feet in width, except that on any lot of record upon the effective date of this section, which lot is less than the required width, such sideyards may be reduced to a minimum of ten percent of the lot width, or five feet, whichever is the greater.

c. Rear — 25 feet in depth.

3. Height Limit.

The above front, side, and rear yard, including lots of record less than the required width, shall be increased by ten feet for each story that the building exceeds two stories or 30 feet in height.

4. Maximum Lot Coverage — in Zones A-1-1, A-1-5 maximum lot coverage shall be 20 percent of the lot area; and in zones A-1-10, A-1-20, and A-1-40 shall be 10 percent of the lot area, except within the area designated Estate Residential in the Del Mar Mesa Specific Plan zoned A-1-10, maximum lot coverage shall be 20 percent of the lot area. Structures used to provide shade areas for growing crops, such as greenhouses and agricultural shade structures, shall not be included for the purpose of determining lot coverage.

5. Planned Residential Development and Rural Cluster Developments. In lieu of developing pursuant to the property development regulations and special provisions of this section, an owner or developer in the A-1 zones may develop pursuant to the Planned Residential or Rural Cluster Development regulations of Section 101.0900 of the Municipal Code and all applicable developmental standards and requirements contained therein.

E. OFF-STREET PARKING REQUIREMENTS

1. Church

For a church there shall be provided on the same premises one (1) automobile parking space for each five (5) seats, or for each thirty-five (35) square feet of floor area, where seats are not fixed, in the nave of said church. Twenty (20) inches of a bench or pew shall constitute one seat.

2. Size

Each required parking space shall be not less than nine (9) feet in width, and twenty (20) feet in length, exclusive of aisles, driveways, ramps, columns, office or work areas. All aisles, driveways, and parking spaces shall have a clear vertical height of not less than seven (7) feet.

3. Access

Each required parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All required parking facilities shall have convenient access to a public street or alley.

4. Surfacing

Except within the boundaries of the Del Mar Mesa Specific Plan area, all required driveways and parking

areas shall be plainly marked, and improved with not less than two (2) inches of asphaltic concrete or its equivalent. Within the Del Mesa Specific Plan area, residential driveways may be improved with four inches of decomposed granite or suitable alternate material, subject to approval by the City Engineer.

5. Location

Off-street parking spaces which are open to the sky may be located in any yard except required front yards, and except areas lying between a public street and setback line.

6. Off-street parking shall not be required for permitted uses in the A-1- zones within the Future Urbanizing area outside the Coastal Zone.

F. SPECIAL PROVISIONS

1. Setbacks Adjacent to Partial Streets and Alleys

No building or structure shall be erected or maintained on a lot which abuts a street or alley having only a portion of its required width dedicated and where no part of such dedication would normally revert to said lot if the street or alley were vacated, unless the yards provided and maintained in connection with such building or structure have a width or depth of that portion of the lot needed to complete the street or alley width, plus the width or depth of the yards required on the lot by this article, if any. This section applies whether this article required yards or not. The Development Services Director, upon request, shall determine the required street or alley width, in accordance with subdivision standards set forth in Article 2, Chapter X of this Code.

2. Setbacks Adjacent to Major Streets

No building or structures, except fences, shall be erected, constructed, converted, established, altered, and/or enlarged on any premises closer than 76 feet from the centerline of a major street, as shown on the adopted plan for major streets and/or as such plan may be amended or adopted in the future.

G. COASTAL ZONE REGULATIONS

The Coastal Zone is a unique public resource of vital and enduring interest to all present and future residents of the City of San Diego. Existing developed uses, and future development consistent with the City's adopted Local Coastal Program, are essential to the economic and social well-being of the people of the City. To this end, the development of property within the Coastal Zone requires special regulations to protect the unique character of individual coastal communities and neighborhoods, while maintaining the public's right of access to the shoreline.

Within the Coastal Zone, the purpose of the A-1 Zone shall be to provide appropriate zoning for areas that are presently in agricultural or open space use. It is the intent of the City Council that the A-1 Zones allow for agriculturally related uses as an appropriate use for those areas designated as open space in an adopted local coastal program land use plan. In addition, the provisions of Ordinance No. O-17558, adopted December 10, 1990, are not effective in the Coastal Zone and, therefore, the A-1-20 and A-1-40 zones are not applicable within the Coastal Zone.

(Amended 9-9-96 by O-18338 N.S.)

§ 101.0405 Open Space Zone ("OS")

A. PURPOSE AND INTENT

The purpose of the "OS" Zone is to protect open space for the preservation of natural resources, for the managed production of the resources, for outdoor recreation and education, for public health and safety, for controlling urban form and design, and for scenic and visual enjoyment. This zone is intended to be applied to publicly owned parks, and private land where development rights have been transferred.

Within this zone, open space will be provided by limiting development in areas which are located, configured and possessed of physical features that may provide valuable and functional open space for the purposes of shaping urban form. The zone provides open space in the form of parks, historic and cultural resources, and natural resources including but not limited to areas required for the preservation of plant and animal life, areas required for ecologic and other scientific study purposes, rivers, streams, bay and estuaries, and coastal branches, lakeshores, banks of rivers and streams, and watershed lands.

It is the intent of this legislation to apply this zone to public land indicated for open space and park purposes, and to private land where the application for the zone is requested by the property owner as part of a community plan identified density transfer program.

B. SUBDISTRICT CLASSIFICATION APPLICATION

The "OS" Zone may be applied to properties which warrant the protection provided by this zone. The "OS" Zone may be applied to the following types of open space with the appropriate index:

OS-P To be applied to all population-based parks and facilities including both neighborhood parks and facilities and community parks and recreation centers, as defined by the Progress Guide and General Plan.

OS-R To be applied to all resource-based parks as defined by the Progress Guide and General Plan such as sites of distinctive scenic, natural or cultural features intended for City-wide use.

OS-OSP To be applied to all Open Space Parks defined as City-owned land acquired for the purpose of providing such benefits as scenic vistas, preservation of natural resources, and outdoor recreation potential. Lands within this classification are lands included within the City's Open Space inventory.

OS-TDR(OODU) To be applied to private land where all or a portion of the development rights have been

regulations:

1. Any products produced for sale must be hand manufactured or grown on the premises using only tools or mechanical equipment. Business actions, including but not limited to noise from the tools or associated with the business, must comply with the noise regulations for residential zones.

2. All sales of products and the performance of all services or work that requires the presence of a client or employees or partners must take place off the premises including any adjacent area within the residentially zoned area with the exception of telephone, computer or mail communication except as provided for in Section 101.0406(D).

3. There shall be no signs indicating the existence of the home occupation.

4. Only one vehicle for business related purposes, clearly associated with the home occupation, is permitted on the premises or on any adjacent area within the residentially zoned area except as provided for in Section 101.0406(D). This one vehicle may not exceed one ton carrying capacity.

5. Only a resident of the premises may engage in a home occupation on the premises. Nonresident employees, customers and partners may not be on the premises except as provided for in Section 101.0406(D).

6. Outdoor storage of materials or products associated with the home occupation on the premises is not permitted.

7. Indoor storage of materials or products associated with the home occupation shall not exceed one thousand (1,000) cubic feet for the entire premises or any more restrictive limitations imposed by the Building and Housing Codes, or the County Health Department.

8. Home occupations, except for horticultural uses as limited by Section 101.0407 must be conducted within a structure on the premises.

9. The home occupation shall not cause the elimination or the reduction, in any manner, of required off-street parking.

10. The home occupation operation shall be consistent with permitted residential use, and shall not create any conditions that amount to a public nuisance and shall not be detrimental to the residential neighborhood, by causing increased noise, traffic, lighting, odor, or by violating any applicable ordinances or laws.

11. There shall be no illegal discharge of any materials, fluids or gases into the sewer system or any other manner of discharging such items in violation of any applicable ordinances or laws.

12. The resident engaged in the home occupation shall obtain, when applicable, a City of San Diego Zone Use Certificate and business tax certificate.

13. Garage, yard, alley, swap meet and similar sales in residentially zoned areas shall be limited to three (3) per year not to exceed two (2) days each per premises. (Zoning Use Certificate is not required.)

Failure to comply with operational regulations in Section 101.0406 shall constitute a violation of the Municipal Code and be subject to prosecution under Municipal Code Section 12.0201.

D. REVOCATION OF HOME OCCUPATION PERMIT

A home occupation permit may be revoked or modified in accordance with the provisions of Chapter XI, Article 1, Division 6. The permit may be revoked or modified for the following additional reasons:

1. a violation of any requirement of this Code, or of any condition or requirement of any permit granted
2. repeated violations of the requirements of Section 101.0406 or of the conditions of such permit, or
3. the continuation of the home occupation permit will have a detrimental effect upon the surrounding neighborhood.

E. REVOCATION OF HOME OCCUPATION PERMIT

A home occupation permit shall be revoked by the Zoning Administrator upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within 15 days of notice of such violation, and any such permit may be revoked for repeated violation of the requirements of this section or of the conditions of such permit, or where the Zoning Administrator finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding neighborhood. The Zoning Administrator may conduct a public hearing on the revocation of a home occupation permit in conformance with the provisions of Paragraph B.2. of Sec. 101.0502.

F. APPEAL

In the event of the approval or the denial of any permit, or the revocation thereof, or of any objection to the limitations or conditions, or the lack of limitations or conditions placed thereon, appeal may be made in writing to the Board of Zoning Appeals in accordance with the provisions of Sections 101.0503 and 101.0204 of this Code.

(Amended 8-10-93 by O-17956 N.S.)

§ 101.0407 R-1 Zones

A. PURPOSE AND INTENT

The R-1 Zones are designed to provide for areas of one-family residential development at varying levels of low and low-medium density consistent with the Progress Guide and General Plan for the City of San Diego or adopted community plans. Further, the provisions of these zones are intended to promote and protect those special amenities associated with a district of one-family homes.

Property development regulations applicable to the R-1 Zone include floor area ratio controls designed to limit mass of buildings constructed on R-1 lots. The regulations also include limitations on the use of standard lots and a prohibition against the creation of substandard lots.

B. PERMITTED USES

No building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

1. One-family dwellings, provided that if the dwelling or any portion thereof is rented, leased or sublet, and the property is located within the area designated on Map C-841 on file in the office of the City Clerk, it must also be maintained and used in accordance with the One-Family Dwelling Rental Regulations of Section 101.0463.

2. Public parks, public playgrounds.

3. Temporary real estate sales offices, model homes and identification signs in new subdivisions under the following conditions:

a. Within the boundaries of a subdivision where lots are offered for sale to the public for the first time, buildings and structures erected in compliance with the provisions of the prevailing zone may be used as follows: one building for a temporary real estate sales office and not more than six dwelling units for temporary demonstration or model home purposes. In addition, a subdivision containing more than 60 lots may use up to ten percent of such lots, but not more than twenty (20) lots in any case for model home purposes. Such temporary uses shall be maintained only in conjunction with the sale or rental of land or buildings within such subdivision, and such uses shall terminate two years after the filing in the office of the County Recorder of the final subdivision map which includes the lots on which the uses are located, or two (2) years after the issuance of the first building permit for a structure within said subdivision.

b. Temporary real estate sales offices and model homes shall be located more than 100 feet from any occupied dwelling unit not in the same subdivision. A sales office or model home may be allowed if located less than 100 feet from said dwelling unit if the location is identified as part of the subdivision sign permit.

c. Each subdivision shall be permitted to have signs, flags and other outdoor advertising if a Subdivision Sign Permit is approved pursuant to Section 101.1120.9.

d. Temporary real estate sales offices and model homes shall display within the sales office, in plain sight, the current adopted Community Plan Land Use Designation and a current adopted Public Facilities Financing Plan, if any, applicable to the area. The Land Use Map shall be at least 2' by 3' in size and the lower right-hand corner of the display should clearly indicate that the map is a representational drawing that is subject to revisions and that further information is available from the City of San Diego Development Services Department. The lower right-hand corner, on the cover of the Facilities Financing Plan should indicate that the document is subject to revisions and that further information is available from the Facilities Financing Division of the City of San Diego Engineering Department.

4. Accessory uses and buildings customarily incidental to any of the foregoing permitted uses including the following:

a. Not more than two lodgers, provided that they reside within a one-family dwelling unit which is located within the R-1-5000 Zone and outside the boundaries of the One-Family Dwelling Rental Regulations of Section 101.0463.

b. The growing of all types of plants, grasses, and trees; provided, however, that all fertilizer, empty containers, and nursery supplies are stored back of the front 70 feet or within the rear 30 percent of the lot, entirely within an enclosing fence impervious to light and debris or entirely within a completely enclosed building. This paragraph does not permit the sale of any product, crop or merchandise on the premises.

5. Signs.

Each primary and companion dwelling shall be permitted to display the following signs:

a. One nameplate with a maximum area of one square foot.

b. One single or double face unlighted sign with a maximum area of four square feet offering the premise for sale, rent or lease. Such sign shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign and may be located anywhere on the premises.

c. Premises under special permits issued pursuant to Section 101.0410(E)(1)(c).

C. DENSITY REGULATIONS

1. Lot Area Per Dwelling Unit.

No lot shall be occupied by more than one dwelling unit.

2. Floor Area Per Dwelling Unit.

Each dwelling unit shall have a minimum gross floor area of 650 square feet.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used, nor shall any lot or premises be used unless the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

1. Minimum Lot Dimensions.

a. The minimum lot sizes and dimensions shown on Table I shall apply in the R-1 Zones.

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TABLE I OF SECTION 101.0407

ZONE	MINIMUM LOT DIMENSIONS IN LINEAR FEET				
	MINIMUM AREA IN SQ. FT.	STREET FRONTAGE	WIDTH (INTERIOR)	WIDTH (CORNER)	DEPTH
R-1-5	5,000	50	50	55	95
R-1-6	6,000	60	60	65	95
R-1-8	8,000	60	60	65	100
R-1-10	10,000	65	65	70	100
R-1-15	15,000	75	75	80	100
R-1-20	20,000	80	80	85	100
R-1-40	40,000	100	100	110	100

TABLE II OF SECTION 101.0407

ZONE	FRONT YARD	SIDE YARD INTERIOR	SIDE YARD STREET	REAR YARD
R-1-5	15	4	10	4
R-1-6	15	5	10	5
R-1-8	15	5	10	5
R-1-10	20	6	10	6
R-1-15	25	7	15	7
R-1-20	25	8	15	8
R-1-40	25	10	20	10

b. Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a single-building site if it is one of the following:

(1) A lot or parcel which appears on a subdivision map, record of survey or parcel map, approved by the Subdivision Review Board, the Development Services Director, the Planning Commission or the City Council subsequent to December 5, 1954.

(2) A lot or parcel which appears on an approved division plat filed with the Development Services Department.

(3) A lot or parcel officially proclaimed as a suitable building site, or site for other particular use, by zone variance or other San Diego Municipal Code procedure.

(4) Any lot or parcel which qualifies as a lot as set forth in this Code which is not joined in ownership to any contiguous lot or parcel in the same zone on or after the effective date of this Section.

(5) Any lot or parcel which qualifies as a lot as set forth in this Code which has an area not less than that specified herein.

c. Special Regulations—Street Frontage. The minimum street frontage required for any lot which fronts principally on a turnaround or curving street having a radius of curvature of less than 100 feet, shall be 60 percent of the street frontage specified for the zone in which the lot is located.

2. Minimum Yard Dimensions.

a. The minimum yard dimensions shown in Table II shall apply in the R-1 Zones.

b. Exceptions to Minimum Yard Dimensions.

(1) Interior Side Yard. An interior side yard of any lot in any R-1 Zone which has a width less than the minimum specified for the zone in which it is located may be reduced to a minimum of ten percent of the width of said lot, provided that in no case shall such side yard be reduced to less than four feet.

(2) Street Side Yard. The street side yard of any corner lot in any R-1 Zone, except R-1-5, which has a width of less than the minimum specified for the zone in which it is located, may be reduced to a minimum of 15 percent of the width of said lot, provided that in no case shall any street side yard be reduced to less than eight feet. No street side yard shall be required for any lot in an R-1-5 Zone which has a width of 50 feet or less, and which has not been re-subdivided.

(3) Front Yard. For that portion of any lot which fronts on a turnaround, the minimum front yard may be reduced five feet below the requirements shown in Table II.

3. Floor Area Ratios.

The maximum floor area ratios shown on Table III shall apply in the R-1 Zones.

TABLE III
FLOOR AREA RATIO

ZONE	FLOOR AREA RATIO
R-1-5	.60
R-1-6	.60
R-1-8	.60
R-1-10	.60
R-1-15	.60
R-1-20	.60
R-1-40	.45

4. Maximum Building Height.

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet.

5. Prohibition Against Creation of Sub-standard Lots.

No lots or parcels, which are contiguous to each other and joined in ownership on or after the effective date of this section shall be separated in ownership so as to create a lot or parcel which has an area of less than that required by the minimum lot dimensions set forth herein unless the said lot or parcel is shown on a subdivision map, record of survey, division plat or parcel map approved by the City in accordance with the applicable provisions of this Code subsequent to December 5, 1954.

6. Lighting.

Any artificial lighting shall be directed or shaded so as not to fall onto adjacent properties unless mutually agreed upon by the property owners on whose property the lighting falls.

7. Other Applicable Regulations.

Other applicable property development regulations are contained in Division 6 of this Article.

E. PARKING REGULATIONS

1. Every premises shall be provided with a minimum of permanently maintained off-street parking spaces in a parking area or private garage on the same premises as follows:

- For each dwelling unit—two spaces.
- For each two lodgers—one space.

2. Off-street parking spaces shall be constructed, maintained and used in compliance with San Diego Municipal Code Chapter X, Article 1, Division 8, except that the required parking may be provided on a driveway or paved surface within the front or street side yard on premises where required parking was converted to habitable space prior to January 1, 1992, subject to the following standards:

a. Said area complies with the standards for required parking contained in Municipal Code section 101.0813 utilizing a maximum of five (5) feet of the undeveloped public right-of-way. In no case shall the sidewalk be obstructed or encroached upon by a vehicle parked within said area.

b. Said area is perpendicular to the public right-of-way and between the sidewalk adjacent to the property and the building setback.

c. No other on-site alternative placement options are available.

d. Complies with Municipal Code section 101.0407(E)(3).

3. Maximum Driveway Width. No driveway or required off-street parking area shall exceed a width of twenty-five (25) feet within a required front or street side yard, or at any point between a property line and an established setback line. There shall be no less than thirty (30) feet, measured at the property line, between driveways serving the same premises. All driveways shall lead to a legal off-street parking area on the same premises (and/or to legal parking on neighboring property, if permitted by variance, recorded map easement, or other approved mechanism) or shall provide for required parking per Municipal Code section 101.0407(E)(2).

F. OUTDOOR STORAGE AND PLACEMENT

Storage and placement of material and equipment outside a roofed, fully-enclosed, legally-installed structure is permitted as follows, subject to compliance with all applicable fire, health, safety, litter and building codes.

1. The type and quantity of stored and placed items must be clearly incidental to residential use and enjoyment of the premises; those items, except as exempted below, are further prohibited from or restricted within required yard and setback areas by the terms of Municipal Code section 101.0609.

2. Unless otherwise noted in Municipal Code sections 101.0407(F) (4) and (F)(5), all stored or placed items shall be completely screened by legally installed and maintained solid fencing, walls, buildings, landscape features, or a combination thereof. No item shall exceed the height of the solid screening enclosure, except where

City-wide screening requirements are stipulated for specific equipment elsewhere in this Code.

3. Not more than one (1) fully screened outdoor area may be used to store vehicle and/or other equipment parts and/or inoperable vehicles. Such storage may not exceed four hundred (400) square feet in area, may not intrude into any required yard and may not exceed 10'-0" in height except as prescribed in Municipal Code sections 101.0407(F)(4), (5) and (6).

4. The following items may be placed outdoors without screening:

- a. Any item listed in Municipal Code section 101.0609.
- b. Home maintenance or lawn maintenance equipment and supplies during actual use. The Development Services Director shall determine the necessity for extended placement when questions arise.
- c. Game, sport and leisure equipment designed and intended for on-site recreational enjoyment when such equipment is set up and immediately available for such use.
- d. Bicycles, tricycles, children's wagons and other small non-motorized wheeled devices in working condition and used for recreational purposes either on-site or on neighboring streets or properties. A non-motorized wheeled device with any plane dimension of greater than twenty-four (24) square feet is subject to Municipal Code section 101.0407(F)(5). The requirements set forth in this section only apply to parking areas that are located within a required front or side yard setback. To the greatest extent possible, the rear yard setback should be used for vehicle or equipment parking/storage. Otherwise:

5. For lots developed with interior side yards of less than ten (10) feet, no access to the rear yard and no other on-site parking areas located outside of the front or side yard setbacks, one (1) of the following items may be stored outdoors in the required front or side yard setbacks subject to the requirements contained in paragraphs a through c of this subsection 5:

Recreational vehicles, travel trailers, trailers, boats all-terrain vehicles, camper shells, motorcycles and similar equipment, provided that the vehicle or equipment is maintained in an operable condition. (An operable, self-propelled vehicle may be parked in the same manner as any other operable vehicle, pursuant to San Diego Municipal Code Chapter X, Article 1, Division 8.)

a. A listed item shall be placed perpendicular to the front property line when the item is located within the required front yard setback.

b. For equipment that is located within the required front or side yard setbacks, a three (3) foot high solid wall/ fence or landscape material which shall reach a minimum height of three (3) feet within two (2) years of installation, shall be placed along interior property lines adjacent to the above listed item.

c. The provisions of this subsection 5 shall not affect the validity, application or enforcement of any Covenants, Conditions and Restrictions (CC&Rs) or any other agreement relating parking and storage of any of the items listed in this subsection 5 if the CC&Rs or agreements are more restrictive than the provisions of this subsection 5.

(Amended 7-25-94 by O-18088 N.S.)

§ 101.0407.1 Redesignating R-1 Zones

From and after the effective date of this ordinance, those areas heretofore incorporated into various R-1 Zones designated R-1-5, R-1-6, R-1-8, R-1-10, R-1-15, R-1-20 and R-1-40 Zones shall be known as the R1-5000, R1-6000, R1-8000, R1-10000, R1-15000, R1-20000 and R1-40000 Zones, respectively, and all property development regulations and all provisions set forth in this article for the R1-5000, R1-6000, R1-8000, R1-10000, R1-15000, R1-20000 and R1-40000 Zones shall be applicable to those areas previously designated R-1-5, R-1-6, R-1-8, R-1-10, R-1-15, R-1-20 and R-1-40 respectively.

(Amended 6-11-84 by O-16222 N.S.)

§ 101.0408 R-4 Zone

(Renumbered to Sec. 101.0417 on 2-6-58 by O-7751 N.S.)

§ 101.0408.1 R-P Zone — Residential — Professional

(Renumbered to Sec. 101.0419 on 2-6-58 by O-7751 N.S.)

§ 101.0409 Redesignating Multiple Family Residential Zones

From and after the effective date of this ordinance, those areas heretofore incorporated into the various multiple family residential zones designated R-2, R-2A, R-3, R-3A, R-4, and R-4C shall be known as the R-3000, R-1500, R-1000, R-600, R-400, and R-200 zones, respectively; and all property development regulations and all provisions set forth in this article for the R-3000, R-1500, R-1000, R-600, R-400, and R-200 zones shall be applicable to those areas previously designated R-2, R-2A, R-3, R-3A, R-4, and R4C zones, respectively.

(Amended 8-8-83 by O-16019 N.S.)

§ 101.0409.1 SC Zone

(Renumbered to Sec. 101.0427 on 2-6-58 by O-7751 N.S.)

G. ACCESS

1. Where a property is served by an improved alley, at least two-thirds of the required automobile parking shall be accessed from the alley or shall qualify as underground parking with through circulation between the alley and the street.

2. If the alley is located adjacent to the side property line of the subject property, this requirement is in effect.

3. Exceptions:

a. For rear yard alley access, when the existing grade elevation at the rear of the property is at least four feet higher than at the front property line, this requirement is not in effect.

b. For the R-3000 zone only, alley access is required for not less than 50 percent of all required on-site parking.

H. DRIVEWAY WIDTH

1. For street driveway access, there shall be a twelve foot minimum and an eighteen foot maximum permitted driveway width as measured at the front street property line and, if a corner lot, at the street side property line.

2. When redevelopment or rehabilitation occurs, existing driveways shall be modified or eliminated to conform to this Section.

(Amended 7-25-1994 by O-18088 N.S.)

DIVISION 9**Planned Developments**

(Added 7-8-65 by O-9249 N.S.)

(Amended 4-7-70 by O-10268 N.S.)

(Amended 3-31-80 by O-15231 N.S.)

§ 101.0900 Planned Residential Developments

(Renumbered to Sec. 101.0901 on 10-16-89 by O-17363 N.S.)

§ 101.0901 Planned Residential Developments**A. PURPOSE AND INTENT**

The purposes of the Planned Residential Development regulations are to facilitate development of areas designated for residential use (including Mobile Home Parks as defined in Chapter X, Article 1, Division 10 of the San Diego Municipal Code) in adopted community plans with the exception of projects in the R-1 zones or projects combining areas containing R-1 and any other zone permitting residential uses, within the Urbanized Communities as defined in the General Plan; to encourage imaginative and innovative planning of residential neighborhoods offering a wide variety of dwelling unit types and site arrangements with well-integrated community facilities and services; to use for development in areas which include steep slopes, particularly HR zoned properties, in such a manner to achieve minimum disturbance of the natural terrain and vegetation; to permit utilization of this concept in low-density development in agricultural zones; and to permit greater flexibility in design of residential neighborhoods than is possible through strict application of conventional zoning and subdivision regulations.

B. DEFINITION

"Planned Residential Development" means a predominantly residential development improved in accordance with an overall project plan and is characterized by the following:

1. The density of a Planned Residential Development shall not exceed the density as prescribed in an adopted community plan (including criteria for residential density), any other adopted plan, or the underlying zone, whichever is less, and may be applied to the total area of the Planned Residential Development rather than separately to individual lots or building sites, and may include the rural cluster alternative. No streets shall be used in the calculation of density. Ownership may be of lots or condominiums or both. An exception may be granted by a "Hearing Officer" pursuant to Section 101.0307.5, Affordable Housing Density Bonus, in which case the density permitted shall be that provided for by that ordinance.

2. The right to use and enjoy any privately owned common open areas and recreational facilities provided on the site of the Planned Residential Development shall be coupled with the severalty interests of the owners of the dwelling units; provided, however, that if the Planned Residential Development includes land which is shown as open space within any adopted community plan or the General Plan, such open space may be offered to The City of San Diego for public use. The offer shall be considered in conjunction with the application for the Planned Residential Development Permit. A recommendation to accept or reject the offer shall be made by the Development Services Director to the City Council. If the offer is made subsequent to the approval of the Planned Residential Development, the offer shall be considered as an amendment to the Planned Residential Development and processed accordingly. The Development Services Director shall recommend whether to

accept or reject the offered open space and shall recommend whether an open space maintenance district should be established to provide maintenance services for the open space if accepted by the City.

3. A Planned Residential Development may include accessory commercial, office and recreational facilities limited in use, size, and capacity to serve the needs of the occupants of the development and their guests only. However, within the Future Urbanizing Area as defined in the General Plan, golf courses open to the public and their customary incidental, supportive, facilities (exclusive of lodging facilities) need not be restricted with respect to use, size and capacity provided that a permanent and irrevocable open space easement is established covering the area of golf course. A golf course area meeting these criteria may be utilized in the calculation of the total open space and usable open space requirements and the permitted residential density of the project.

"Public golf course" means a facility that lies on public land and/or is owned and/or operated by a government agency, and which is open to all members of the public.

"Private golf course" means a facility that lies on private land and is open to members and their guests, and which may also be open to members of the public.

"Golf course open to the public" means a public golf course or a private golf course on public or private land that is open to the public on a daily fee basis or offers memberships to the public.

4. Within the Future Urbanizing area as defined in the General Plan, a Planned Residential Development in underlying A-1 zoning districts may be by "Rural Cluster," which shall be accomplished pursuant to Planned Residential Development procedures as specified herein and pursuant to developmental standards and requirements as specified herein. "Rural Cluster" allows for development at densities specified in the A-1 zoning districts, with the permitted units clustered, while the remainder of the property is preserved in its undeveloped state until and if complete development at urban densities is appropriate. The "Rural Cluster" alternative promotes more efficient land utilization and land conservation; allows development in patterns more consistent with that occurring in adjacent areas; avoids fragmentation of land ownership patterns which would mitigate against future development opportunities; allows for reasonable present development without foreclosing future development choices; and makes annexation of unincorporated lands more attractive where such lands will be brought into the Future Urbanizing area. The retention of future development rights provided by Section 101.0101 shall not supersede the requirements of the Resource Protection Ordinance or other policies for preservation of sensitive lands. The "Rural Cluster" alternative will require the use of covenants, conditions and restrictions to insure that the undeveloped portion of the parcel remains undeveloped until the land is shifted to the Planned Urbanizing area. If such interim period will be for ten (10) years or longer, preferential property tax assessment via the Williamson Act may be available.

5. A Planned Residential Development may include child care facilities subject to the requirements of Section 101.0580, Child Care Facilities, of the San Diego Municipal Code.

C. PLANNED RESIDENTIAL DEVELOPMENT PERMIT

A Planned Residential Development Permit is required for Planned Residential Development projects located in any zone in which residential uses are allowed. However, any project located on land zoned for single-family or combined single-family and multi-family development within any of the urbanized communities of the City, as defined and identified in the General Plan, may require an approved Planned Infill Residential Development Permit.

D. APPLICATION

An application for a permit for a Planned Residential Development shall be made in accordance with Section 111.0202 and with the following additional requirements:

1. An application shall be filed with the Development Services Department upon forms provided by it and shall state fully the circumstances and conditions relied upon as ground for the application and shall be accompanied by adequate plans and a legal description of the property involved and an explanation and description of the proposed use.

2. Under Section 101.0204.1 a deposit equal to that charged for a Conditional Use Permit shall be paid when application for a Planned Residential Development Permit is made.

3. The application shall be accompanied by a tentative map which shall be filed with the Development Services Department in accordance with procedures set forth in Article 2 of this Chapter.

4. The application shall be accompanied by a plot plan showing the following:

a. Location, name and width of existing and proposed streets, alleys, easements and interior pedestrian ways, including all abutting streets and streets proposed to provide primary access to the proposed development from a major street or freeway.

b. Location of existing and proposed buildings, signs, and structures if development is multi-family housing or mobile home;

c. Concept Plan for proposed landscaping.

d. Proposed off-street parking facilities including the location, number and dimensions of private and public parking spaces, aisles and driveways.

If development is to be detached single-family with no tandem parking it only needs statement as to how many 8.5 foot by 20 foot spaces will be furnished in garages and 8-foot by 23 foot spaces provided at curb.

- e. Height, type and location of proposed walls and fences.
 - f. Grading plan showing existing topography and proposed tentative grading.
 - g. A tabulation of the various dwellings types proposed showing the average site area for each type of dwelling and the overall average dwelling site area if the project is multiple-family housing or mobile home.
 - h. A tabulation of all open spaces shown on the plot plan indicating the square footage and the various grades thereof.
5. The application shall be accompanied by drawings in sufficient detail to indicate the location and design of proposed buildings. If project is to be detached single-family only a statement indicating number of total units is required.
6. If the applicant contemplates the construction of a Planned Residential Development in increments, the application shall so state and shall include a proposed construction schedule.
7. If the applicant proposes to provide open areas and recreational facilities to be used by the occupants of two or more dwelling units, the applicant shall so state in the application and the application shall include a plan, acceptable to the City, for the preservation and maintenance of the common elements of the property.
8. Temporary real estate sales offices and model homes shall display a copy of the current adopted Community Plan Land Use Designation Map and a current adopted Public Facilities Financing Plan as provided in Section 101.0407(B) (3) (d).
9. If the applicant proposes a child care facility, it shall be stated so in the application, and the application shall also include a plan, acceptable to the City, illustrating compliance with the requirements of Section 101.0580, Child Care Facilities, of the San Diego Municipal Code.

E. DECISION PROCESS

1. An application for a Planned Residential Development Permit may be approved, conditionally approved or denied by a "Hearing Officer" in accordance with "Process Three". The decision of the "Hearing Officer" may be appealed to the Planning Commission in accordance with Section 111.0506.
2. A "Hearing Officer" may approve a Planned Residential Development Permit if it is found from the evidence presented that all of the following facts exist:
- a. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the Community Plan.
 - b. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and,
 - c. The proposed use will comply with the relevant regulations in the Municipal Code.
3. In granting a Planned Residential Development Permit, the "Hearing Officer" may impose such conditions as is necessary to protect the public health, safety and general welfare in accordance with the purpose and intent of the zoning regulations. Any regulations of the zone in which the property is situated including, but not limited to, signs, fences, walls, maximum building height, minimum yards, maximum building coverage and off-street parking may be increased or decreased. In the case of Planned Residential Development in the A-1 zoning districts, the "Hearing Officer" shall consider the density of development, the "rural" nature of such development and the permanent nature of such low-density development and shall, wherever possible, given the need to protect the public health, safety and general welfare and to conform with General and applicable community plans, impose regulations and standards that are consistent with the low-density, rural character of development and the needs created by such development. In the case of "rural cluster" development via PRD in the A-1 zoning districts, the "Hearing Officer" may impose conditions and requirements consistent with the density of development in the clustered portion of the parcel and shall require covenants, conditions and restrictions necessary to insure maintenance of the remainder of the parcel in an undeveloped state until the land is shifted to the Planned Urbanizing area or as necessary to ensure consistency with the General Plan, community plan, Council policies, and the Municipal Code.
4. In granting, conditionally granting or denying a Planned Residential Development Permit, the "Hearing Officer" shall make written findings which specify the facts relied upon by the "Hearing Officer" in rendering the decision and shall set forth the facts and circumstances in which the permit fulfills or fails to fulfill the requirements of Section 101.0901.
5. A copy of this written finding of facts shall be filed with the City Clerk and the Development Services Department and shall be mailed to the applicant and to the Community Planning Chairman.
6. Within the Future Urbanizing area, except areas within the Del Mar Mesa Specific Plan, Planned Residential Development Permits shall be approved, conditionally approved or denied by the City Council, in accordance with Process Five. In considering a planned residential development permit within the Future Urbanizing Area, with the exception of areas within the Del Mar Mesa Specific Plan, an increased density not to exceed one dwelling per four acres may be considered and, the City Council may grant the permit if it finds from the evidence presented that all of the following additional facts exist.
- a. The proposed use will assist in accomplishing the goal of permanently preserving lands designated in the General Plan as part of the Environmental Tier through the provision of public and private open space easements and/or dedications, where appropriate.

b. The proposed use is consistent with the Progress Guide and General Plan Transportation Element and will not foreclose future decisions regarding the size of major or primary arterial streets, expressways, or free-ways which may traverse the property.

c. The proposed use will be adjacent to areas presently served by water and sewer lines, thereby avoiding leapfrog development.

d. The proposed use will be at least fiscally neutral, thereby not imposing a burden upon the City's capital and operating budgets.

e. The proposed use will provide housing on-site, affordable to lower income families, as certified by the San Diego Housing Commission. This affordable housing obligation may be fulfilled by: (1) a set aside of no less than 20 percent of the units for occupancy by, and at rates affordable to, families earning no more than 65 percent of median area income, adjusted for family size, or (2) a dedication of developable land of equivalent value. Affordable housing shall be appropriately designed and integrated into the overall development plan. Affordable rates are those that do not exceed 30 percent of designated household income, including a utility allowance. Development incentives available through government programs, including a density bonus where appropriate, may be utilized to meet all, or a portion, of this obligation. Units restricted under this requirement shall remain affordable for the remaining life of the housing unit which is presumed to be a minimum of 55 years. The San Diego Housing Commission will monitor developments for compliance with affordable housing requirements over time. If the City of San Diego adopts a City-wide inclusionary housing program, the City-wide program shall take precedence over this section.

f. The proposed use comprehensively addresses framework planning issues including, but not limited to, land use, character and scale of development, environmental resources, and public facilities.

g. Within the North City Future Urbanizing Area, as defined by the Progress Guide and General Plan, a Subarea Plan shall be prepared pursuant to the General Plan. The subarea plan shall be developed consistent with the North City Future Urbanizing Area Framework Plan, as approved by the California Coastal Commission on May 14, 1993. Alternatively, the applicant must demonstrate that, at a minimum, all public facilities within the Subarea (as designated by the Progress Guide and General Plan) have been sited; a Purchase Agreement for the public facility sites has been completed; mixed use centers within the Subarea have been sited; the street system to access the mixed use centers and public facilities has been aligned; a financing plan for the project area, Subarea, or larger planning area has been completed; and open space boundaries have been refined if the project deviates from the Environmental Tier boundaries shown in the General Plan.

This Section 101.0901 (E) (6) (g) shall not apply to any project which has an application which has been deemed complete on or before December 10, 1990, which includes a golf course open to the public; provided, however, that any such project shall fully participate in the Public Facilities Financing Plan, Interim Fees, and the School Facilities Master Plan, and that a development agreement shall be executed for such project.

h. The applicant and property owner have agreed that in return for the present increase in density granted by the City Council, no future development rights shall remain on the property.

F. EXPIRATION OF PLANNED RESIDENTIAL DEVELOPMENT PERMITS

A Planned Residential Development Permit shall expire and become void thirty-six (36) months after the "Date of Final Action" of the permit if the permit is not utilized in the manner set forth in Section 111.1119; or unless otherwise provided within a phasing program contained in: 1) a development agreement entered into between the City and owners of land located within the PRD, 2) a specific plan applicable to the subject property, or 3) the terms of the permit.

G. EXTENSION OF TIME TO A PLANNED RESIDENTIAL DEVELOPMENT PERMIT

The expiration date of a valid Planned Residential Development Permit may be extended in accordance with Section 111.1122. To initiate a request for an extension of time, a written application shall be filed with the Development Services Department.

H. CANCELLATION OF A PLANNED RESIDENTIAL DEVELOPMENT PERMIT

A valid Planned Residential Development Permit may be canceled at any time during the 36-month period referred to in Section 101.0901(F). Cancellation may be initiated by the owner of the property covered by the permit by means of a communication directed to the Development Services Director in the office of the Development Services Department. The permit becomes void 120 calendar days after receipt of the communication in the office of the Development Services Department.

I. DESIGN CRITERIA

The Planned Residential Development shall observe the following design criteria:

1. For all developments which are multiple-family housing or mobile home, the overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships and shall conform in all respects to all adopted plans of all governmental agencies for the area in which the proposed development is located.

2. The plan shall provide for adequate open space, circulation, off-street parking and pertinent amenities. Buildings, structures and facilities in the parcel should be well integrated, oriented and related to the topographic and natural landscape features of the site.

3. The proposed development shall be compatible with existing and planned land use and with circulation

patterns on adjoining properties. It shall not constitute a disruptive element to the neighborhood and community.

4. The internal street system shall not be a dominant feature in the overall design; rather it should be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any common areas and facilities.

5. Common areas and recreational facilities shall be located so as to be readily accessible to the occupants of the dwelling units and shall be well related to any common open spaces provided.

6. Architectural harmony within the development and within the neighborhood and community shall be obtained so far as practicable.

J. MINIMUM DEVELOPMENTAL STANDARDS

A Planned Residential Development shall comply with all the following developmental standards:

1. Density. The number of dwelling units to be built on the property shall not exceed that set forth in either the following table or the adopted community plan (including criteria for residential density), or any other adopted plan, whichever is less. No streets shall be used in the calculation of density. A deviation may be granted by a "Hearing Officer" pursuant to Section 101.0307.5, Affordable Housing Density Bonus. In the event the proposed Planned Residential Development includes property which is shown as part of an open space system on an adopted community plan or general plan, and is accepted by The City of San Diego as dedicated open space, this property may be included in the calculation of density consistent with underlying zone or community plan, whichever is less. Such property shall be contiguous to an existing open space system and shall be in a natural state and remain undisturbed. If such property is dedicated as open space, it shall remain such in perpetuity.

TABLE I OF SECTION 101.0901

ZONE	MAXIMUM PERMITTED DWELLING UNITS
A-1-40	Sq. Ft. of Land Area <hr/> 1,742,400 sq. ft.
A-1-20	Sq. Ft. of Land Area <hr/> 871,200 sq. ft.
A-1-10	Sq. Ft. of Land Area <hr/> 435,600 sq. ft. except that in the Future Urbanizing area, the number of permissible dwelling units shall not exceed one per 174,240 sq. ft. provided that no future development rights shall remain on the property.
A-1-5	Sq. Ft. of Land Area <hr/> 217,800 sq. ft. except that the Future Urbanizing area, the number of permissible dwelling units shall not exceed one per 174,240 sq. ft. provided that no future development rights shall remain on the property.
A-1-1	Sq. Ft. of Land Area <hr/> 43,560 sq. ft.
R1-40,000	Sq. Ft. of Land Area <hr/> 40,000 sq. ft.
R1-20,000	Sq. Ft. of Land Area <hr/> 20,000 sq. ft.
R1-15,000	Sq. Ft. of Land Area <hr/> 15,000 sq. ft.
R1-10,000	Sq. Ft. of Land Area <hr/> 10,000 sq. ft.
R1-8,000	Sq. Ft. of Land Area <hr/> 8,000 sq. ft.

TABLE I OF SECTION 101.0901 (Continued)

R1-6,000	Sq. Ft. of Land Area
	6,000 sq. ft.
R1-5,000	Sq. Ft. of Land Area
	5,000 sq. ft.
R-3,000	Sq. Ft. of Land Area
	3,000 sq. ft.
R-2,500	Sq. Ft. of Land Area
	2,500 sq. ft.
R-2,000	Sq. Ft. of Land Area
	2,000 sq. ft.
R-1,750	Sq. Ft. of Land Area
	1,750 sq. ft.
R-1,500	Sq. Ft. of Land Area
	1,500 sq. ft.
RV (Coastal Zone)	Sq. Ft. of Land Area
	1,500 sq. ft.
R-1,250	Sq. Ft. of Land Area
	1,250 sq. ft.
R-1,000	Sq. Ft. of Land Area
	1,000 sq. ft.
RV	Sq. Ft. of Land Area
	1,000 sq. ft.
R-800	Sq. Ft. of Land Area
	800 sq. ft.
R-600	Sq. Ft. of Land Area
	600 sq. ft.
R-400	Sq. Ft. of Land Area
	400 sq. ft.
R-200	Sq. Ft. of Land Area
	200 sq. ft.

If the property involved is composed of land falling in two or more residential zones, the number of dwelling units permitted in the development shall be the sum of the dwelling units permitted in each of the residential zones. Within the Planned Residential Development, the permitted number of dwelling units may be distributed without regard to the underlying zoning.

2. Open Space. Except within the boundaries of the Del Mar Mesa Specific Plan, where no minimum open space requirement shall apply, the open space provided on the property shall not be less than that shown in the following table:

TABLE II OF SECTION 101.0901

ZONE	TOTAL REQUIRED	REQUIRED
	OPEN SPACE PER	OPEN SPACE PER
	D.U. (sq.ft.)	D.U. (sq.ft.)
A-1-1, A-1-5, A-1-10, A-1-20, A-1-40	28,000	14,000
A-1-40, A-1-20, A-1-10, A-1-5		
Rural Cluster	3,000	1,500
R1-40000	28,000	14,000
R1-20000	12,000	6,000

TABLE II OF SECTION 101.0901 (Continued)

R1-15000	9,000	4,500
R1-10000	6,000	3,000
R1-8000	4,800	2,400
R1-6000	3,600	1,800
R1-5000	3,000	1,500
R-3000	1,800	900
R-2500	1,500	750
R-2000	1,200	600
R-1750	1,050	525
R-1500	900	450
R-1250	700	350
R-1000	500	250
R-800	400	200
R-600	300	150
R-400	200	100
R-200	100	50
RV	500	250
RV (Coastal Zone)	900	450

If the property involved is composed of land falling in two or more residential zones, the amount of open space required in the development shall be the sum of the open space required in each of the residential zones. Within the Planned Residential Development, the required open space may be distributed without regard to the underlying zoning. The usable open space as determined from the above table shall be composed of moderately level land having an overall grade not exceeding ten percent and shall not include land occupied by buildings, structures, streets, driveways or parking areas or any land proposed to be dedicated to the City as open space. The land provided shall be determined by the Development Services Director to be functional usable open space which provides for reasonable use by the residents and, when applicable, the general public. Functional open space should include a minimum area of 100 square feet with a minimum dimension of six feet on one side. The usable open space may, however, be occupied by recreational facilities, excluding buildings, which, with the exception of golf courses open to the public within the Future Urbanizing Area as defined by the General Plan, are limited in use, size, and capacity to serve the needs and convenience of the occupants of the development and their guests only, including the following: swimming pools, golf courses, tennis, basketball, volleyball and badminton courts, open handball courts, children's play areas and accompanying equipment, baseball diamonds, shuffleboard courts, croquet and lawn bowling facilities, walks and riding trails, picnic and barbecue facilities and any other use which the Development Services Director may find to be similar in character to the uses enumerated in this paragraph and consistent with the purpose and intent of Section 101.0901. That portion of the required total open space may be occupied by any improvement, except buildings, which, with the exception of golf courses open to the public within the Future Urbanizing Area as defined by the General Plan, is limited in use, size, and capacity to serve the needs and convenience of the occupants of the development and their guests only, except buildings. Areas not occupied by improvements may be landscaped or left in their natural state. Areas left in a natural state shall be kept free of litter and debris and shall at no time constitute a health, safety or fire hazard.

All or any part of the required open space may be owned in common by the occupants of the development. If open space is to be owned in common, provisions acceptable to the City shall be made for its preservation and maintenance.

If an Affordable Housing Density Bonus Agreement or a Density Bonus and Affordable Housing Deviation has been approved, the open space shall be the total of the following:

- a. Open space based on the zone in which the property is located times the number of dwelling units permitted in that zone; plus
- b. Open space based on the next less restrictive zone times the number of dwelling units in excess of the number permitted in the zones in which the property is located.

When the property is developed under the rural cluster concept, the total required open space and the required usable open space shall be contained in the area of the cluster development rather than the total site which is used for calculating density.

3. Utilities. Public utility systems and service facilities shall be located underground within the boundaries of the development as provided for in Sec. 102.0221 of this Code.

4. Antennas. Only television and radio antennas which are located indoors or which are designed to serve all the occupants of the development shall be permitted.

5. Landscaping. All usable open space not occupied by recreational facilities shall be landscaped and pro-

vided with a permanent underground watering system. All landscaping shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Section 101.0901(J)(5) shall not apply within the boundaries of the Del Mar Mesa Specific Plan.

6. Private Streets, Alleys, Walkways and Parking Areas. All streets, alleys, walkways and parking areas within the development which are not dedicated to public use shall be improved in accordance with standards established by the City Engineer. Provision acceptable to the City shall be made for the preservation and maintenance of all such streets, alleys, walkways and parking areas.

K. DEVIATIONS FROM MINIMUM STANDARDS

Deviations from the requirements of Section 101.0901 may be approved, conditionally approved or denied by a "Hearing Officer" in accordance with "Process Three" and as follows:

1. Deviations from any of the design criteria in Section 101.0901(I) and standards set forth in Section 101.0901(J), except the minimum standards regarding density and total required open space, may be approved upon a written finding of facts as set forth in Section 101.0901(K)(2). Deviations from the minimum standards for density and total required open space may be granted for projects for which an Affordable Housing Density Bonus Agreement or a Density Bonus and Affordable Housing Deviation has been approved.

2. A "Hearing Officer" may approve or conditionally approve a deviation only when it shall appear from the applicant's statement and the evidence presented at the hearing that all the following facts exist:

a. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the requirements deprives such property of privileges enjoyed by other property in the vicinity under identical zone classification.

b. Any deviation granted will assure that the adjustment thereby authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which property is situated because of the conditions imposed.

c. That the granting of the deviation does not adversely affect the Progress Guide and General Plan for the City of San Diego or the adopted plan of any governmental agency.

3. No deviation from the requirements that utilities be located underground shall be granted except as provided in Section 102.0221 of this Code.

4. The "Hearing Officer's" decision on the deviation may be appealed to the Planning Commission, in accordance with Section 111.0506.

L. TENTATIVE MAP TO SHOW RESERVATION FOR OPEN SPACE

The tentative map submitted with the application for a Planned Residential Development Permit shall show land reserved as an open space easement if such open space is to be provided for the common use of the occupants of the Planned Residential Development.

M. SUBDIVISION—TENTATIVE MAP—CONDITIONS TO WAIVER OF SUBDIVISION REGULATIONS

The Planning Commission may approve a tentative map which provides for a division of the parcel into two or more lots though the map may not comply with the provisions of Chapter X, Article 2 of this Code pertaining to minimum requirements for streets, lots and block design and the provisions of this Code requiring that each lot be connected directly to the City sewer system. If common open spaces are reserved in accordance with the provisions of Section 101.0901(L), approval of the tentative map shall be conditioned upon The City of San Diego being granted an easement in a form acceptable to the City, limiting the future use of common open spaces and preserving them as open spaces.

N. FINAL MAP

Building permits shall not be issued for any construction within the proposed Planned Residential Development unless a final approved map has been recorded or waiver of such recordation has been granted. A final map which deviates from the conditions imposed by the Permit issued for the Planned Residential Development shall not be approved.

A final map which provides for open space shall not be approved unless the special requirements of Section 101.0901(M) have been fulfilled and the provisions of Chapter X, Article 2 of this Code, which are consistent with the provisions of Section 101.0901, have been satisfied.

O. CERTIFICATE OF OCCUPANCY

A certificate of occupancy shall not be issued for any structure in a Planned Residential Development until all improvements required by the permit have been completed to the satisfaction of the City Engineer and the Department of Building Inspection and the Planning Department or a phasing plan has been approved by the Planning Director.

P. FAILURE TO MAINTAIN

1. All commonly owned land, improvements and facilities shall be preserved and maintained in a safe condition and in a state of good repair. Any failure to so maintain shall be, and the same is hereby declared to be, unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

2. In addition to any other remedy provided by law for the abatement, removal and enjoinder of such public nuisance, the City Engineer may, after giving notice, cause the necessary work of maintenance or repair to

be done, and the costs thereof shall be assessed against the owner or owners of the project.

3. The notice shall be in writing and mailed to all persons whose names appear on the last equalized assessment roll as owners of real property within the project, at the address shown on said assessment roll. Notice shall also be sent to any person known to the City Engineer to be responsible for the maintenance or repair of the common areas and facilities of the project under an indenture or agreement. The City Engineer shall also cause at least one copy of such notice to be posted in a conspicuous place on the premises. No assessment shall be held invalid for failure to post or mail or correctly address any notice.

4. The notice shall particularly specify the work required to be done and shall state that if said work is not commenced within five days after receipt of such notice and diligently and without interruption prosecuted to completion, The City of San Diego shall cause such work to be done, in which case the cost and expense of such work, including incidental expenses incurred by the City, will be assessed against the property or against each separate lot and become a lien upon such property.

5. If upon the expiration of the five-day period provided for in Section 101.0901(P) (4), the work has not been done, or having been commenced, is not being prosecuted with diligence, the City Engineer shall proceed to do such work or cause such work to be done. Upon completion of such work, the City Engineer shall file a written report with the Council setting forth the fact that the work has been completed and the cost thereof, together with a legal description of the property against which the cost is to be assessed. The Council shall thereupon fix a time and place for hearing protests against the assessment of the cost of such work. The City Engineer or the City Clerk, if so directed by the Council, shall thereafter give notice in writing to the owners of the project in the manner provided in Section 101.0901(P) (3), of the hour and place that the Council will pass upon said City Engineer's report and will hear protests against said assessments. Such notice shall also set forth the amount of the proposed assessment.

6. Upon the date and hour set for the hearing of protests the Council shall hear and consider the City Engineer's report and all protests, if there be any, and then proceed to confirm, modify or reject the assessments.

7. A list of assessments as finally confirmed by the Council shall be sent to the City Treasurer for collection. If any assessment is not paid within ten days after its confirmation by the Council, the City Clerk shall cause to be filed in the office of the County Recorder of the County of San Diego a Notice of Lien, substantially in the following form:

NOTICE OF LIEN

Pursuant to Chapter X, Article 1, Division 9, of the San Diego Municipal Code, (Ordinance No _____, New Series, as amended) The City of San Diego did on the day of _____, 19 ____, cause maintenance and repair work to be done in the Planned Residential Development project known as _____, which was constructed under Planned Residential Development Permit No. _____, for the purpose of abating a public nuisance and enforcing compliance with the terms of said Permit and the Council of The City of San Diego, did, on the day of _____, 19 ____, by its Resolution No. _____ assess the cost or portion of the cost thereof upon the real property hereinafter described, and the same has not been paid nor any part thereof, and The City of San Diego does hereby claim a lien upon said real property until the said sum with interest thereon at the rate of six percent (6%) per annum from the date of the recordation of this instrument has been paid in full and discharged of record. The real property hereinbefore mentioned and upon which a lien is hereby claimed is that certain parcel of land in The City of San Diego, County of San Diego, State of California, particularly described as follows:

(Description of property)

Dated this _____ day of _____, 19 ____.

City Clerk, The City of San Diego

8. From and after the date of the recordation of such Notice of Lien, the amount of the unpaid assessment shall be a lien on the property against which the assessment is made, and such assessment shall bear interest at the rate of six percent per annum until paid in full. Said lien shall continue until the amount of the assessment and all interest thereon shall have been paid. The lien shall be subordinate to tax liens and all fixed special assessment items previously imposed upon the same property, but shall have priority over all contractual liens and all fixed special assessment liens which may thereafter be created against the property. From and after the date of recordation of such Notice of Lien, all persons shall be deemed to have a notice of the contents thereof.

(Amended 9-9-96 by O-18338 N.S.)

§ 101.0902 Reserved for future use
(Reserved for future use 10-16-89 by O-17363 N.S.)

§ 101.0903 Reserved for future use
(Reserved for future use 10-16-89 by O-17363 N.S.)

Article 3: Supplemental Development Regulations

Division 7: Affordable Housing Density Bonus Regulations (Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§143.0710 Purpose of Affordable Housing Density Bonus Regulations

The purpose of these regulations is to provide increased residential densities to developers who guarantee that a portion of their residential *development* will be available to *low income, very low-income*, or senior households. The regulations are intended to materially assist the housing industry in providing adequate and affordable shelter for all economic segments of the community and to provide a balance of housing opportunities for *low income, very low-income*, and senior households throughout the City. It is intended that the affordable housing *density* bonus and any additional development incentive be available for use in all residential developments, using criteria and standards provided in the Progress Guide and General Plan, as defined by the San Diego Housing Commission. It is also intended that these regulations implement the provisions of California Government Code Sections 65915 through 65918.

(Added 12-9-1997 by O-18451 N.S.; amended 6-21-1999 by O-18654 N.S.; effective 1-1-2000.)

[Editors Note: This section only applies outside of the Coastal Overlay Zone. For the corresponding regulations (Purpose of Affordable Housing Density Bonus Regulations) within the Coastal Overlay Zone, refer to Land Development Code Section 143.0710, added by City Council on December 9, 1997 by O-18451.]

§143.0715 When Affordable Housing Density Bonus Regulations Applies

- (a) This division applies to any residential *development* of five or more dwelling units where an *applicant* proposes *density* beyond that permitted by the applicable zone in exchange for a portion of the total dwelling units in the development being reserved for *low* or *very low-income* households or for senior citizens or qualified residents through a written agreement.
- (b) An *applicant* proposing *development* as provided in Section 143.0715(a) shall be entitled to a *density* bonus as provided in Sections 143.0720 and 143.0730 and may be granted an additional development incentive as provided in Section 143.0740.

(Added 12-9-1997 by O-18451 N.S.; amended 6-21-1999 by O-18654 N.S.; effective 1-1-2000.)

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[Editors Note: This section only applies outside of the Coastal Overlay Zone. For the corresponding regulations (When Affordable Housing Density Bonus Regulations Applies) within the Coastal Overlay Zone, refer to Land Development Code Section 143.0715, added by City Council on December 9, 1997 by O-18451.]

§143.0720 Affordable Housing Density Bonus Agreement

- (a) An *applicant* shall be entitled to a *density* bonus for any residential *development* for which an agreement is entered into by the *applicant* and the Chief Executive Officer of the San Diego Housing Commission as provided in Section 143.0720(b).
- (b) The *density* bonus agreement shall include the following provisions:
 - (1) With respect to rental housing affordable units:
 - (A) At least 20 percent of the pre-bonus units in the *development* will be affordable, including an allowance for utilities, to *low-income* households at a rent that does not exceed 30 percent of 60 percent of area median income, as adjusted for assumed household size; or
 - (B) At least 10 percent of the pre-bonus units in the *development* will be affordable, including an allowance for utilities, to *very low-income* households at a rent that does not exceed 30 percent of 50 percent of the area median income, as adjusted for assumed household size; or
 - (C) At least 50 percent of the total units will be available to senior citizens or qualifying residents as defined under California Civil Code Section 51.3.
 - (2) With respect to “for sale” housing affordability shall be determined based on prevailing underwriting standards of mortgage financing available for the *development*, which shall include a forgivable second, silent mortgage, as administered by the Housing Commission. At least 20 percent of the pre-bonus units in the development shall be available to *low-income* purchasers or 10 percent of the pre-bonus units shall be available to *very low-income* purchasers or at least 50 percent of the pre-bonus units in the *development* shall be available to senior citizens

or qualifying residents as defined under California Civil Code Section 51.3.

- (3) The affordable units will remain available and affordable as provided in Section 143.0720 for a period of at least 30 years if an additional development incentive is granted to the *applicant* as provided in Section 143.0740 or 10 years if an additional development incentive is not granted. If an *applicant* does not request an additional development incentive, the *applicant* shall submit a pro forma analysis for the Chief Executive Officer of the Housing Commission to document project feasibility.
- (4) The affordable units shall be designated units which are comparable in bedroom mix and amenities to the market-rate units in the *development* and are dispersed throughout the *development*.
- (5) Provision shall be made for certification of eligible tenants and purchasers, annual certification of property owner compliance, and payment of a monitoring fee, as adjusted from time to time, for monitoring of affordable unit requirements.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

[Editors Note: This section only applies outside of the Coastal Overlay Zone. For the corresponding regulations (Affordable Housing Density Bonus Agreement) within the Coastal Overlay Zone, refer to Land Development Code Section 143.0720, added by City Council on December 9, 1997 by O-18451.]

§143.0730 Density Bonus Provisions

A residential *development* proposal requesting an affordable housing *density* bonus is subject to the following:

- (a) The *development* shall be permitted a *density* bonus of the amount of units requested by the *applicant*, up to a total project dwelling unit count of 125 percent of the units permitted by the *density* regulations of the applicable base zone.
- (b) Where the applicable zone requires that each *lot* be occupied by no more than one dwelling unit, the *development* requires a Site Development Permit. If any deviation from the development regulations of the applicable zone is proposed, a Planned Development Permit is required.

- (c) If the *premises* is located in two or more zones, the number of dwelling units permitted in the *development* is the sum of the dwelling units permitted in each of the zones. Within the *development*, the permitted number of dwelling units may be distributed without regard to the zone boundaries.
- (d) Where the *development* consists of two or more specifically identified parcels, whether contiguous or noncontiguous, the maximum number of dwelling units permitted on each parcel property is calculated based on the area of that property. Within the *development*, if any portion of the *density* is to be transferred between two or more separate parcels, the regulations of Section 143.0750 apply.
- (e) Where the *development* consists of two or more noncontiguous parcels lying within two or more community planning areas, the dwelling units reserved at levels affordable by *low-income* or *very low-income* households shall be distributed among community planning areas in the same proportion as the total number of dwelling units constructed within the *development*.

(Added 12-9-1997 by O-18451 N.S.; amended 6-21-1999 by O-18654 N.S.; effective 1-1-2000.)

[Editors Note: This section only applies outside of the Coastal Overlay Zone. For the corresponding regulations (Density Bonus Provisions) within the Coastal Overlay Zone, refer to Land Development Code Section 143.0730, added by City Council on December 9, 1997 by O-18451.]

§143.0740 Additional Development Incentive for Affordable Housing

In accordance with the provisions of Government Code Section 65915, the City may grant a development incentive in addition to the 25 percent density bonus. The additional development incentive may consist of the following:

- (a) A density bonus of more than 25 percent;
- (b) A financial incentive consisting of:
 - (1) Fee reductions or deferrals as authorized for affordable housing in the Municipal Code; or
 - (2) Direct financing assistance from the Housing Commission, Redevelopment Agency, or other public funds, if authorized by the applicable agency on a case-by-case basis, or

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- (c) A deviation from applicable *development* regulations of the underlying zone pursuant to Section 143.0750.

("Affordable Housing Provisions" added 12-9-1997 by O-18451 N.S.; repealed and "Additional Development Incentive for Affordable Housing" added 6-21-1999 by O-18654 N.S.; effective 1-1-2000.)

[Editors Note: This section only applies outside of the Coastal Overlay Zone. For the corresponding regulations (Affordable Housing Provisions) within the Coastal Overlay Zone, refer to Land Development Code Section 143.0740, added by City Council on December 9, 1997 by O-18451.]

§143.0750 Deviation to Allow for Additional Development Incentive

An applicant may request a deviation from the applicable development regulations as an additional development incentive for affordable housing pursuant to a Site Development Permit decided in accordance with Process Four provided that the *findings* in Section 126.0504(a) and the supplemental *findings* in Section 126.0504(1) are made.

("Transfer of Bonus Density Units" added 12-9-1997 by O-18451 N.S.; repealed and "Deviation to Allow for Additional Development Incentive" added 6-21-1999 by O-18654 N.S.; effective 1-1-2000.)

[Editors Note: This section only applies outside of the Coastal Overlay Zone. For the corresponding regulations (Transfer of Bonus Density) within the Coastal Overlay Zone, refer to Land Development Code Section 143.0750, added by City Council on December 9, 1997 by O-18451.]

§143.0760 Deviations from Density Bonus and Affordable Housing Provisions

- (a) A deviation from the provisions of either Section 143.0730 or Section 143.0740 may be requested in accordance with a Site Development Permit and shall require that the *findings* in Section 126.0504(m) be made.
- (b) Deviations may only be considered as follows:
- (1) An increase in the affordable housing density bonus provisions of Section 143.0730(a) and/or decrease in the affordable housing provisions of Section 143.0740(a), may be granted where the *development* provides for the inclusion of dwelling units affordable by persons of *very low income*. The total *density* bonus shall not result in a *development* containing more than 150 percent of the units permitted by the *density* regulations of the base zone nor shall the affordable

housing requirement provide that less than 10 percent of the total *development* be affordable by persons and *families* of *very low income*.

- (2) An increase in the affordable housing density bonus provisions of Section 143.0730(a), and/or decrease in the affordable housing provisions of Section 143.0740(a), may be granted where the *development* is located within a census tract where the median household income exceeds 120 percent of the citywide median household income as measured by the most recent U.S. Bureau of Census survey and the *development* provides for the inclusion of dwelling units affordable by persons of *low income*. The total *density* bonus shall not result in a *development* containing more than 150 percent of the units permitted by the *density* regulations of the applicable zone nor shall the affordable housing requirement provide that less than 10 percent of the total *development* be affordable by persons and *families* of *low income*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

APPENDIX C1 MONTECITO MMRP

INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Rancho Encantada project (LDR No. 99-1094/SCH No. 2000011053) to comply with the mitigation monitoring statute (*Public Resource Code* 21081.6) which requires public agencies to adopt such programs to ensure effective implementation of the mitigation measures. This program shall be a requirement of the discretionary actions associated with the Rancho Encantada project.

The following text includes a list of mitigation measures identified in the environmental impact report for the Montecito sub-project and the monitoring efforts necessary to ensure that the mitigation measures are properly implemented. Mitigation measures, monitoring and reporting requirements shall be as defined in the environmental impact report and may require further detail prior to construction and/or following project implementation.

Specific mitigation measures are presented in the following sections of the MMRP.

	Section
Landform/Visual Quality	1
Biological Resources	2
Geology/Soils	3
Hydrology/Water Quality	4
Transportation	5
Noise	6
Air Quality	7
Paleontological Resources	8
Public Services	9
Water Conservation	10

The Mitigation, Monitoring, and Reporting Program (MMRP) shall require a deposit of \$7,200 to be collected prior to the issuance of grading permits to cover the City's costs associated with implementation of the MMRP.

1. Landform/Visual Quality

- 1.1 Prior to the issuance of grading permits, the City's Planning and Development Review Department shall review final maps and grading plans to verify implementation of contour grading of manufactured slopes shown on Exhibit A with the exception of slope numbers 1, 2, 3, 22, 23 and 26. City field inspectors shall inspect the grading to ensure conformance with approved grading plans prior to the issuance of certificates of occupancy.

2. Biological Resources

2.1 Mitigation for impacts to upland vegetation communities shall consist of on-site preservation and preservation on the Sycamore Estates development parcel's proposed MHPA expansion area in the acreage amounts presented in the table below. Upland vegetation communities shall be mitigated satisfactory to the City of San Diego's Environmental Review Manager of Land Development Review and as specified by criterion a, b and c, below.

Habitat	Impact (outside MHPA)	Mitigation Ratio (preservation area outside/ inside MHPA)	On-site Preservation Inside MHPA	Off-site Preservation Inside Sycamore Estates MHPA
Tier II				
Diegan Coastal Sage Scrub (DSS)	32.4	1.5:1/1:1	CSS 12.3 SMC 15.7	3.8
Diegan Coastal Sage Scrub/ Chaparral Ecotone (DSS/CE)	7.0	1.5:1/1:1	DSS/CE 5.2	1.7
Tier IIIA				
Southern Mixed Chaparral (SMC)	38.9 ¹	1:1/0.5:1	CC 0.2 SMC 19.3	0.0
Chamise Chaparral (CC)	69.6 ²	1:1/0.5:1	CC 30.1 NNG 4.2 DSS/CE 0.5	0.0
Tier IIIB				
Non-Native Grassland (NNG)	2.7	1:1/0.5:1	NNG 1.4	0.0
Totals	150.6³	-	88.9⁴	5.5⁴

1. Includes 0.3-acre of off-site impact
 2. Includes 0.2-acre of off-site impact
 3. If the Montecito sub-project occurs prior to the proposed Sycamore Estates sub-project, an additional 1.5 acres of southern mixed chaparral would be impacted that would otherwise be impacted by Sycamore Estates.
 4. If the Sycamore Estates sub-project mitigates for the construction of Rancho Encantada Parkway across the Montecito sub-project site, 27.2 acres of Tier IIIA shall be deleted from the on-site preservation requirements inside the MHPA. In addition, the 5.5 acres of off-site habitat acquisition requirement would be deleted.
- a. Prior to the issuance of a grading permit, a conservation easement shall be placed over the open space portions of the site and the Sycamore Estates site in the acreage amounts designated as preservation areas in the above table, as shown on Exhibit A.
 - b. No more than one week prior to grading, the MHPA open space limits, as shown on Exhibit A, shall be marked in the field by the construction supervisor and the project biologist, and orange construction fencing shall be installed.

These limits shall be identified on the grading plan. The project biologist shall submit a letter report to the Environmental Review Manager, verifying that construction limits have been flagged in the field. No foot traffic or other forms of disturbance shall be allowed within the MHPA open space limits, except as otherwise permitted by the Project approvals or necessary to perform work pursuant to Project approvals as determined by the ERM. After the completion of grading, the project biologist shall submit a post-grading report to the Environmental Review Manager verifying that the amount of impacted acreage did not exceed the acreage amounts listed on the table above.

- c. Prior to the issuance of a grading permit, the applicant shall provide written verification to the Environmental Review Manager that 5.5 acres of Tier II habitat has been designated for open space preservation on the Sycamore Estates parcel. Because the off-site mitigation requirement is less than ten acres, if the Sycamore Estates site becomes unavailable for habitat preservation, the owner/permittee shall be permitted to contribute to a habitat acquisition fund, as follows: Prior to issuance of grading permits, the owner/permittee shall mitigate impacts to 5.5 acres of Tier II outside of the MHPA to the satisfaction of the ERM, through the payment of fees for off-site acquisition of 5.5 acres of habitat in the MHPA, as described below. The owner/permittee shall contribute to the City's Habitat Acquisition Fund (No. 10571) as established by City Council Resolution R-275129, adopted on February 12, 1990, for the off-site acquisition of 5.5 acres of habitat within the MHPA. The exact amount of monetary contribution will be determined by the City's Planning and Development Review Department, in consultation with the City's Real Estate Assets Department, 60 days prior to payment.

- 2.2 The following mitigation measure shall be required only if the sewer pump station design option is selected for implementation. Responsibility for mitigation would be assumed by the sub-project which is granted the first grading permit in Rancho Encantada.

Mitigation for impacts to upland vegetation communities due to construction of the sewer pump station (if planned for construction) shall be the responsibility of the owner/permittee who applies for the first grading permit within *Rancho Encantada*. Mitigation shall consist of on-site preservation in the acreage amounts presented in the table below. Upland vegetation communities shall be mitigated satisfactory to the City of San Diego's Environmental Review Manager of Land Development Review.

SEWER PUMP STATION

Habitat	Impact (inside MHPA)	Mitigation Ratio (preservation area outside/inside MHPA)	On-site Preservation Inside MHPA
Tier II			
Diegan Coastal Sage Scrub (DSS)	0.8	2:1/1:1	SMC 0.8
Tier IIIA			
Chamise Chaparral (CC)	0.1	1.5:1/1:1	SMC 0.1
Tier IIIB			
Non-Native Grassland (NNG)	0.1	1.5:1/1:1	NNG 0.1
Totals	1.0	-	1.0

- 2.3 The following mitigation measure shall be required only if the off-site gravity sewer line design option is selected for implementation. Responsibility for mitigation would be assumed by Montecito if it is granted the first grading permit in Rancho Encantada.

Mitigation for impacts to upland vegetation communities due to construction of the off-site gravity sewer line (if selected for implementation) shall be the responsibility of the owner/permittee who applies for the first grading permit within Rancho Encantada. Mitigation shall consist of creation of 0.9 acres of coast live oak woodland and preservation of 0.3 acres of other upland vegetation as listed in the acreage amounts presented in the table below. Upland vegetation communities shall be mitigated satisfactory to the city of Poway.

OFF-SITE GRAVITY SEWER LINE (CITY OF POWAY)

Habitat	Impact	Mitigation Ratio	Mitigation Requirement
Coast Live Oak Woodland	0.3	3:1 ¹	0.9 ¹
Diegan Coastal Sage Scrub (and disturbed)	0.1	2:1	0.2
Non-Native Grassland	0.1	1:1	0.1
Developed	3.4	0	0.0
Disturbed	0.1	0	0.0
Totals	4.0	-	1.2

1. Requires habitat creation.

- 2.4 The following mitigation measure shall be required only if the sewer pump station design option is selected for implementation. Responsibility for mitigation would be assumed by Montecito if it is granted the first grading permit in Rancho Encantada.

Mitigation for impacts to 0.02-acre of natural flood channel due to construction of the sewer pump station (if planned for construction) shall be the responsibility of the owner/permittee who applies for the first grading permit within Rancho Encantada. Prior to issuance of grading permits, documentation shall be submitted to the Environmental Review Manager verifying that necessary California Department of Fish and Game Section 7 and Army Corps of Engineers Section 404 permits have been obtained and the City-approved wetland mitigation program has been initiated. Mitigation for wetland impacts shall consist of on-site wetland habitat restoration. Impacts to 0.02-acre of natural flood channel shall be mitigated at a 2:1 ratio, for a total of 0.04 acres. All wetland mitigation will be contingent upon state and federal resource agency approval. All impacts to wetlands must be mitigated “in-kind” and achieve “no-net-loss” of wetland function and values. Revegetation shall occur adjacent to existing wetland habitat and within the Rancho Encantada project boundaries. The habitat restoration plan must include a monitoring and maintenance program to ensure the success of the wetland mitigation. Monitoring shall occur for five years, or until five-year success criteria (80 percent coverage) are met.

- 2.5 The following mitigation measure shall be required only if the off-site gravity sewer design option is selected for implementation. Responsibility for mitigation would be assumed by the sub-project which is granted the first grading permit in Rancho Encantada.

Mitigation for impacts to 0.02-acre mule-fat scrub, 0.02-acre of southern willow scrub, 0.01-acre of freshwater marsh and 0.01-acre of freshwater seep due to construction of the off-site gravity sewer line (if planned for construction) shall be the responsibility of the owner/permittee who applies for the gravity sewer line construction permit from the city of Poway. Prior to issuance of construction permits by the city of Poway, documentation shall be submitted to the city of Poway verifying that necessary California Department of Fish and Game Section 7 and Army Corps of Engineers Section 404 permits have been obtained. Mitigation for wetland impacts shall consist of restoring the ground surface of the sewer line alignment to its original condition prior to sewer line installation. All wetland mitigation will be contingent upon state and federal resource agency approval. All impacts to wetlands must be mitigated “in-kind” and achieve “no-net-loss” of wetland function and values. The habitat restoration plan must include a monitoring and maintenance program to ensure the success of the wetland mitigation. Monitoring shall occur for five years, or until five-year success criteria (80 percent coverage) are met.

- 2.6 Mitigation for wetland impacts shall consist of on-site wetland habitat restoration. Prior to issuance of grading permits, documentation shall be submitted to the Environmental Review Manager verifying that necessary California Department of

Fish and Game (CDFG) Section 7 and Army Corps of Engineers (ACOE) Section 404 permits have been obtained and the City-required wetland mitigation program has been approved. Mitigation for wetland impacts shall consist of on-site wetland habitat restoration and/or creation. Impacts to 0.01-acre of natural flood channel shall be mitigated at a 2:1 ratio, for a total of 0.02-acre. All wetland mitigation will be contingent upon state and federal resource agency approval. All impacts to wetlands must be mitigated “in-kind” and achieve “no-net-loss” of wetland function and values. The conceptual wetland mitigation plan (provided in Appendix B-1 of the Rancho Encantada EIR), prepared in compliance with the City’s Biology Guidelines, shall be initiated upon receipt of necessary state and federal agency approvals. Planting of riparian creation areas as specified in the approved wetland mitigation program shall commence in the first planting season following issuance of the first grading permit. Revegetation shall occur adjacent to existing wetland habitat and within the Montecito project boundaries. The habitat restoration plan must include a monitoring and maintenance program to ensure the success of the wetland mitigation. Monitoring shall occur for five years, or until five-year success criteria (80 percent coverage) are met. Impacts to ephemeral drainages (non-vegetated waters of the U.S.) are covered under ACOE and CDFG jurisdiction and final mitigation requirements will be determined upon project review as part of the ACOE Section 404, California Regional Water Quality Control Board Section 401, and CDFG Section 1603 permitting process. The conceptual mitigation plan shall account for mitigation of impacts to ephemeral drainages.

- 2.7 No more than one week prior to grading, orange construction fences shall be installed around all construction areas within 100-feet of wetlands. Locations of silt fences or other sediment prevention measures shown in the Project’s approved Storm Water Pollution Prevention Program (SWPPP) necessary to minimize erosion impacts to wetlands shall be noted and graphically shown on the grading plan and as shown on the Exhibit A grading plans. The project biologist shall submit a letter report to the ERM, verifying that the silt fences and/or other sediment prevention measures have been installed in the appropriate locations. Once grading is completed, the silt fencing shall be removed.
- 2.8 Prior to the issuance of a grading permit, a qualified biologist shall determine the presence or absence of occupied raptor nests on the sub-project site and vicinity, with written results submitted to the Environmental Review Manager (ERM) of the Land Development Review Department. Grading and construction which creates adverse effects to active raptor nests, including noise levels above 60 dB(A), shall be restricted to 300 feet from any Cooper’s hawk (*Accipiter cooperii*) nesting site; 900 feet from any northern harrier (*Circus cyaneus*) nesting site; and 4,000 feet from any golden eagle (*Aquila chrysaetos*) nesting site. This restriction shall be noted on all grading and construction plans. If active raptor nests are located within the distances listed above, weekly biological monitoring of the nests shall be conducted by the project biologist during the breeding season (February 1 through August 15) with written results submitted to ERM of the Land Development Review Department. No grading or construction activities shall be permitted within those restricted areas until the young have fledged.

- 2.9 Prior to issuance of each building permit for those structures adjacent to MHPA, a lighting design shall be provided to the Environmental Review Manager (ERM) of the Land Development Review Department for approval. That plan shall minimize exterior lighting in development areas adjacent to the MHPA and where needed selectively placed, shielded, and directed away from native habitat. In addition, lighting from homes abutting conserved habitat shall be screened with vegetation, and large spotlight type lighting that may affect conserved habitat shall be prohibited. The lighting design shall be noted and graphically shown on construction building and landscape plans and compliance with this measure shall be monitored by the ERM of the Land Development Review Department. Restriction of spotlight type lighting adjacent to conserved habitat shall be noted in the sub-project's CC&Rs.
- 2.10 Prior to issuance of grading permits, a fencing plan shall be provided to the Environmental Review Manager (ERM) of the Land Development Review Department for approval. That plan shall require fencing in all areas adjacent to the MHPA to limit access to the MHPA as shown on Exhibit A. Fencing shall not be required where slopes are sufficiently steep to preclude access. The fencing design shall be indicated on construction building and landscape plans and compliance with this measure shall be monitored by the ERM of the Land Development Review Department.
- 2.11 Educational materials regarding the sensitivity of the MHPA shall be given to project residents as part of the Project's CC&Rs.
- 2.12 Prior to issuance of grading permits, a landscape plan shall be provided to the Environmental Review Manager (ERM) of the Land Development Review Department for approval. That plan shall require that newly graded slopes adjacent to the MHPA, and existing firebreaks within the MHPA (not being used for trails) be revegetated with native species as shown on Exhibit A. Pursuant to an approved landscape plan for this project, no invasive, non-native plant species shall be permitted on these slopes. The landscape design shall be indicated on construction building and landscape plans and compliance with this measure shall be monitored by the ERM of the Land Development Review Department.
- 2.13 Implementation of Mitigation Measure 3.2 (Geology/Soils), Mitigation Measures 4.1 through 4.11 (Hydrology/Water Quality), and 7.1 (Air Quality) shall mitigate potential indirect impacts to vegetation communities and sensitive plant species associated with erosion, exposure to urban pollutants, and dust.

If the Montecito sub-project develops independent of the Sycamore Estates sub-project the following mitigation measure would be required to reduce impacts to long-term conservation of biological resources to below a level of significance:

- 2.14 Prior to the issuance of the first grading permit, the owner/permittee shall assure the acquisition of 15.9 acres to be added to the MHPA, satisfactory to the ERM. The

acquisition site (or sites) shall be proposed for inclusion in the MHPA and provide equal or similar functional equivalency to the area being lost on the Montecito sub-project site. The following criteria shall be employed in the investigation and selection of acquisition sites.

- a. Acquisition sites shall be located within the MHPA (with a minimum 15.9-acre development footprint potential per MSCP guidelines) or shall be proposed for inclusion in the MHPA;
- b. Acquisition sites shall be potentially developable under the requirements of the OR-1 and OR-2 Zones, and development rights shall be obtained as part of the acquisition such that the acquired land within the MHPA will no longer be available for development;
- c. Acquisition sites shall replace habitat acreage eliminated from the MHPA in-Tier or, if in-Tier replacement is not provided, acquisition sites shall contribute positively to preserve functions and values by (a) providing for increased functionality with respect to wildlife movement, habitat linkages, connectivity; (b) providing for increased functionality by eliminating a potential development area in the preserve, thereby minimizing edge effects, fragmentation and management requirements; and (c) providing for conservation of species of concern not on the MSCP covered species list.
- d. Acquisition sites shall meet the requirements of boundary adjustment equivalency analysis (Section 5.4.2, City of San Diego MSCP Plan, August 1998) and shall be approved by the USFWS and the CDFG.

3. Geology/Soils

- 3.1 Prior to the commencement of grading, a geotechnical consultant, satisfactory to the City's Environmental Review Manager (ERM), shall be employed for the purpose of observing earthwork procedures and testing the fills for substantial conformance with the recommendations of the projects' Geologic Investigation Reports. The geotechnical consultant shall provide adequate testing and observation services so that it may be determined if the work was performed in substantial conformance with the projects' Geologic Investigation Reports. Such information shall be submitted in writing to the City's ERM. Mitigation measures for soil and excavation activities, grading activities, installation of subdrains, slope construction, foundation design, retaining walls and lateral loads, drainage provisions, and final review of grading plans shall be implemented as a part of the grading plans for the proposed project. Prior to issuance of grading permits, the grading plans shall be approved by the City Planning and Development Review Department.
- 3.2 In conformance with the provisions of Public Resources Code § 21081.6, the sub-project owner/permittee shall retain a mitigation monitor acceptable to the ERM to monitor the grading, construction, and installation of runoff control devices and

erosion control revegetation. Prior to the issuance of building permits, the mitigation monitor shall submit in writing to the City Engineer verification that the sub-project has complied with the required notes on the grading plan, landscape plan and Storm Water Pollution Prevention Plan (SWPPP) addressing erosion/urban runoff controls related to erosion control. Grading shall be limited to the dry season (typically March 15 to November 15), unless specific measures for wet season grading are approved for the sub-project by the ERM of the City of San Diego's Planning and Development Review Department.

4. Hydrology/Water Quality

- 4.1 Prior to the issuance of grading permits, the owner/permittee shall provide evidence, in the form of an acknowledgment from the SWRCB assigning the project its WDID Number, of intent to be covered under the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The WDID Number shall be listed on the project grading plans.
- 4.2 Prior to the issuance of grading permits, the owner/permittee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) prepared in compliance with the NPDES General Permit requirements and the requirements of the Land Development Review (LDR) Division of the City of San Diego. The Environmental Review Manager (ERM) of the LDR Division shall approve the SWPPP prior to the issuance of the grading permits. The SWPPP shall include a permanent maintenance plan, prepared satisfactory to the ERM, that defines the party responsible for the permanent maintenance of each and all post-construction BMPs. The permanent maintenance plan shall define the method and schedule for maintenance of all permanent BMPs.

The SWPPP shall contain construction-related (temporary) BMPs including, as a minimum, the following:

- a. Hydroseeding/hydromulching of all disturbed natural and manufactured slopes with seed mixes approved by the ERM.
- b. A schedule for hydroseeding/hydromulching of completed slopes approved by the ERM.
- c. BMPs specifically designed to address construction-related impacts to sensitive plan species located in southerly trending drainages (Sycamore Estates sub-project only).
- d. Other temporary BMPs approved by the ERM.

The SWPPP shall contain permanent post-construction BMPs to control the rate, volume and quality of runoff leaving the site and reduce the amount of pollutants and sediments discharged from the site including, as a minimum, the following:

Structural BMPs

- e. *Swales*. Swales are channels with a relatively mild longitudinal slope and shallow side slope that are typically grassed or vegetated. They are designed for slow velocities during small storms, allowing opportunity for infiltration along the swale bottom and for the trapping of sediment and organic biosolids in the vegetative cover. Swales are typically located along roadways and other impervious areas. Swales and other BMPs that promote infiltration are feasible in areas with permeable soils (Soil Types A and B). This type of BMP should not be located above fill slopes or in other areas where infiltration can create soil or structural problems.
- f. *Filter Strips*. Sometimes called buffer strips, filter strips perform in a manner similar to swales but are not channels. Receiving flow is characteristically sheet flow. Filter strips are mildly sloping vegetated surfaces that are located adjacent to an impervious surface area. They are designed to slow the velocity of the runoff from the impervious area, thereby increasing the opportunities for infiltration and the trapping of pollutants. Filter strips and other BMPs that promote infiltration are feasible in areas with permeable soils (Soil Types A and B). Filter strips and other BMPs that trap pollutants in vegetative cover are feasible when they can be located away from heavily traveled areas. This type of BMP should not be located above fill slopes or in other areas where infiltration can create soil or structural problems.
- g. *Infiltration Basins and Percolation Trenches*. These treatment controls capture runoff generated by small storms and provide good storm water treatment by transferring surface runoff to the groundwater regime. This filters out suspended pollutants and provides other treatment processes before water returns to the surface systems. Infiltration basins, percolation trenches and other BMPs that promote infiltration are feasible in areas with permeable soils (Soil Types A and B). This type of BMP should not be located above fill slopes or in other areas where infiltration can cause soil or structural problems. In the Montecito sub-project, infiltration basins shall be provided in conjunction with the detention basin sites.
- h. *Detention Controls*. Detention controls include extended detention basins (dry) which drain out completely between storm events, and retention ponds (wet), which retain storm runoff from a given event within its permanent pool until the next storm occurs. Retention ponds are not feasible for this project. Detention basins remove pollutants primarily through sedimentation of solids, but also through biochemical processes in the basin during the dry weather periods that follow storms.

The Montecito VTM includes several detention basins primarily designed for flood-peak attenuation. These basins shall be constructed in conjunction with infiltration basins and vegetation basins. In conjunction with these other basins, but also on their own, the detention basins will provide a benefit in improving storm water quality.

- i. *Drainage Inlet Inserts.* This category of structural BMPs includes pre-manufactured media filters in troughs and containers within inlets and catch basins configured to remove sediment, pollutants adsorbed to sediment, and oil and grease. The Montecito sub-project shall utilize drainage inlet inserts only where other structural BMPs cannot be used prior to the storm water being discharged into MHPA areas. (For the purpose of this mitigation measure, “MHPA” refers to the MHPA limits as defined at the time of Project application (March 1999) and shown as “Existing MHPA Line” on Exhibit A).
- j. *Other Measures.* The specific locations and implementation strategies for construction site erosion and sediment control practices shall be outlined in the sub-project Storm Water Pollution Prevention Plan (SWPPP). Typical construction site erosion and sediment control practices that can be applied during construction phases of the Montecito sub-project may include, but would not be limited to the following: 1) temporary sediment basins, 2) silt fences, 3) straw bale sediment traps, 4) storm drain inlet protection, 5) subsurface drains, 6) temporary slope drains, 7) grade stabilization structures, 8) storm drain outlet protection, 9) structural streambank protection, 10) temporary/permanent seeding, and 11) sodding/mulching.

Non-Structural/Housekeeping BMPs

Non-structural and housekeeping BMPs prevent and reduce the generation of pollutants at their source, as opposed to structural measures that are implemented to control pollutants after they are generated. The recommended non-structural BMPs include, but are not limited to the following:

- k. *CC&R Language.* Language shall be included in the Montecito residential CC&Rs that encourages implementation of non-structural and housekeeping BMPs.
- l. *Educational Materials.* Educational materials shall be developed by the Montecito sub-project owners/permittees to educate homebuyers, developers, and construction personnel. Educational materials may also be provided to administrators of the proposed school and institutional sites. The educational materials shall provide information and general guidance on water quality control including, but not limited to, the non-structural BMPs mentioned here.
- m. *Catch Basin Stenciling.* “No Dumping–Drains to Ocean” or another equally effective phrase shall be posted on storm water inlets in order to alert the public to the ultimate destination of substances discharged into the storm water drainage system.
- n. *Other Methods.* Other non-structural measures may include fertilizer management programs, integrated pest management, litter control and street sweeping programs, and construction site erosion and sediment control practices.
- o. Other permanent BMPs, including alternative available technologies, approved by the ERM.

- 4.3 Prior to the issuance of grading permits and/or improvement permits, the following notes, as a minimum, shall be included in the grading plans, improvement plans and/or erosion control landscaping plans, satisfactory to the ERM:
 - a. The owner/permittee and/or contractor shall post the project SWPPP, with monitoring and maintenance updates after every storm event, on the job site during all construction activities.
 - b. No grading shall be performed during the rainy season (November 15 through March 31) without the implementation of the special erosion control measures shown on this plan and approved by the ERM.
- 4.4 Prior to the issuance of building permits, the owner/permittee shall submit evidence, in the form of the annual certification required by the SWRCB, that the project is in compliance with the terms and conditions of the General Permit. This certification contains certification that the project is in compliance with the project SWPPP.
- 4.5 Prior to the issuance of building permits, the owner/permittee shall include, within the project CC&Rs, requirements for the private homeowner or property owner to permanently maintain appropriate post-construction BMPs to the satisfaction of the ERM.
- 4.6 The owner/permittee shall file a Notice of Termination with the SWRCB as required under the terms and conditions of the General Permit. A requirement for termination of coverage is the submittal of a Post-Construction Storm Water Management Plan. The Plan must contain the permanent post-construction BMPs, and the party responsible for the permanent maintenance of each post-construction BMP. An additional requirement for termination of coverage is certification that the project complies with all local agency storm water discharge ordinances. The owner/permittee shall submit the Notice of Termination and the Post-Construction Storm Water Management Plan to the ERM along with any notice of acceptance from the SWRCB as certification that the project has complied with the terms and conditions of the General Permit and that coverage under the General Permit has been terminated.
- 4.7 Prior to the issuance of building permits in Planning Area 1 of the Montecito sub-project site, a stormwater interceptor shall be installed at the drainage outlet located adjacent to the MHPA. Installation and operation of the separator shall be verified by a City field inspector prior to the issuance of building permits in Planning Area 1. This separator system shall separate contaminated fine sediments, sands, petroleum products and other settleable/floatable contaminants. The system shall be maintained by the project's homeowners association.

5. Transportation

- 5.1 Prior to recordation of the first final map, the owner/permittee shall assure the construction of Pomerado Road from Spring Canyon Road to north of Legacy Road as a modified four-lane major street with appropriate transitions, satisfactory to the City Engineer.

- 5.2 Prior to recordation of the first final map, the owner/permittee shall assure the construction of a traffic signal at the intersection of Rancho Encantada Parkway and Pomerado Road, satisfactory to the City Engineer.
- 5.3 Prior to recordation of the first final map, the owner/permittee shall assure the construction of a northbound right-turn lane and a southbound left-turn lane at the intersection of Rancho Encantada Parkway and Pomerado Road, satisfactory to the City Engineer.
- 5.4 Prior to recordation of the first final map, the owner/permittee shall assure the construction of a traffic signal at the intersection of Pomerado Road and Stonemill Drive, satisfactory to the City Engineer.
- 5.5 Prior to recordation of the first final map, the owner/permittee shall assure the construction of an additional northbound left-turn lane and an additional westbound left-turn lane at the intersection of Scripps Poway Parkway and Pomerado Road, satisfactory to the City Engineer.
- 5.6 Prior to recordation of the first final map, the owner/permittee shall assure the construction of an additional lane for the northbound off-ramp at I-15 and Pomerado Road, satisfactory to the City Engineer.
- 5.7 Prior to recordation of the first final map, the owner/permittee shall assure by permit and bond the construction of an additional lane along Pomerado Road between the U.S. Navy/Marine driveway and the USIU secondary driveway to improve the eastbound merging for the I-15 northbound off-ramp, satisfactory to the City Engineer.
- 5.8 Prior to recordation of the first final map, and as an alternative to assuring the construction of a High Occupancy Vehicle Lane (HOV) at I-15 and Pomerado Road westbound to southbound on-ramp, the owner/permittee shall contribute an equivalent cost (estimated as \$500,000.00) of the proposed on-ramp widening to the improvement program proposed by Caltrans, specifically the southbound auxiliary lane on I-15 from Mira Mesa Blvd. to Miramar Way.
- 5.9 Prior to recordation of the first final map, the owner/permittee shall assure by permit and bond the construction of a traffic signal at the intersection of Spring Canyon Road with Spruce Run Drive, Semillon Boulevard and Scripps Creek Drive, satisfactory to the City Engineer.
- 5.10 Prior to recordation of the first final map, the owner/permittee shall assure by permit and bond the construction of median improvements at the intersection of Spring Canyon Road with Semillon Boulevard, Sunset Ridge Drive, Scripps Creek Drive, Spruce Run Drive, Blue Cypress, and other locations along Spring Canyon Road needed to reduce cut-thru traffic on local collector streets in the Scripps Miramar Ranch community, satisfactory to the City Engineer.

- 5.11 Prior to recordation of the first final map, the owner/permittee shall assure the construction of a traffic signal interconnect system on Spring Canyon Road between Scripps Ranch Boulevard and Pomerado Road, satisfactory to the City Engineer.

6. Noise

- 6.1 Prior to the issuance of building permits for single-family residential units located within 200 feet of the Pomerado Road centerline or 80 feet of the Rancho Encantada centerline, a subsequent acoustical analysis shall be prepared by a qualified acoustician to identify all necessary noise control requirements on building and site plans necessary to meet the City of San Diego interior standard of 45 dB CNEL and exterior standard of 65 CNEL. The qualified acoustician shall provide verification in writing that these requirements are met. Written verification shall be submitted to the City's Environmental Review Manager (ERM). Building permits for homes within 200 feet of the Pomerado Road centerline or within 80 feet of the Rancho Encantada Parkway centerline shall not be issued until the subsequent acoustical analysis is approved by the City's ERM.

If architectural features are needed to achieve the interior noise standard, such features shall be noted on the building plans. The primary feature of an interior sound attenuation package is the use of dual-pane windows in the upstairs windows with a minimum sound transmission class of 26 to 28. Supplemental ventilation is required in these homes to allow for window closure. Air conditioning as a standard feature would meet the ventilation requirement. All noise level reduction architectural components shall be shown on the architectural building plans and shall be approved by the City's Planning and Development Review Department prior to the issuance of building permits.

- 6.2 A noise attenuation wall shall be constructed along Rancho Encantada Parkway in the locations shown on the Montecito Exhibit A VTM and PRD.

7. Air Quality

- 7.1 Prior to approval of grading permits, the owner/permittee shall submit an accelerated construction dust abatement management program to the City of San Diego Planning and Development Review Department, Environmental Review Manager (ERM) for approval. Dust abatement shall consist of, but not be limited to, soil stabilizers, truck wash stations, use of tarpaulins or covers on haul trucks, and site watering to the satisfaction of the Planning and Development Review Department. Site watering shall increase if wind speeds exceed 15 mph. Uncovered soils being stockpiled shall be bound or covered when deposits are not being made. The dust abatement program shall achieve a minimum of 60 percent dust abatement. The dust abatement program shall be made a condition of the grading permit and shall be monitored by the City through periodic inspection during grading. If the City's Inspection Services field inspector finds that the accelerated construction dust abatement program is not being complied with, a "stop work" order shall be issued until compliance is obtained.

- 7.2 Prior to the commencement of construction, Low NOx tune-ups shall be required of all diesel powered construction equipment. Documentation of the tune-up shall be provided to the City of San Diego's Environmental Review Manager prior to the commencement of construction. Additional Low NOx tune-ups may be required periodically over the course of Project construction, as required by the City of San Diego's Environmental Review Manager.

8. Paleontological Resources

The following measures would be implemented to mitigate impacts to paleontological resources sites and off-site areas in which grading is proposed in areas underlain by either the Stadium Conglomerate or Pomerado Conglomerate formation.

- 8.1 Prior to the issuance of the first grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified paleontologist and/or paleontologist monitor, as defined in the City of San Diego Paleontological Guidelines, have been retained to implement the monitoring program. The requirement for paleontological monitoring shall be noted on the grading plans. All persons involved in the paleontological monitoring of this project shall be approved by LDR prior to the start of monitoring. The applicant shall notify LDR of the start and end of construction.
- 8.2 The qualified paleontologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the paleontological monitoring program with the construction manager.
- 8.3 The paleontologist or paleontological monitor shall be on site full-time during the initial cutting of previously undisturbed areas. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with LDR, and will depend on the rate of excavation, the materials excavated, and the abundance of fossils.
- 8.4 When requested by the paleontologist, the Project Engineer shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The paleontologist shall immediately notify LDR staff of such finding at the time of discovery. LDR shall approve salvaging procedures to be performed before construction activities are allowed to resume.
- 8.5 The paleontologist shall be responsible for preparation of fossils to a point of curation as defined in the City of San Diego Paleontological Guidelines and submittal of a letter of acceptance from a local qualified curation facility. Any discovered fossil sites shall be recorded by the paleontologist at the San Diego Natural History Museum.
- 8.6 Prior to the release of the grading bond, a monitoring results report, with appropriate graphics, summarizing the results, analysis, and conclusions of the paleontological monitoring program shall be submitted to and approved by the Environmental Review Manager of LDR.

9. Public Services

- 9.1 Prior to the issuance of each residential building permit(s), the sub-project owner/permittee shall be required to pay statutory Senate Bill 50 fees in place for the requested building permit(s).
- 9.2 If development of the Sycamore Estates sub-project site is not assured through the recordation of a final map prior to the issuance of building permits for the Montecito sub-project, the Montecito sub-project owner/permittee shall pay into the Rancho Encantada PFFP prior to the issuance of building permits to cover its 2.46-acre park requirement. With implementation this mitigation measure, impacts to public parks would be reduced to below a level of significance.
- 9.3 Prior to the issuance of building permits for each development phase, a fire response time analysis shall be submitted to the City's Environmental Review Manager for the building permit in question. The analysis shall take the presence of gated entries into consideration. If the structure is located outside of a six-minute response time from an existing fire station, a fire sprinkler system shall be installed in the structure satisfactory to the Environmental Review Manager and the City Fire Marshall.
- 9.4 *Destination of Materials:*
- a. The owner/permittee and construction contractors of each sub-project shall contact and use businesses (including self) that accept post-consumer materials for manufacture. (A list of construction and demolition recyclers and materials accepted by these facilities is available from the City of San Diego Environmental Services Department.)
 - b. Construction contractors shall identify the method of transporting materials to either a landfill or reprocessing centers.
- 9.5 *Buy Recycled:*
- a.. The owner/permittee of each sub-project shall identify products to be used in the construction activities that may be made of post-consumer content.
 - b. A good-faith effort shall be made to identify and use readily available products made with post-consumer materials.
- 9.6 *Education:*
- a. The owner/permittee of each sub-project shall provide a plan to educate and inform contractors of the waste management plan's goals of waste reduction and procedures for implementing them. Where possible, goals shall be included in contractor specifications. The sub-project's owner/permittee shall ensure that contractors achieve the performance levels specified.

10. Water Conservation

- 10.1 Prior to the issuance of grading permits, the incorporation of low water use plant species shall be verified by the City's Landscape Division as shown on the landscape construction drawings. Use of drought tolerant, low water or no water (native) species on all artificial slopes (where appropriate in consideration of brush management requirements and MHPA Adjacency Guidelines) shall be provided.
- 10.2 Prior to the issuance of grading permits, the City's Landscape Division shall verify that all common irrigation areas shall be operated by a computerized irrigation system which includes a weather station/ET gauge capable of reading current weather data and making automatic adjustments to independent program run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failures due to mainline breaks and eliminating over watering and flooding due to pipe and/or head breaks.
- 10.3 Prior to the issuance of grading permits, appropriate plant groupings shall be verified by the City's Landscape Division as shown on the landscape construction drawings. Plants with similar water usage requirements shall be grouped together.
- 10.4 Prior to the issuance of building permits, the use of low-flush toilets and low-flow faucets shall be noted on the architecture construction drawings and verified by the City's Building Division.

APPENDIX C2 SYCAMORE ESTATES MMRP

INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Rancho Encantada project (LDR No. 99-1094/SCH No. 2000011053) to comply with the mitigation monitoring statute (*Public Resource Code* 21081.6) which requires public agencies to adopt such programs to ensure effective implementation of the mitigation measures. This program shall be a requirement of the discretionary actions associated with the Rancho Encantada project.

The following text includes a list of mitigation measures identified in the environmental impact report for the Sycamore Estates sub-project and the monitoring efforts necessary to ensure that the mitigation measures are properly implemented. Mitigation measures, monitoring and reporting requirements shall be as defined in the environmental impact report and may require further detail prior to construction and/or following project implementation.

Specific mitigation measures are presented in the following sections of the MMRP.

	Section
Landform/Visual Quality	1
Biological Resources	2
Geology/Soils	3
Hydrology/Water Quality	4
Transportation	5
Noise	6
Air Quality	7
Cultural Resources	8
Paleontological Resources	9
Public Services	10
Public Safety	11
Water Conservation	12

The Mitigation, Monitoring, and Reporting Program (MMRP) shall require a deposit of \$7,200 to be collected prior to the issuance of grading permits to cover the City's costs associated with implementation of the MMRP.

1. Landform/Visual Quality

- 1.1 Prior to the issuance of grading permits, the City of San Diego's Planning and Development Review Department shall review final maps and grading plans to verify implementation of contour grading of manufactured slopes shown on Exhibit A with the exception of slope numbers 32, 39, 40, 41, 47, 49, 51, 52, 53, 54, 55, 56, 57 and 60. City field inspectors shall inspect the grading to ensure conformance with approved grading plans prior to the issuance of certificates of occupancy.

2. Biological Resources

- 2.1 Mitigation for impacts to upland vegetation communities shall consist of on-site preservation in the acreage amounts presented in the table below. Upland vegetation communities shall be mitigated satisfactory to the City of San Diego's Environmental Review Manager of Land Development Review.

SYCAMORE ESTATES SUB-PROJECT ONLY

Habitat	Impact ¹	Mitigation Ratio (outside/inside MHPA)	On-site Preservation Inside MHPA ²
Tier I			
Oak Woodland (OW)	0.9	2:1/1:1	OW 0.9
Native Grassland (NG)	3.5	2:1/1:1	NG 0.5 OW 3.0
Tier II			
Diegan Coastal Sage Scrub (DSS)	142.0	1.5:1/1:1	CSS 72.0 SMC 70.0
Diegan Coastal Sage Scrub/ Chaparral Ecotone(CSS/CE)	2.7	1.5:1/1:1	CSS/CE 0.2 SMC 2.5
Tier IIIA			
Southern Mixed Chaparral (SMC)	221.9	1:1/0.5:1	SMC 111.0
Chamise Chaparral (CC)	141.7	1:1/0.5:1	CC 69.5 NNG 1.7
Tier IIIB			
Non-Native Grassland (NNG)	4.1	1:1/0.5:1	NNG 2.1
Totals	516.8	-	333.1

1. Includes impacts to 0.5-acre of Diegan coastal sage scrub and 0.6-acre of chamise chaparral inside the MHPA on the City of San Diego parcel caused by road improvements. The mitigation ratio is as shown on the above table (1:1) for Diegan coastal sage scrub, but is increased from 0.5:1 to 1:1 for chamise chaparral.
2. Excess mitigation totals available for other projects assuming no mitigation for off-site improvements are: SMC: 13.3 acres; NNG: 0.4-acre, and CC: 1.0 acres.

- a. If the Sycamore Estates sub-project precedes development of the adjacent Montecito sub-project and is responsible for constructing Rancho Encantada Parkway as an off-site improvement, the on-site preservation acreages shall be increased by the following amounts: SMC: 30.8 acres and CC: 1.9 acres.
- b. No more than one week prior to grading, the MHPA open space limits, as shown on Exhibit A, shall be marked in the field by the construction supervisor and the project biologist, and orange construction fencing shall be installed. These limits shall be identified on the grading plan. The project biologist shall submit a letter report to the Environmental Review Manager, verifying that construction limits have been flagged in the field. No foot traffic nor other forms of disturbance shall be allowed within the MHPA open space limits,

except as otherwise permitted by the Project approvals or necessary to perform work pursuant to Project approvals as determined by the ERM. After the completion of grading, the project biologist shall submit a post-grading report to the Environmental Review Manager verifying that the amount of impacted acreage did not exceed the acreage amounts listed on the table above.

- 2.2 The following mitigation measure shall be required only if the sewer pump station design option is selected for implementation. Responsibility for mitigation would be assumed by Sycamore Estates if it is granted the first grading permit in Rancho Encantada.

Mitigation for impacts to upland vegetation communities due to construction of the sewer pump station (if planned for construction) shall be the responsibility of the owner/permittee who applies for the first grading permit within Rancho Encantada. Mitigation shall consist of on-site preservation in the acreage amounts presented in the table below. Upland vegetation communities shall be mitigated satisfactory to the City of San Diego’s Environmental Review Manager of Land Development Review.

SEWER PUMP STATION

Habitat	Impact (inside MHPA)	Mitigation Ratio (preservation area outside/inside MHPA)	On-site Preservation Inside MHPA	
Tier II				
Diegan Coastal Sage Scrub (DSS)	0.8	2.1:1/1:1	SMC	0.8
Tier IIIA				
Chamise Chaparral (CC)	0.1	1.5:1/1:1	SMC	0.1
Tier IIIB				
Non-Native Grassland (NNG)	0.1	1.5:1/1:1	NNG	0.1
Totals	1.0	-	1.0	

- 2.3 The following mitigation measure shall be required only if the off-site gravity sewer line design option is selected for implementation. Responsibility for mitigation would be assumed by the sub-project which is granted the first grading permit in Rancho Encantada.

Mitigation for impacts to upland vegetation communities due to construction of the off-site gravity sewer line (if selected for implementation) shall be the responsibility of the owner/permittee who applies for the first grading permit within Rancho Encantada. Mitigation shall consist of creation of 0.9 acres of coast live oak woodland and preservation of 0.3 acres of other upland vegetation as listed in the acreage amounts presented in the table below. Upland vegetation communities shall be mitigated satisfactory to the city of Poway.

OFF-SITE GRAVITY SEWER LINE (CITY OF POWAY)

Habitat	Impact	Mitigation Ratio	Mitigation Requirement
Coast Live Oak Woodland	0.3	3:1	0.9
Diegan Coastal Sage Scrub (and disturbed)	0.1	2:1	0.2
Non-Native Grassland	0.1	1:1	0.1
Developed	3.4	0	0.0
Disturbed	0.1	0	0.0
Totals	4.0	-	1.2

- 2.4 The following mitigation measure shall be required only if the sewer pump station design option is selected for implementation. Responsibility for mitigation would be assumed by Sycamore Estates if it is granted the first grading permit in Rancho Encantada.

Mitigation for impacts to 0.02-acre of natural flood channel due to construction of the sewer pump station (if planned for construction) shall be the responsibility of the owner/permittee who applies for the first grading permit within Rancho Encantada. Prior to issuance of grading permits, documentation shall be submitted to the Environmental Review Manager verifying that necessary California Department of Fish and Game Section 7 and Army Corps of Engineers Section 404 permits have been obtained and the City-approved wetland mitigation program has been initiated. Mitigation for wetland impacts shall consist of on-site wetland habitat restoration. Impacts to 0.02-acre of natural flood channel shall be mitigated at a 2:1 ratio, for a total of 0.04 acres. All wetland mitigation will be contingent upon state and federal resource agency approval. All impacts to wetlands must be mitigated “in-kind” and achieve “no-net-loss” of wetland function and values. Revegetation shall occur adjacent to existing wetland habitat and within the Rancho Encantada project boundaries. The habitat restoration plan must include a monitoring and maintenance program to ensure the success of the wetland mitigation. Monitoring shall occur for five years, or until five-year success criteria (80 percent coverage) are met.

- 2.5 The following mitigation measure shall be required only if the off-site gravity sewer design option is selected for implementation. Responsibility for mitigation would be assumed by Sycamore Estates if it is granted the first grading permit in Rancho Encantada.

Mitigation for impacts to 0.02-acre mule-fat scrub, 0.02-acre of southern willow scrub, 0.01-acre of freshwater marsh and 0.01-acre of freshwater seep due to construction of the off-site gravity sewer line (if planned for construction) shall be the responsibility of the owner/permittee who applies for the gravity sewer line construction permit from the city of Poway. Prior to issuance of construction permits by the city of Poway, documentation shall be submitted to the city of Poway verifying that necessary California Department of Fish and Game Section 7 and Army Corps of Engineers Section 404 permits have been obtained. Mitigation

for wetland impacts shall consist of restoring the ground surface of the sewer line alignment to its original condition prior to sewer line installation. All wetland mitigation will be contingent upon state and federal resource agency approval. All impacts to wetlands must be mitigated “in-kind” and achieve “no-net-loss” of wetland function and values. The habitat restoration plan must include a monitoring and maintenance program to ensure the success of the wetland mitigation. Monitoring shall occur for five years, or until five-year success criteria (80 percent coverage) are met.

- 2.6 Mitigation for wetland impacts shall consist of on-site wetland habitat restoration. Prior to issuance of grading permits, documentation shall be submitted to the Environmental Review Manager verifying that necessary California Department of Fish and Game (CDFG) Section 7 and Army Corps of Engineers (ACOE) Section 404 permits have been obtained and the City-required wetland mitigation program has been approved. Impacts to 0.53-acre of natural flood channel shall be mitigated at a 2:1 ratio, for a total of 1.06 acres. The wetland habitat restoration plan (provided in Appendix B-2 of the Rancho Encantada EIR), prepared in compliance with the City’s Biology Guidelines, shall be initiated upon receipt of necessary state and federal agency approvals. Planting of riparian creation areas as specified in the approved wetland mitigation program shall commence in the first planting season following issuance of the first grading permit. Revegetation shall occur adjacent to existing wetland habitat and within the Sycamore Estates project boundaries. The habitat restoration plan must include a monitoring and maintenance program to ensure the success of the wetland mitigation. Monitoring shall occur for five years, or until five-year success criteria (80 percent coverage) are met. Impacts to ephemeral drainages (non-vegetated waters of the U.S.) are covered under ACOE and CDFG jurisdiction and final mitigation requirements will be determined upon project review as part of the ACOE Section 404, California Regional Water Quality Control Board Section 401, and CDFG Section 1603 permitting process. The conceptual mitigation plan shall account for mitigation of impacts to ephemeral drainages.
- 2.7 No more than one week prior to grading, orange construction fences shall be installed around all construction areas within 100-feet of wetlands. Locations of silt fences or other sediment prevention measures shown in the Project’s approved Storm Water Pollution Prevention Program (SWPPP) necessary to minimize erosion impacts to wetlands shall be noted and graphically shown on the grading plan. The project biologist shall submit a letter report to the ERM, verifying that the silt fences and/or other sediment prevention measures have been installed in the appropriate locations. Once grading is completed, the silt fencing shall be removed.
- 2.8 Prior to the issuance of a grading permit, a qualified biologist shall determine the presence or absence of occupied raptor nests on the sub-project site and vicinity, with written results submitted to the Environmental Review Manager (ERM) of the Land Development Review Department. Grading and construction which creates adverse effects to active raptor nests, including noise levels above 60 dB(A), shall be restricted to 300 feet from any Cooper’s hawk (*Accipiter cooperii*) nesting site; 900 feet from any northern harrier (*Circus cyaneus*) nesting site; and 4,000 feet

from any golden eagle (*Aquila chrysaetos*) nesting site. This restriction shall be noted on all grading and construction plans. If active raptor nests are located within the distances listed above, weekly biological monitoring of the nests shall be conducted by the project biologist during the breeding season (February 1 through August 15) with written results submitted to ERM of the Land Development Review Department. No grading or construction activities shall be permitted within those restricted areas until the young have fledged.

- 2.9 Prior to the issuance of grading permits, the following irrigation restriction shall be noted and graphically shown on the Landscape Plans, as shown on Exhibit A. No irrigation on the proposed manufactured slopes tributary to the off-site willowy monardella population shall be allowed beyond those areas necessary for brush management.
- 2.10 Prior to issuance of a grading permit, the following requirements shall be noted and graphically shown on the construction, grading, and landscaping plans for the Sycamore Estates sub-project site and approved by the Environmental Review Manager of the Land Development Review Department. Silt fences shall be installed around all construction areas on slopes within the watershed of the willowy monardella population. Silt fence locations shall be noted and graphically shown on the grading plan, as shown on the Exhibit A grading plan. The project biologist shall submit a letter report to the Environmental Review Manager, verifying that the silt fences have been installed in appropriate locations. Once grading is completed, the silt fencing may be removed and other silt trapping best management practices such as straw wattles or sand bags shall be installed in its place at the base of the manufactured slope upstream of the population to minimize erosion effects.
- 2.11 Prior to issuance of each building permit for those structures adjacent to MHPA, a lighting design shall be provided to the Environmental Review Manager (ERM) of the Land Development Review Department for approval. That plan shall minimize exterior lighting in development areas adjacent to the MHPA and where needed selectively placed, shielded, and directed away from native habitat. In addition, lighting from homes abutting conserved habitat shall be screened with vegetation, and large spotlight type lighting that may affect conserved habitat shall be prohibited. The lighting design shall be noted and graphically shown on construction building and landscape plans and compliance with this measure shall be monitored by the ERM of the Land Development Review Department. Restriction of spotlight type lighting adjacent to conserved habitat shall be noted in the sub-project's CC&Rs.
- 2.12 Prior to issuance of grading permits, a fencing plan shall be provided to the Environmental Review Manager (ERM) of the Land Development Review Department for approval. That plan shall require fencing in all areas adjacent to the MHPA as shown on Exhibit A to limit access to the MHPA. Fencing shall not be required where slopes are sufficiently steep to preclude access. The fencing design shall be indicated on construction building and landscape plans and compliance with this measure shall be monitored by the ERM of the Land Development Review Department.

- 2.13 Educational materials regarding the sensitivity of the MHPA shall be given to project residents as part of the project's CC&Rs.
- 2.14 Prior to issuance of grading permits, a landscape plan shall be provided to the Environmental Review Manager (ERM) of the Land Development Review Department for approval. That plan shall require that newly graded slopes adjacent to the MHPA, and existing firebreaks within the MHPA (not being used for trails) be revegetated with native species. Pursuant to an approved landscape plan for this project, no invasive, non-native plant species as shown on Exhibit A shall be permitted on these slopes. The landscape design shall be indicated on construction building and landscape plans and compliance with this measure shall be monitored by the ERM of the Land Development Review Department.
- 2.15 Implementation of Mitigation Measure 3-1 (Geology/Soils), Mitigation Measures 4-1 through 4-11 (Hydrology/Water Quality), and 7-1 (Air Quality) shall mitigate potential indirect impacts to vegetation communities and sensitive plant species associated with erosion, exposure to urban pollutants, and dust.
- 2.16 For the purpose of this mitigation measure, "MHPA" refers to the MHPA limits as defined at the time of project application (September 1999) and shown as "Existing MHPA Line" on Exhibit A.

Based on the coastal California gnatcatcher and habitat survey conducted on the project site in 1999, there is limited potential for gnatcatchers to occur within the MHPA on-site. Mitigation for indirect noise impacts to gnatcatchers during their breeding season shall only be required in MHPA areas with substantial coastal sage scrub. Therefore, this measure shall only apply to the MHPA area adjacent to Planning Area 11 and proposed access through the MHPA associated with Planning Area 11. Mitigation for indirect impacts is as follows:

- a. No clearing of gnatcatcher-occupied habitat is allowed within the MHPA during the breeding season (March 1 to August 15).
- b. If clearing or grading occurs adjacent to the MHPA during the gnatcatcher breeding season, gnatcatcher surveys shall be conducted in appropriate habitat within 500 feet of the MHPA boundary and impacts to the nesting areas avoided. If no gnatcatchers are identified within the MHPA, no additional measures will be required. If present, measures to minimize noise impacts will be required and may include temporary noise walls/berms. These noise attenuation measures shall not impact any sensitive vegetation. If a survey is not conducted and construction is proposed during the gnatcatcher breeding season, gnatcatcher presence will be assumed and a temporary noise wall/berm would be required. Noise levels from construction activities during the gnatcatcher breeding season should not exceed 60 dBA hourly LEQ at the edge of the MHPA or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ. Construction noise in occupied gnatcatcher territories shall be measured after installation of noise attenuation measures and a report on noise levels provided to EAS. If necessary, additional noise attenuation will be required to ensure that gnatcatchers are not subjected to noise levels over 60 dBA.

3. Geology/Soils

- 3.1 Prior to the commencement of grading, a geotechnical consultant, satisfactory to the City's Environmental Review Manager (ERM), shall be employed for the purpose of observing earthwork procedures and testing the fills for substantial conformance with the recommendations of the projects' Geologic Investigation Reports. The geotechnical consultant shall provide adequate testing and observation services so that it may be determined if the work was performed in substantial conformance with the projects' Geologic Investigation Reports. Such information shall be submitted in writing to the City's ERM. Mitigation measures for soil and excavation activities, grading activities, installation of subdrains, slope construction, foundation design, retaining walls and lateral loads, drainage provisions, and final review of grading plans shall be implemented as a part of the grading plans for the proposed project. Prior to issuance of grading permits, the grading plans shall be approved by the City Planning and Development Review Department.
- 3.2 In conformance with the provisions of Public Resources Code §21081.6, the sub-project owner/permittee shall retain a mitigation monitor acceptable to the ERM to monitor the grading, construction, and installation of runoff control devices and erosion control revegetation. Prior to the issuance of building permits, the mitigation monitor shall submit in writing to the City Engineer verification that the sub-project has complied with the required notes on the grading plan, landscape plan and Storm Water Pollution Prevention Plan (SWPPP) addressing erosion/urban runoff controls related to erosion control. Grading shall be limited to the dry season (typically March 15 to November 15), unless specific measures for wet season grading are approved for the sub-project by the ERM of the City's Planning and Development Review Department.

4. Hydrology/Water Quality

- 4.1 Prior to the issuance of grading permits, the owner/permittee shall provide evidence, in the form of an acknowledgment from the SWRCB assigning the project its WDID Number, of intent to be covered under the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The WDID Number shall be listed on the project grading plans.
- 4.2 Prior to the issuance of grading permits, the owner/permittee shall prepare a Storm Water Pollution Prevention Plan (SWPPP) prepared in compliance with the NPDES General Permit requirements and the requirements of the Land Development Review (LDR) Division of the City of San Diego. The Environmental Review Manager (ERM) of the LDR Division shall approve the SWPPP prior to the issuance of the grading permits. The SWPPP shall include a permanent maintenance plan, prepared satisfactory to the ERM, that defines the party responsible for the permanent maintenance of each and all post-construction BMPs. The permanent maintenance plan shall define the method and schedule for maintenance of all permanent BMPs.

The SWPPP shall contain construction-related (temporary) BMPs including, as a minimum, the following:

- a. Hydroseeding/hydromulching of all disturbed natural and manufactured slopes with seed mixes approved by the ERM.
- b. A schedule for hydroseeding/hydromulching of completed slopes approved by the ERM.
- c. BMPs specifically designed to address construction-related impacts to sensitive plant species located in southerly-trending drainages (Sycamore Estates sub-project only).
- d. Other temporary BMPs approved by the ERM.

The SWPPP shall contain permanent post-construction BMPs to control the rate, volume and quality of runoff leaving the site and reduce the amount of pollutants and sediments discharged from the site including, as a minimum, the following:

Structural BMPs

- e. *Swales.* Swales are channels with a relatively mild longitudinal slope and shallow side slope that are typically grassed or vegetated. They are designed for slow velocities during small storms, allowing opportunity for infiltration along the swale bottom and for the trapping of sediment and organic biosolids in the vegetative cover. Swales are typically located along roadways and other impervious areas. Swales and other BMPs that promote infiltration are feasible in areas with permeable soils (Soil Types A and B). This type of BMP should not be located above fill slopes or in other areas where infiltration can create soil or structural problems.

The best opportunity for swales is in the Sycamore Estates sub-project adjacent to Rancho Encantada Parkway. In combination with filter strips, the swales can treat storm water before it enters the storm drainage system. The measures must be designed and implemented with proper pavement drainage and traffic safety requirements in mind.

- f. *Filter Strips.* Sometimes called buffer strips, filter strips perform in a manner similar to swales but are not channels. Receiving flow is characteristically sheet flow. Filter strips are mildly sloping vegetated surfaces that are located adjacent to an impervious surface area. They are designed to slow the velocity of the runoff from the impervious area, thereby increasing the opportunities for infiltration and the trapping of pollutants. Filter strips and other BMPs that promote infiltration are feasible in areas with permeable soils (Soil Types A and B). Filter strips and other BMPs that trap pollutants in vegetative cover are feasible when they can be located away from heavily traveled areas. This type of BMP should not be located above fill slopes or in other areas where infiltration can create soil or structural problems.

The best opportunity for filter strips is within the Sycamore Estates sub-project adjacent to Rancho Encantada Parkway. In combination with drainage swales, the filter strips can treat storm water before it enters the storm drainage system. The design and implementation must be compatible with proper pavement drainage and traffic safety requirements. In addition, filter strips can be installed at storm water drainage outfalls within canyons.

- g. *Infiltration Basins and Percolation Trenches.* These treatment controls capture runoff generated by small storms and provide good storm water treatment by transferring surface runoff to the groundwater regime. This filters out suspended pollutants and provides other treatment processes before water returns to the surface systems. Infiltration basins, percolation trenches and other BMPs that promote infiltration are feasible in areas with permeable soils (Soil Types A and B). This type of BMP should not be located above fill slopes or in other areas where infiltration can cause soil or structural problems.

In the Sycamore Estates sub-project the only feasible location for infiltration basins and percolation trenches is within canyons where the soils permit infiltration. The sub-project proposes to use infiltration basins located in conjunction with detention basins as the primary storm water collection and treatment BMPs.

- h. *Detention Controls.* Detention controls include extended detention basins (dry) which drain out completely between storm events, and retention ponds (wet), which retain storm runoff from a given event within its permanent pool until the next storm occurs. Retention ponds are not feasible for this project. Detention basins remove pollutants primarily through sedimentation of solids, but also through biochemical processes in the basin during the dry weather periods that follow storms.

The Sycamore Estates VTM includes several detention basins primarily designed for flood-peak attenuation. These basins shall be constructed in conjunction with infiltration basins and vegetation basins. In conjunction with these other basins, but also on their own, the detention basins will provide a benefit in improving storm water quality.

- i. *Continuous Deflective Separation (CDS) Units or Equivalent BMPs.* Continuous deflective separation units or equivalent BMPs capture and retain floatables, trash, and debris larger than 0.05 inches in size found in storm water runoff, as well as fine sand and larger particles and the pollutants attached to those particles. The CDS unit or equivalent BMPs is a non-mechanical self-operating system and will function when there is flow in the storm drainage system. Material captured in the CDS unit or equivalent BMPs separation chamber and sump is retained even when the unit's design capacity is exceeded.

The Sycamore Estates sub-project shall utilize continuous deflective separation units or other appropriate BMP measures at major parking areas associated with the multifamily residential development site, school site, institutional sites, and the park site.

- j. *Drainage Inlet Inserts.* This category of structural BMPs includes pre-manufactured media filters in troughs and containers within inlets and catch basins configured to remove sediment, pollutants adsorbed to sediment, and oil and grease. The Sycamore Estates sub-project shall utilize drainage inlet inserts only where other structural BMPs cannot be used prior to the storm water being discharged into MHPA areas. (For the purpose of this mitigation measure, “MHPA” refers to the MHPA limits as defined at the time of Project application (March 1999) and shown as “Existing MHPA Line” on Exhibit A.)
- k. *Other Measures.* The specific locations and implementation strategies for construction site erosion and sediment control practices shall be outlined in the sub-project Storm Water Pollution Prevention Plan (SWPPP). Typical construction site erosion and sediment control practices that can be applied during construction phases of the Sycamore Estates sub-project may include, but would not be limited to the following: 1) temporary sediment basins, 2) silt fences, 3) straw bale sediment traps, 4) storm drain inlet protection, 5) subsurface drains, 6) temporary slope drains, 7) grade stabilization structures, 8) storm drain outlet protection, 9) structural streambank protection, 10) temporary/permanent seeding, and 11) sodding/mulching.

Non-Structural/Housekeeping BMPs

Non-structural and housekeeping BMPs prevent and reduce the generation of pollutants at their source, as opposed to structural measures that are implemented to control pollutants after they are generated. The recommended non-structural BMPs include, but are not limited to the following:

- l. *CC&R Language.* Language shall be included in the Sycamore Estates residential CC&Rs that encourages implementation of non-structural and housekeeping BMPs.
- m. *Educational Materials.* Educational materials shall be developed by the Sycamore Estates sub-project owners/permittee to educate homebuyers, developers, and construction personnel. Educational materials may also be provided to administrators of the proposed school and institutional sites. The educational materials shall provide information and general guidance on water quality control including, but not limited to, the non-structural BMPs mentioned here.
- n. *Catch Basin Stenciling.* “No Dumping–Drains to Ocean” or another equally effective phrase shall be posted on storm water inlets in order to alert the public to the ultimate destination of substances discharged into the storm water drainage system.
- o. *Other Methods.* Other non-structural measures may include fertilizer management programs, integrated pest management, litter control and street sweeping programs, and construction site erosion and sediment control practices.
- p. Other permanent BMPs, including alternative available technologies, approved by the ERM.

- 4.3 Prior to the issuance of grading permits and/or improvement permits for the Sycamore Estates sub-project, the following permanent post-construction structural BMPs shall be shown on the grading plans, improvement plans and/or erosion control landscaping plans, satisfactory to the ERM:
- a. Swales.
 - b. Filter strips.
 - c. Infiltration Basins and Percolation Trenches.
 - d. Detention Controls.
 - e. Other permanent BMPs or alternate available technologies, approved by the ERM.
- 4.4 Prior to the issuance of grading permits and/or improvement permits, the following notes, as a minimum, shall be included in the grading plans, improvement plans and/or erosion control landscaping plans, satisfactory to the ERM:
- a. The owner/permittee and/or contractor shall post the project SWPPP, with monitoring and maintenance updates after every storm event, on the job site during all construction activities.
 - b. No grading shall be performed during the rainy season (November 15 through March 31) without the implementation of the special erosion control measures shown on this Plan and approved by the ERM.
- 4.5 Prior to the issuance of building permits, the owner/permittee shall submit evidence, in the form of the annual certification required by the SWRCB, that the project is in compliance with the terms and conditions of the General Permit. This certification contains certification that the project is in compliance with the project SWPPP.
- 4.6 Prior to the issuance of building permits, the owner/permittee shall show the following permanent structural BMPs on the building plans to the satisfaction of the ERM:
- a. Continuous Deflective Separation (CDS) Units.
 - b. Drainage Inlet Inserts.
 - c. Other permanent BMPs or alternate available technologies approved by the ERM.
- 4.7 Prior to the issuance of building permits, the owner/permittee shall include, within the project CC&Rs, requirements for the private homeowner or property owner to permanently maintain appropriate post-construction BMPs to the satisfaction of the ERM.
- 4.8 The owner/permittee shall file a Notice of Termination with the SWRCB as required under the terms and conditions of the General Permit. A requirement for termination of coverage is the submittal of a Post-Construction Storm Water Management Plan. The Plan must contain the permanent post-construction BMPs, and the party responsible for the permanent maintenance of each post-construction

BMP. An additional requirement for termination of coverage is certification that the project complies with all local agency storm water discharge ordinances. The owner/permittee shall submit the Notice of Termination and the Post-Construction Storm Water Management Plan to the ERM along with any notice of acceptance from the SWRCB as certification that the project has complied with the terms and conditions of the General Permit and that coverage under the General Permit has been terminated.

5. Transportation

- 5.1 Prior to recordation of the first final map, the owner/permittee shall assure the construction of Pomerado Road from Spring Canyon Road to north of Legacy Road as a modified four-lane major street with appropriate transitions, satisfactory to the City Engineer.
- 5.2 Prior to recordation of the first final map, the owner/permittee shall assure the construction of a traffic signal at the intersection of Rancho Encantada Parkway and Pomerado Road, satisfactory to the City Engineer.
- 5.3 Prior to recordation of the first final map, the owner/permittee shall assure the construction of a northbound right-turn lane and a southbound left-turn lane at the intersection of Rancho Encantada Parkway and Pomerado Road, satisfactory to the City Engineer.
- 5.4 Prior to recordation of the first final map, the owner/permittee shall assure the construction of a traffic signal at the intersection of Pomerado Road and Stonemill Drive, satisfactory to the City Engineer.
- 5.5 Prior to recordation of the first final map, the owner/permittee shall assure the construction of an additional northbound left-turn lane and an additional westbound left-turn lane at the intersection of Scripps Poway Parkway and Pomerado Road, satisfactory to the City Engineer.
- 5.6 Prior to recordation of the first final map, the owner/permittee shall assure the construction of an additional lane for the northbound off-ramp at I-15 and Pomerado Road, satisfactory to the City Engineer.
- 5.7 Prior to recordation of the first final map, the owner/permittee shall assure by permit and bond the construction of an additional lane along Pomerado Road between the U.S. Navy/Marine driveway and the USIU secondary driveway to improve the eastbound merging for the I-15 northbound off-ramp, satisfactory to the City Engineer.
- 5.8 Prior to recordation of the first final map, and as an alternative to assuring the construction of a High Occupancy Vehicle Lane (HOV) at I-15 and Pomerado Road westbound to southbound on-ramp, the owner/permittee shall contribute an equivalent cost (estimated as \$500,000.00) of the proposed on-ramp widening to the improvement program proposed by Caltrans, specifically the southbound auxiliary lane on I-15 from Mira Mesa Blvd. to Miramar Way.

- 5.9 Prior to recordation of the first final map, the owner/permittee shall assure by permit and bond the construction of a traffic signal at the intersection of Spring Canyon Road with Spruce Run Drive, Semillon Boulevard and Scripps Creek Drive, satisfactory to the City Engineer.
- 5.10 Prior to recordation of the first final map, the owner/permittee shall assure by permit and bond the construction of median improvements at the intersection of Spring Canyon Road with Semillon Boulevard, Sunset Ridge Drive, Scripps Creek Drive, Spruce Run Drive, Blue Cypress, and other locations along Spring Canyon Road needed to reduce cut-thru traffic on local collector streets in the Scripps Miramar Ranch community, satisfactory to the City Engineer.
- 5.11 Prior to recordation of the first final map, the owner/permittee shall assure the construction of a traffic signal interconnect system on Spring Canyon Road between Scripps Ranch Boulevard and Pomerado Road, satisfactory to the City Engineer.

6. Noise

- 6.1 Prior to the issuance of building permits for single-family residential units in Planning Areas 9, 7A and 7 (west of the school/park site) and within 80 feet of the Rancho Encantada Parkway centerline, a subsequent acoustical analysis shall be prepared by a qualified acoustician to identify all necessary noise control requirements on building and site plans necessary to meet the City's interior standard of 45 dB CNEL and exterior standard of 65 CNEL. The qualified acoustician shall provide verification in writing that these requirements are met. Written verification shall be submitted to City's ERM. Building permits for homes within 80 feet of the Rancho Encantada Parkway in Planning Areas 9, 7A and 7 (west of the school/park site) shall not be issued until the subsequent noise report is approved by the City's ERM.

If architectural features are needed to achieve the interior noise standard, such features shall be noted on the building plans. The primary feature of an interior sound attenuation package is the use of dual-pane windows in the upstairs windows with a minimum sound transmission class of 26 to 28. Supplemental ventilation is required in these homes to allow for window closure. Air conditioning as a standard feature would meet the ventilation requirement. All noise level reduction architectural components shall be shown on the architectural building plans and shall be approved by the City's Planning and Development Review Department prior to the issuance of building permits.

- 6.2 A noise attenuation wall shall be constructed along Rancho Encantada Parkway in the locations shown on the Sycamore Estates Exhibit A VTM and PRD and as specified in the acoustical analysis report.

7. Air Quality

- 7.1 Prior to approval of grading permits, the owner/permittee shall submit an accelerated construction dust abatement management program to the City of San Diego Planning and Development Review Department, Environmental Review Manager (ERM) for approval. Dust abatement shall consist of, but not be limited to,

soil stabilizers, truck wash stations, use of tarpaulins or covers on haul trucks, and site watering to the satisfaction of the Planning and Development Review Department. Site watering shall increase if wind speeds exceed 15 mph. Uncovered soils being stockpiled shall be bound or covered when deposits are not being made. The dust abatement program shall achieve a minimum of 60 percent dust abatement. The dust abatement program shall be made a condition of the grading permit and shall be monitored by the City through periodic inspection during grading. If the City's Inspection Services field inspector finds that the accelerated construction dust abatement program is not being complied with, a "stop work" order shall be issued until compliance is obtained.

- 7.2 Prior to the commencement of construction, Low NOx tune-ups shall be required of all diesel-powered construction equipment. Documentation of the tune-up shall be provided to the City's Environmental Review Manager prior to the commencement of construction. Additional Low NOx tune-ups may be required periodically over the course of Project construction, as required by the City's Environmental Review Manager.

8. Cultural Resources

The following mitigation measures shall be incorporated to mitigate potentially significant direct impacts to Site CA-SDI-14027H to below a level of significance.

- 8.1 Prior to the recordation of the first final map and/or issuance of the first grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified archaeologist and/or archaeological monitor, as defined in the City's Historical Resources Guidelines, have been retained to implement the monitoring program. The requirement for archaeological monitoring shall be noted on the grading plans. All persons involved in the archaeological monitoring of the project, shall be approved by LDR prior to the start of monitoring. The applicant shall notify LDR of the start and end of construction.
- 8.2 The qualified archaeologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the archaeological monitoring program with the construction manager.
- 8.3 The qualified archaeologist or archaeological monitor shall be present on site full-time during grading of native soils in and around CA-SDI-14027H.
- 8.4 When requested by the archaeologist, the City Engineer shall divert, direct or temporarily halt ground disturbance activities in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall immediately notify LDR staff of such finding at the time of discovery. The significance of the discovered resources shall be determined by the archaeologist, in consultation with LDR and the Native American community. The LDR must concur with the evaluation before grading activities in the area of discovery will be allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.

- 8.5 All cultural materials collected shall be cleaned, catalogued, and permanently curated with an appropriate institution. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species and specialty studies shall be completed, as appropriate.
- 8.6 Prior to the release of the grading bond, a monitoring results report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to and approved by the Environmental Review Manager of LDR. For significant cultural resources, a Research Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant cultural resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR prior to the release of the grading bond.

9. Paleontological Resources

The following measures would be implemented to mitigate impacts to paleontological resources sites and off-site areas in which grading is proposed in areas underlain by either the Stadium Conglomerate or Pomerado Conglomerate formation.

- 9.1 Prior to the issuance of the first grading permit, the applicant shall provide a letter of verification to the Environmental Review Manager of Land Development Review (LDR) stating that a qualified paleontologist and/or paleontologist monitor, as defined in the City's Paleontological Guidelines, have been retained to implement the monitoring program. The requirement for paleontological monitoring shall be noted on the grading plans. All persons involved in the paleontological monitoring of this project shall be approved by LDR prior to the start of monitoring. The applicant shall notify LDR of the start and end of construction.
- 9.2 The qualified paleontologist shall attend any preconstruction meetings to make comments and/or suggestions concerning the paleontological monitoring program with the construction manager.
- 9.3 The paleontologist or paleontological monitor shall be on site full-time during the initial cutting of previously disturbed areas. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with LDR, and will depend on the rate of excavation, the materials excavated, and the abundance of fossils.
- 9.4 When requested by the paleontologist, the City Engineer shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The paleontologist shall immediately notify LDR staff of such finding at the time of discovery. The LDR shall approve salvaging procedures to be performed before construction activities are allowed to resume.

- 9.5 The paleontologist shall be responsible for preparation of fossils to a point of curation as defined in the City's Paleontological Guidelines and submittal of a letter of acceptance from a local qualified curation facility. Any discovered fossil sites shall be recorded by the paleontologist at the San Diego Natural History Museum.
- 9.6 Prior to the release of the grading bond, a monitoring results report, with appropriate graphics, summarizing the results, analysis, and conclusions of the paleontological monitoring program shall be submitted to and approved by the Environmental Review Manager of LDR.

10. Public Services

- 10.1 Prior to the issuance of each residential building permit(s), the sub-project owner/permittee shall be required to pay statutory Senate Bill 50 fees in place for the requested building permit(s).
- 10.2 The Sycamore Estates sub-project owner/permittee shall convey an approximate 4.0 net-acre public park site next to a proposed school site, as shown in the Sycamore Estates PRD and VTM, a 8.05 net-acre public park site if the park is not adjacent to a school site, to the City, prior to issuance of the 500th residential occupancy permit within the Sycamore Estates PRD. With implementation of this mitigation measure, impacts to public parks would be reduced to below a level of significance.
- 10.3 Prior to the issuance of building permits for each development phase, a fire response time analysis shall be submitted to the City's Environmental Review Manager for the building permit in question. The analysis shall take the presence of gated entries into consideration. If the structure is located outside of a six-minute response time from an existing or planned fire station, a fire sprinkler system shall be installed in the structure satisfactory to the Environmental Review Manager and the City Fire Marshall.
- 10.4 *Destination of Materials:*
 - a. The owner/permittee and construction contractors of each sub-project shall contact and use businesses (including self) that accept post-consumer materials for manufacture. (A list of construction and demolition recyclers and materials accepted by these facilities is available from the City's Environmental Services Department.)
 - b. Construction contractors shall identify the method of transporting materials to either a landfill or reprocessing centers.
- 10.5 *Buy Recycled:*
 - a. The owner/permittee of each sub-project shall identify products to be used in the construction activities that may be made of post-consumer content.

- b. A good-faith effort shall be made to identify and use readily available products made with post-consumer materials. Recycled products shall be comprised of at least 50 percent recycled materials.

10.6 *Education:*

- a. The owner/permittee of each sub-project shall provide a plan to educate and inform contractors of the waste management plan's goals of waste reduction and procedures for implementing them. Where possible, goals shall be included in contractor specifications. The sub-project's owner/permittee shall ensure that contractors achieve the performance levels specified.

11. Public Safety

- 11.1 Prior to the issuance of building permits for the Sycamore Estates sub-project site, the owner/permittee shall remove the existing 4,000-gallon above ground diesel fuel tank at Site J as identified in the project's Phase I Environmental Site Assessment. The tank shall be removed in accordance with the San Diego County Health Department's Site Assessment and Mitigation Manual. The property owner shall perform all activities necessary to obtain closure from the county of San Diego, Department of Environmental Health, within six months of vacation by the lessee.
- 11.2 Prior to the issuance of grading permits for the Sycamore Estates sub-project site, the owner/permittee shall demolish buildings 99, 103, 104, 107, 114, and 115 (see Appendix K2 of the Rancho Encantada EIR for building location) and properly dispose of all demolition debris. Following demolition of the building foundations, the soil shall be field screened for the most likely constituents of concern in areas where painting, cleaning, or solvent use was identified and where hazardous chemicals were known to have been used or stored. The soil samples shall be collected using ASTM and EPA protocol and sampling methodologies. If contamination is discovered above regulatory levels, the property owner shall take remedial action as appropriate. A written report shall be prepared and submitted to the City that includes a synopsis of the work, documentation of laboratory analyses, verification of submittals to regulatory agencies and documentation of disposition of wastes.
- 11.3 Prior to the issuance of grading permits for the Sycamore Estates sub-project site, soil samples shall be taken from septic systems, storm water run-off areas, and container storage areas. Soil samples shall be collected from the leach fields in various locations below the depth of existing drain lines. The soil shall be sampled and analyzed for the most likely constituents of concern based on uses and activity at those locations using ASTM and EPA protocol and sampling methodologies. The following screening levels shall be utilized:

Constituent	Screening Level
Total Petroleum Hydrocarbons	50 PPM
Metals	1000 x TTLC
Volatile Organic Compounds in Soil	1000 x MCL for Drinking Water

TTLC- Total Threshold Limit Concentration

MCL- Maximum Contaminant Level

Additional assessments shall be made if the laboratory results exceed the above levels. If contamination is discovered above regulatory levels, the property owner shall take remedial action as appropriate. A written report shall be prepared and submitted to the City that includes a synopsis of the work, documentation of laboratory analyses, and verification of submittals to regulatory agencies.

- 11.4 A Phase II site assessment shall be conducted and implemented prior to the issuance of grading permits on the Sycamore Estates sub-project site. The assessment shall identify detailed remediation efforts for sites A, B, D and J.
- 11.5 Prior to the issuance of grading permits for the Sycamore Estates sub-project, 100 yards around Cultural Resource Site CA-SDI-15159H shall be marked in the field by the construction supervisor and the project's hazardous materials consultant. These limits shall be identified on the grading plan. The project's construction supervisor shall submit a letter report to the City's ESD, verifying that these limits have been flagged in the field. During grading operations, unauthorized ground personnel shall not be allowed within the flagged area. The top one foot of soil removed from within the 100-yard area shall be stockpiled separately and examined by the project's hazardous materials consultant for the presence of ammunition. The examination results shall be documented and submitted to the City's ESD. If ammunition is found, the MCAS Miramar and/or the San Diego bomb disposal squad shall be notified by the construction supervisor, and either of these parties would be responsible for its disposal.
- 11.6 During construction, if any soil contamination is suspected, e.g., by odor or visual means, construction shall temporarily cease at that location and the San Diego County Department of Environmental Health, Hazardous Materials Management Division (HMMD) shall be contacted. A work plan shall be prepared as required by the HMMD, the soil shall be sampled and the results shall be evaluated to determine if any further action will be necessary. If further action is necessary, measures shall be approved by the county HMMD to ensure appropriate remediation.

12. Water Conservation

- 12.1 Prior to the issuance of grading permits, the incorporation of low water use plant species shall be verified by the City's Landscape Division as shown on the landscape construction drawings. Use of drought tolerant, low water or no water (native) species on all artificial slopes (where appropriate in consideration of brush management requirements and MHPA Adjacency Guidelines) shall be provided.
- 12.2 Prior to the issuance of grading permits, the City's Landscape Division shall verify that all common irrigation areas shall be operated by a computerized irrigation system which includes a weather station/ET gauge capable of reading current weather data and making automatic adjustments to independent program run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow-sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failures due to mainline breaks and eliminating over watering and flooding due to pipe and/or head breaks.
- 12.3 Prior to the issuance of grading permits, appropriate plant groupings shall be verified by the City's Landscape Division as shown on the landscape construction drawings. Plants with similar water usage requirements shall be grouped together.
- 12.4 Prior to the issuance of building permits, the use of low-flush toilets and low-flow faucets shall be noted on the architecture construction drawings and verified by the City's Building Division.

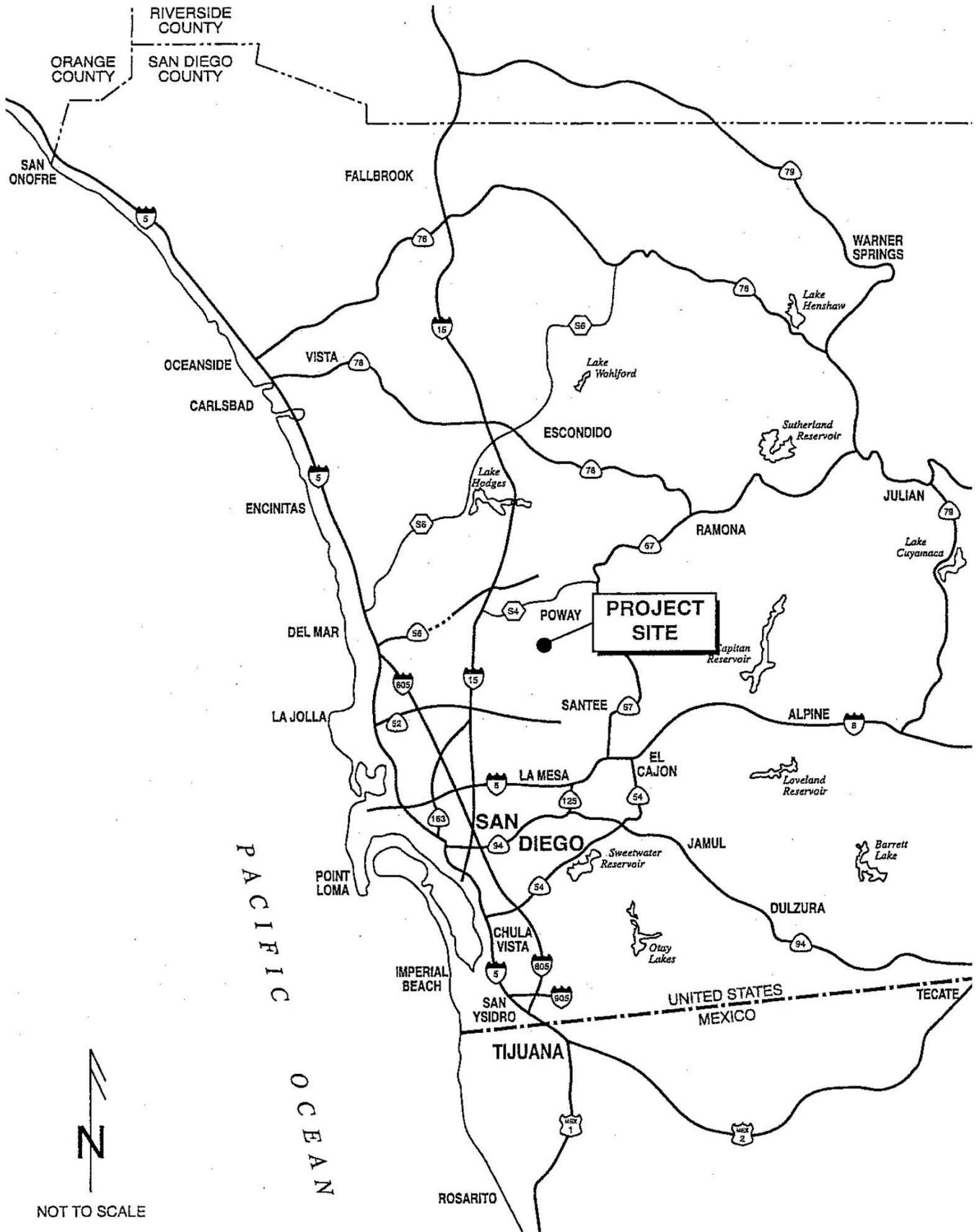
APPENDIX D SYCAMORE ESTATES HABITAT MANAGEMENT PLAN

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Regional Location Map – Sycamore Estates HMP
Rancho Encantada Precise Plan

D1
FIGURE



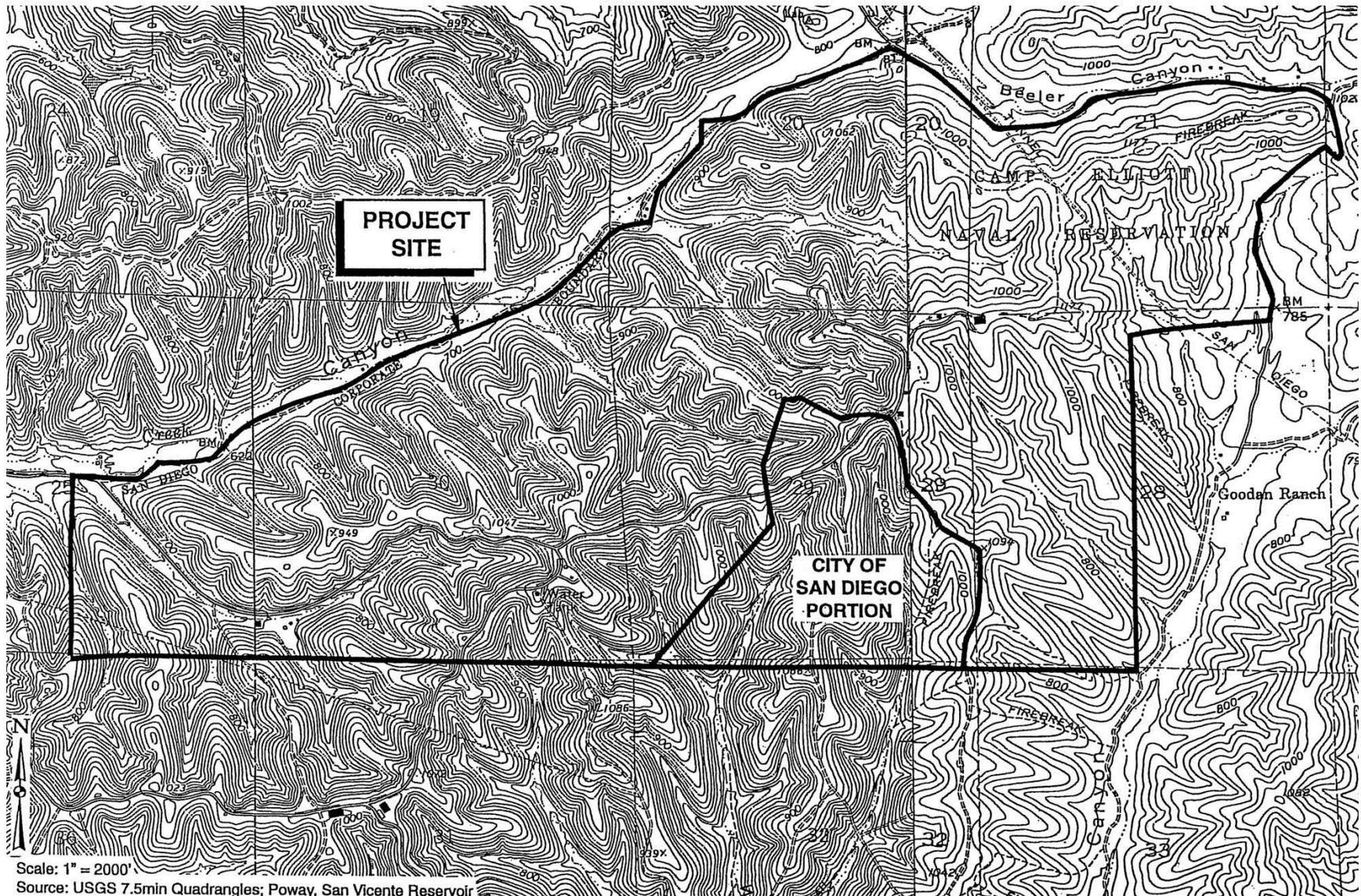
INTRODUCTION

The creation and implementation of a Habitat Management Plan (HMP) plays an integral role in conserving and preserving biological resources throughout the State of California and the City of San Diego (City). The HMP is also a vital part of a larger program: the Multiple Species Conservation Program (MSCP) and its associated Multi-Habitat Planning Area (MHPA).

The MSCP evaluates federal and state threatened and endangered species as well as species of special concern for protection, management and preservation. Under the MSCP lies the City's MSCP Subarea Plan (Subarea Plan). The Subarea Plan allows the City to implement its portion of the MSCP and gives the City the authority to issue take permits at the local level. Included in the Subarea Plan is a Framework Management Plan that incorporates both general and specific management directives that help to guide the management efforts of threatened and endangered species. While the general directives apply citywide, the specific directives apply only to specified geographic areas of the City. These directives are prioritized as Priority 1 directives, which are required elements, and Priority 2 directives, which may be implemented through research efforts, as project measures or as funding becomes available to the City.

In addition to establishing the Subarea Plan, the City has created the MHPA which works in conjunction with the MSCP and the Subarea Plan to ensure that biological resources are preserved and maintained, and that they remain viable. The MHPA also designates essential biological resource areas and earmarks specific areas for conservation.

The proposed Sycamore Estates project site is located on 2,132 acres within the Future Urbanizing Area of the City of San Diego (**Figures D1, D2 and D3**). Although the majority of the site is undeveloped, some industrial manufacturing installations are operating through leases with General Dynamics. Approximately 601.9 acres of the 2,132 acres has been designated for development as a residential community on the western portion of the site. The United States Marine Corps Air Station at Miramar (MCAS) is located to the south and the Sycamore Canyon Open Space Park is adjacent to the easternmost boundary of the project site. Residential and rural homes are located to the north of the site in Beeler Canyon. Beeler Canyon and the MHPA area on site are part of regional wildlife corridors and habitat linkages. Development of the Sycamore Estates project would include a proposed MHPA boundary adjustment and preservation of the eastern portion of the project site which is located within the City's MHPA. This MHPA area will cover approximately 1,518 acres and is the subject of this HMP. The City and Sycamore Estates project applicant will cooperate in causing the existing and new MHPA lands to be made a part of the City's MHPA and the City will revise its MHPA mapping to include these areas.



Project Vicinity Map – Sycamore Estates HMP
 Rancho Encantada Precise Plan



Eight sensitive plant species are located at the project site, including the willow monardella (*Monardella linoides ssp. viminea*), variegated dudleya (*Dudleya variegata*), San Diego goldens tar (*Muilla clevelandii*), and Mission Canyon bluecup (*Githopsis diffusa ssp. filicaulis*). In addition, ten sensitive animal species were observed on site. These include the San Diego horned lizard (*Phrynosoma coronatum blainvillei*), red diamond rattlesnake (*Crotalus exsul*) and the coastal California gnatcatcher (*Polioptila californica californica*). Four wetland/riparian habitats consisting of riparian scrub, mule-fat scrub and natural flood channel and eight upland vegetation communities which include coast live oak woodland, native grassland and Diegan coastal sage scrub were also observed at the project site.

The MHPA for the Sycamore Canyon property is one component of the overall management plan for the MHPA, and it will be implemented upon full conveyance of the property to the City in fee title for the purpose of incorporation into Mission Trails Park. In the interim, the property owner will manage the existing habitat on the site primarily by maintaining the fence around the property to control access. The property owner will also maintain the existing firebreaks and provide any necessary trash maintenance prior to the conveyance of the property to the City. In conjunction with development of the Sycamore Estates project, the firebreaks and industrial facilities within the HMP area would be removed and restored to native habitat. However, prior to conveying this existing use property to the City, the project applicant shall demolish certain existing buildings and retain the right to perform certain improvements and related activities including installation of landscaping, severance of utilities and performance of structural alternatives to certain buildings to be retained by the City for public use. Given the remote location of and limited access to the subject property, it is anticipated that the MHPA subject to this HMP will have minimal management needs.

The following organizations will be involved in the achievement of this HMP:

- The fee title owner of the MHPA property has the ultimate responsibility for this HMP. The current property owner is General Dynamics, however, the Sycamore Estates project applicant, Sycamore Estates, LLC, will obtain ownership prior to final approval.
- The Habitat Manager will be responsible for the implementation of the HMP and will carry out the HMP's requirements and objectives. The third-party Management Entity or the City may serve as the Habitat Manager or may designate this responsibility to another entity acceptable to both the City and the project applicant.
- The Habitat Manager will work in conjunction with the Fire Marshal on issues such as controlled burns, brush management and emergency vehicle access.

PURPOSE

The purpose of the HMP is to manage, preserve and maintain habitats within the preserved areas of the project. The HMP delineates those parties responsible for the implementation and continued monitoring of the objectives of the HMP. The Habitat Manager is responsible for the overall implementation and management of the HMP and reports to the Management Entity or to the City, who has ultimate authority over the HMP and designated preserve areas.

LEGEND

Wetland/Ephemeral Drainage

- Mule fat scrub
- Riparian scrub
- Ephemeral drainage (Waters of the U.S.)
- Natural flood channel (Wetland)

Uplands

- Oak woodland
- Native grassland
- Diegan coastal sage scrub
- Diegan coastal sage scrub disturbed
- Diegan coastal sage scrub/chaparral ecotone
- Southern mixed chaparral
- Southern mixed chaparral disturbed
- Chamise chaparral
- Chamise chaparral disturbed
- Chaparral (undifferentiated)
- Non-native grassland

Other Uplands

- Eucalyptus woodland
- Road pool
- Disturbed habitat
- Developed

Sensitive Plants

- MI Willowy monardella (*Monardella linoidea* ssp. *viminea*)
- Dv Variegated dudleya (*Dudleya variegata*)
- Mc San Diego golden star (*Mulla clevelandii*)
- Gd Mission Canyon blue cup (*Githopsis diffusa* ssp. *filicaulis*)
- Fv San Diego barrel cactus (*Ferocactus viridescens*)
- Ap San Diego sagewort (*Artemisia palmeri*)
- Oc California adder's tongue fern (*Ophioglossum californicum*)

Note:
Ashy spike-moss (*Selaginella cinerascens*) occurs throughout the site and the southeast portion of the development parcel has been burned recently.

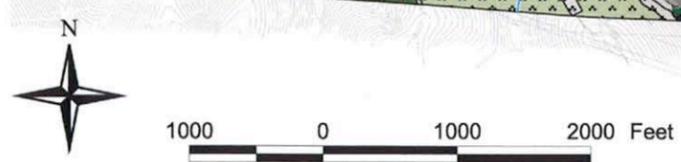
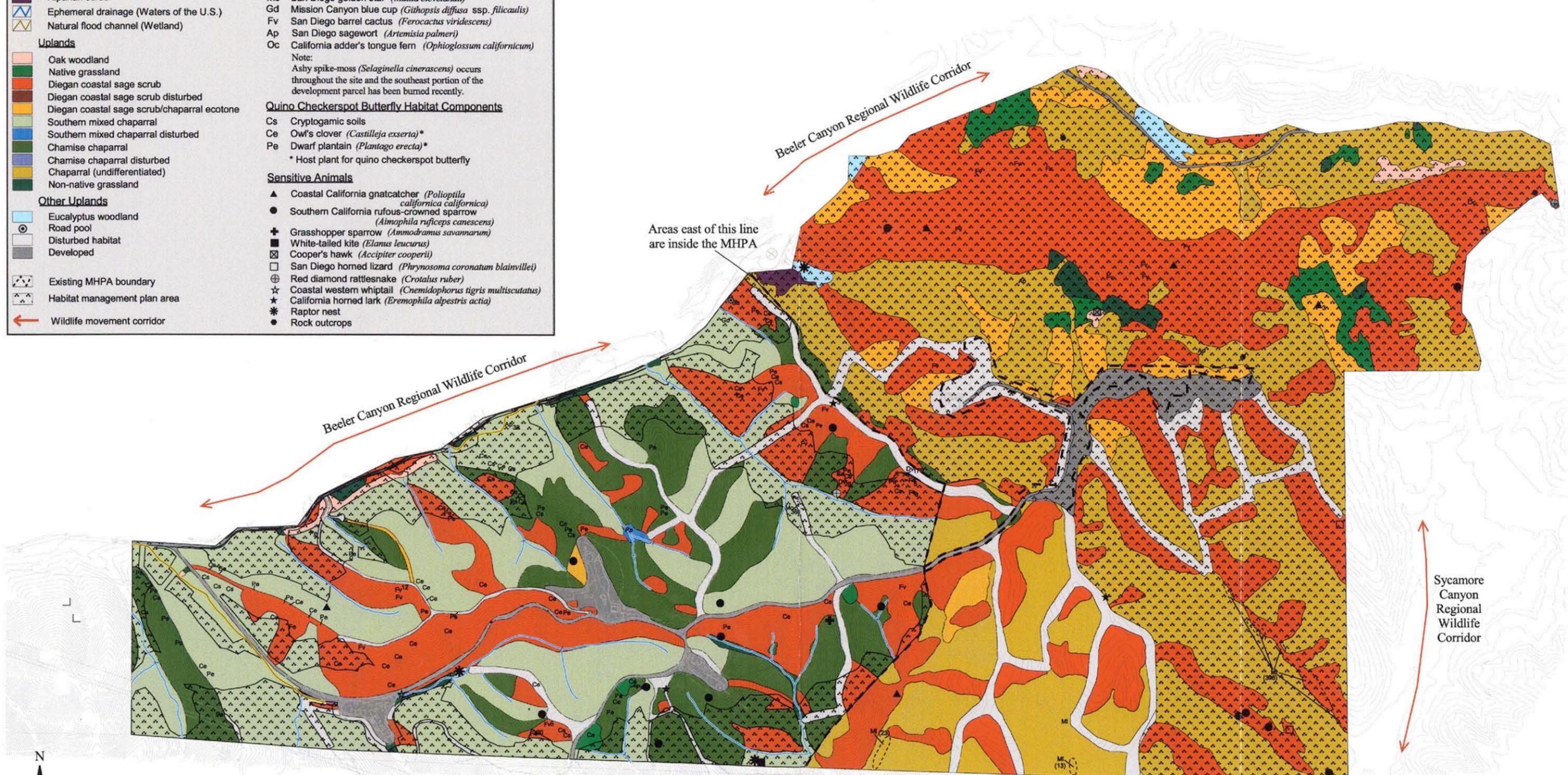
Quino Checkerspot Butterfly Habitat Components

- Cs Cryptogamic soils
- Ce Owl's clover (*Castilleja exserta*)*
- Pe Dwarf plantain (*Plantago erecta*)*

* Host plant for quino checkerspot butterfly

Sensitive Animals

- ▲ Coastal California gnatcatcher (*Poliopitila californica californica*)
- Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)
- ⊕ Grasshopper sparrow (*Ammodramus savannarum*)
- White-tailed kite (*Elanus leucurus*)
- ⊠ Cooper's hawk (*Accipiter cooperii*)
- San Diego horned lizard (*Phrynosoma coronatum blainvillei*)
- ⊕ Red diamond rattlesnake (*Crotalus ruber*)
- ☆ Coastal western whiptail (*Cnemidophorus tigris multiscutatus*)
- ★ California horned lark (*Eremophila alpestris actia*)
- ✱ Raptor nest
- Rock outcrops



Note:
This map is based on site conditions as observed at the time of our field investigations. The information presented herein was developed by visual inspection and/or aerial photograph interpretation. Note that both site conditions and applicable regulatory requirements may change.



MHPA OWNERSHIP

The MHPA within Sycamore Canyon is currently in private ownership. Title to the MHPA will ultimately be conveyed on an "as is" condition "with all faults" to a third-party Management Entity or to the City by the landowner in accordance with specific entitlements and agreements. Such conveyance shall be subject to a reservation by owner/applicant of such easements and access rights as may be reasonably necessary or appropriate to permit the proposed and existing uses in Sycamore Estates to be maintained or developed. This HMP may be incorporated into an Area-Specific Management Directive for the general area if developed as described in the City of San Diego MSCP Subarea Plan.

Until such time as the conveyance to the Management Entity or to the City of the lands covered by this HMP occurs, the landowner, using all reasonable efforts, is responsible for maintaining the existing biological value of the property. In general, this means the landowner will continue those activities that have historically occurred, including maintaining the existing fence around the perimeter of the property and around the existing industrial uses located on the "existing uses" portion of the site. The landowner will also continue to maintain the existing firebreaks on the property. No additional areas of natural vegetation will be cleared within the area addressed by this HMP.

However, prior to conveying this existing use property to the City, the project applicant shall demolish certain existing buildings and retain the right to perform certain improvements and related activities including installation of landscaping, severance of utilities and performance of structural alternatives to certain buildings to be retained by the City for public use.

RESPONSIBLE PARTIES

The Management Entity or the City may act or must hire a person or organization to act as the Habitat Manager. The Habitat Manager will report to the HMP Administrator on all issues, concerns or questions regarding the HMP. The Management Entity or the City shall be responsible for appointing the HMP Administrator from its own staff. The Habitat Manager's main responsibility will be to maintain the integrity of the preserved and restored habitats. The Habitat Manager must also:

- Maintain and monitor the restored areas (refer to Figure 3; areas depicted as "Disturbed Habitat" and "Developed" which fall within the HMP) for a period of five years.
- Perform all open space conveyances.
- Prepare reports regarding the success or failure of the HMP.
- Act as an advocate for the preserved areas.
- Be fully familiar with the HMP.
- Maintain all documents associated with the HMP.
- Educate the community about the importance of the preserved areas and be responsive to community concerns.

- Document all field visits and inform the HMP Administrator of any problems or issues regarding the preserve areas.
- Coordinate with other Habitat Managers in the surrounding areas to ensure preservation and maintenance of open space and the MSCP Subarea Plan for San Diego County.

The Habitat Manager must possess a B.S. or B.A. degree in wildlife management, natural resources, ecology, zoology, botany, biology or similar degree and have a minimum two years experience in field biology in southern California or San Diego County. The Habitat Manager must also demonstrate experience working on similar projects as well as show his or her experience working with community groups.

GENERAL MANAGEMENT DIRECTIVES

As noted above, the MSCP Subarea Plan's general management directives apply citywide. A summary of the directives affecting the subject HMP is provided below.

Public Access, Trail and Recreation

These directives generally apply to trails, including maintenance, recreational activities and the removal of homeless and itinerant worker camps. Within Sycamore Canyon:

1. Trails will be allowed in compliance with the MSCP. The exact location of trails will be determined at a future date but will be designed to avoid impacts to sensitive species—in particular, narrow endemic species—and minimize edge effects.
2. Trails will be maintained (including regrading, if necessary), cleaned, refurbished, repaired or replaced as necessary in accordance with the City's MSCP Subarea Plan.
3. Off-road vehicle use will be prohibited.

Litter, Trash and Materials Storage

These directives address issues related to trash removal and hazardous materials storage. Due to the isolated nature of the site, it is expected that litter will be minimal. No storage of hazardous materials will be allowed on the property. All staging for equipment and materials will be located at least 25 feet from sensitive habitat areas and no temporary storage or stockpiling of materials will be allowed within the conserved habitat. This excludes any areas of the project plan which are planned to cross designated preserve areas. All staging areas and construction sites must be kept free of trash and waste and no waste dirt, rubble or trash shall be dumped on the preserved lands.

Public Awareness

It is important that the community of Sycamore Estates understands the sensitive nature of the habitat surrounding their community. Steps will be taken to educate the residents on stewardship and on how to become active participants in preserving and caring for the habitat areas. The following measures will be adopted in order to heighten public awareness of the preserve areas:

- Signs will be installed at several locations that will aid in educating the residents of the ecology of the area, the purpose of the preserve, the types of sensitive species that are present and the need for preservation.
- Meetings by the Habitat Manager will be conducted at least yearly in order to keep the community informed on the status of the preserve program and to encourage continued support and participation in the program.
- The Habitat Manager will provide a newsletter to residents informing them of important resources within the MHPA and events within and around the preserve areas such as volunteer work parties and nature hikes. These notices may also be published in local newspapers and with local organizations.

Invasive Exotics Control and Removal

These directives require that introduction of such plants and animals be prohibited, and that exotic plants be removed and areas monitored to ensure that they do not re-establish themselves. All dead plants must be removed and replaced. Sycamore Canyon currently exists in a largely natural state. Very little of the area is disturbed and there are no large areas that support exotic species or invasive non-native plants.

In order to limit the potential for the establishment of exotic species within disturbed areas (e.g., existing firebreaks) the applicant has agreed to restore the existing industrial use areas, roads, trails, and firebreaks within the HMP area to native habitat. Restoration will only occur after full conveyance of the property and cessation of the existing leases when the existing property owner would no longer be responsible for maintaining the firebreaks.

All Priority 2 directives, including trapping, regular surveys, and tree removal and replacement will be conducted by the Management Entity or the City program, provided that funding is available.

Construction Specifications

The proper disposal and use of all oil, gasoline, diesel fuel, antifreeze, and other toxic substances during and after construction will benefit all habitats and species on site. Furthermore, contractor pets will be prohibited at the construction site.

Dust Controls

Regular watering of construction areas will minimize impacts to nearby habitats. Immediate corrective measures will be taken to control any significant amounts of dust or materials that are impacting sensitive habitats.

Controlled Access

All areas proposed for conservation within and around the project site will be flagged by a biologist and silt fencing would be installed to prevent disturbance by construction vehicles. This shall take place prior to the beginning of clearing or grading activities. The silt fencing may be removed once construction is complete or upon the construction of permanent

fencing around the conserved areas. Ingress and egress of all construction equipment will be limited to designated construction zones and all construction employees will be informed of the sensitivity of conserved habitat prior to beginning construction.

Fire Control

During all phases of construction, equipment to extinguish small brush fires will be present. Trained personnel will also be provided and smoking will be prohibited in construction areas adjacent to native habitat.

Lighting

If it becomes necessary to use lighting during construction, the lights shall be shielded in order to minimize the impact of the light to the surrounding habitat.

Utility Installation and Maintenance

If maintenance or installation of utilities within the preserve area is required, the Habitat Manager will be consulted and disturbance of the preserved area shall be kept to a minimum.

SPECIFIC MANAGEMENT DIRECTIVES

There are three specific management directives that apply to Beeler Canyon and adjacent areas, within which Sycamore Canyon is located. Two of these, #1 and #3, apply to Sycamore Canyon. All of the specific management directives for this area are Priority 2 and will be accomplished, depending upon the availability of funds.

Management directive #1 is intended to provide educational and awareness programs where existing or proposed residential and industrial uses abut the MHPA pursuant to the general adjacency management guidelines in Section 1.5.2. It is anticipated that these materials will be developed by the Management Entity or the City and provided to the owners and operators of all uses adjacent to the MHPA. In addition, prior to construction, all contractors will be provided information specific to the area regarding resources to be avoided, the importance of these resources and the penalties that exist should disturbance occur.

Management directive #3 encompasses the area immediately to the north of the boundary of MCAS Miramar and includes approximately 1,100 acres of the MHPA. The area is predominately characterized by steep terrain and includes existing military/defense uses associated with the General Dynamics facility. This directive requires that all disturbed areas within the MHPA be restored to native habitat.

As noted above, there is relatively little disturbed area located on the Sycamore Canyon property. Those disturbed areas that do exist consist of dirt trails and roads as well as firebreaks, including those around existing buildings and facilities. As stated above, selected portions of the existing industrial use areas, roads, trails, and firebreaks would be restored by the applicant in conjunction with development of the Sycamore Estates project. Restoration efforts will be evaluated and prioritized based on the overall context of other uses within the MHPA including the siting of trails.

Wildlife species such as amphibians, small to medium-sized mammals and songbirds should not be significantly affected by the loss of uplands. The project has been designed to provide a minimum 100-foot buffer between developed lots and the edge of wetland habitat. At least 50 feet of this buffer, which is adjacent to existing and created wetland habitat, will be maintained in an undeveloped state. The exterior 50 feet may contain manufactured slopes. The buffer is intended to protect the existing and created wetland.

SPECIES-SPECIFIC MANAGEMENT DIRECTIVES

A few of the MSCP-covered species have either been observed or may occur within Sycamore Canyon. Specific conditions or management activities may be required in order to maintain MSCP coverage. These conditions and management activities are required to be carried out within the MHPA only and are not applicable to the developable areas outside the MHPA. These requirements are to be carried out by the Management Entity or the City upon conveyance of the land. The following summarizes the management activities that may be carried out for the MSCP-covered species that occur on the property as well as those MSCP-covered species with the potential to occur.

In general, for most of the following species, it is expected that the preservation of the site as a conservation bank will result in implementation of management directives (e.g., minimize adverse edge effects). In addition, any trails planned within the MHPA will be sited using the criteria established in the MSCP Subarea Plan and would need to avoid impacts to narrow endemic species.

Sensitive Plant Species

Encinitas baccharis (*Baccharis vanessae*). Not observed. This species would have been observed if present at the site. Narrow endemic. The status of this species is FT, SE, CNPSList 1B, R-E-D 2-3-3, MSCP covered. It occurs in southern maritime and southern mixed chaparrals on sandstone. If found, avoidance of the habitat is generally required. Specific MSCP management requirements include addressing the autecology and natural history of the species, maintaining appropriate male/female plant ratios and reducing the risk of fire. At any time throughout the life of the MSCP and as part of the citywide adaptive management program, the City may include a program for prescribed burns to reduce further the risk of catastrophic fire.

Orcutt's brodiaea (*Brodiaea orcuttii*). Not observed. Little habitat exists on site. This species would have been observed if present at the site. The status of this species is regionally sensitive, CNPS List 1B, R-E-D 1-2-3, MSCP covered. Since this species was not observed on site, no management directives are recommended.

Slender-pod jewelflower (*Caulanthus stenocarpus*). Not observed. If found, specific MSCP management requirements include addressing the autecology and natural history of the species and reducing of risk of fire. At any time throughout the life of the MSCP and as part of the citywide adaptive management program, the City may include a program for prescribed burns to reduce further the risk of catastrophic fire.

Variegated dudleya (*Dudleya variegata*). Present. Narrow endemic. The status of this species is regionally sensitive, CNPS List 1B, R-E-D- 2-2-2, MSCP covered. This species is found in dry uplands of vernal pools and in arid, rocky outcrops in grasslands, coastal sage scrub and chaparral below 1,000 feet. Approximately 201 individuals were found in the eastern portion of the site in 1999. Specific MSCP management requirements include monitoring and measures to protect against detrimental edge effects, including effects caused by recreational activities.

Blochman's dudleya (*Dudleya blochmaniaespp. brevifolia*). Not observed. Narrow endemic. If found on site, MSCP specific management requirements include addressing edge effects and monitoring and maintaining surrounding habitat for pollinators inside the MHPA.

San Diego barrel cactus (*Ferocactus viridescens*). Present. The status of this species is regionally sensitive, CNPS List 2, R-E-D 1-3-1, MSCP covered species. It is found on dry slopes in coastal sage scrub within San Diego County and Baja California, Mexico. Several populations totaling approximately 57 individuals were observed within the development parcel. This species was also noted in nine locations on the eastern parcel in 1993. Specific MSCP management directives include measures to address edge effects inside the MHPA, preventing unauthorized collection and fire management. As part of the citywide adaptive management program, the City may include a program for prescribed burns to reduce further the risk of catastrophic fire for which the cost and associated risk of liability the City is responsible.

Willow monardella (*Monardella linoides ssp. viminea*). Present. The status of this species is USFWS FE, CDFG SE, CNPS List 1B, R-E-D 2-3-2, MSCP covered species. This species is endemic to San Diego County and is found in rocky washes generally associated with coastal sage scrub or chaparral. Although this species was observed within the southeastern portion of the eastern parcel in 1993, it has not been observed within the development area. The HMP's specific management requirements include protection against detrimental edge effects and uncontrolled access. Also, monitoring of the existing population during and subsequent to project construction shall be conducted.

Mission canyon bluecup (*Githopsis diffusa ssp. filicaulis*). Present. The status of this species is regionally sensitive, CNPS List 1B, R-E-D 3-3-2. This species is located in Riverside and San Diego Counties and in Baja California, Mexico. It is found on rocky, gentle hills in coarse, sandy soil. HELIX observed one population of approximately two individuals in the northeast corner of the development parcel. This species is not covered by the MSCP since its conservation level is unknown. Specific management directives should be taken, however, to ensure against detrimental edge effects and uncontrolled access.

San Diego sagewort (*Artemisia palmeria*). Present. The status of this species is CNPS List 2, R-E-D 2-2-1. This species is located in San Diego County and Baja California, Mexico and is found in streams, often within coastal serge scrub and southern mixed chaparral. Two populations within the eastern parcel were observed in 1993. Although not located in the MSCP, specific management measures should be taken to ensure against detrimental edge effects and uncontrolled access.

Felt-leaved monardella (*Monardella hypoleuca ssp. lanata*). Not observed. If found, specific measures to address edge effects and uncontrolled access inside the MHPA may be necessary. Management of the existing fence around the boundary of the property and the creation of buffer zones would limit access to the site. The installation of signs, habitat monitoring and public awareness efforts may also aid in these efforts.

San Diego goldenstar (*Muilla clevelandiz*). Present. The status of this species is regionally sensitive, CNPS List 1B, R-E-D 2-2-2, MSCP covered. This species is found in southwestern San Diego County and northwestern Baja California, Mexico, within clay soils on dry mesas and on hillsides in coastal sage scrub or chaparral. One population of approximately 360 individuals was observed in the eastern portion of the development parcel in 1999. Specific MSCP management directives include monitoring transplanted populations and addressing edge effects inside the MHPA.

Parry's tetracoccus (*Tetracoccus dioicus*). Not observed. If found, specific measures may be necessary to address edge effects inside the MHPA. The status of this species is regionally sensitive, CDFG CSC. This species is located in southern Orange County and southern San Bernadino County, south to the cape of Baja California, Mexico, and is found mainly in coastal sage scrub, edges of riparian woodlands and washes. It is also found in weedy, disturbed areas, shaded areas and abundant invertebrate prey base, particularly termites. This species is likely present over portions of the entire site. Specific MSCP management directives include maintaining and managing a 1,500-foot preserve area around known locations where this species is preserved on site. Human impacts such as noise and lighting must be minimized and physical access into the habitat area may be minimized through fencing. Non-native species that are detrimental to the species must be controlled or removed and habitat restoration, preservation and enhancement must be implemented. Edge effects must be addressed in order to ensure maintenance of food species.

Sensitive Animal Species

San Diego homed lizard (*Phrynosoma coronatum blainvillei*). Present. The status of this species is regionally sensitive, CDFGCSC, MSCP covered species. This species is located in Southern California, west of the deserts, and south into northern Baja California, Mexico. It is found in coastal sage scrub, chaparral, open oak woodlands and open coniferous forests. Basking sites, adequate scrub cover, areas of loose soil and an abundance of harvester ants, a primary prey item, constitute important habitat components. This species was observed in the southern portion of the eastern parcel in 1993, and it is likely that it occurs over much of the site. Specific MSCP management directives include maintaining native ant species, discouraging the Argentine ant and protecting against detrimental edge effects.

Ferruginous hawk (*Buteo regalis*). Not observed. If this species is observed in the future, the MSCP management directives specify that foraging habitat such as grasslands be preserved. Impact avoidance around active nests would also be required, however, this species is not known to nest within the MSCP area. No specific management measures need to be addressed at this time.

Golden eagle (*Aquila chrysaetos*). Not observed. If this species is observed in the future, the MSCP management directives specify that areas with nest sites include measures to avoid human disturbance and impact while the nest is active. This includes establishing a 4,000-foot disturbance avoidance area within preserve lands. Monitoring of nest sites to determine the use and success of programs must also be adopted.

California gnatcatcher (*Poliophtila californica californica*). Present. The status of this species is USFSW FT, CDFG CSC, MSCP covered species, Poway HCP, NCCP target species. This species is located in southern Los Angeles, Orange, western Riverside and San Diego Counties south into Baja California, Mexico and is found in coastal sage scrub. Three individuals were observed within the western portion of the eastern parcel in 1993. Two individuals, one in the eastern portion and the other in the southern portion of the development parcel, were observed in 1999. The MSCP management directive requires that edge effects be reduced and that habitat quality be enhanced. If nesting gnatcatchers are found within preserve areas prior to construction, noise at the nests shall be maintained below 60 dB(A) LEQ during the breeding season. If noise from the construction exceeds 60 dB (A) LEQ in nesting areas, then the noise must be attenuated or ceased. Grading may resume once young fledglings have left the nest. Fire protection measures should also be adopted in order to reduce potential habitat degradation from unplanned fires. At any time throughout the life of the MSCP and as part of the citywide adaptive management program, the City may include a program for prescribed burns to reduce further the risk of catastrophic fire.

Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*). Present. The status of this species is regionally sensitive, CDFG CSC, MSCP covered species, Poway HCP, NCCP target species. This species is located in Ventura County southeast through Los Angeles, Orange, Riverside and San Diego Counties to northwestern Baja California, Mexico. It is found in coastal sage scrub and on rocky hillsides and in canyons. It may also be found in open sage scrub/grassy areas of successional growth, for example, after a fire. Six individuals within the eastern parcel and two individuals within the development parcel were observed in 1993. Six individuals were observed within the development parcel in 1999. The MSCP specific management directives include development and implementation of specific measures to address maintenance of vegetation structure, including some open phases of coastal sage scrub. At any time throughout the life of the MSCP and as part of the citywide adaptive management program, the City may include a program for prescribed burns to reduce further the risk of catastrophic fire.

Burrowing owl (*Speotyto cunicularia hypugaea*). Not observed. This species would have been observed if present. The status of this species is CSC, MSCP covered species. If observed in the future, MSCP specific measures may need to be adopted. These include enhancing known habitat, managing ground squirrels (the primary excavator of burrowing owl burrows), monitoring nests, maintaining predator control and establishing an avoidance zone around active nests.

Cooper's hawk (*Accipter cooperii*). Not observed. The status of this species is CDFG CSC. This species is found throughout the continental United States, excluding parts of Montana and the Dakotas. It tends to inhabit lowland riparian areas and oak woodlands in proximity to

suitable foraging areas such as scrublands or fields within San Diego County. If observed in the future, the MSCP requires avoidance of impacts within 300 feet of active nests and minimizing impacts to oak woodland and oak riparian habitats. Foraging habitats must also be preserved within the project site if this species is observed in the future.

Grasshopper sparrow (*Ammodramus savannarum*). Present. The status of this species is San Diego County Species of Concern. It is located in Southern Canada down to the southern U.S. and from Mexico to Ecuador. It is also located in the West Indies. This species inhabits grassland that usually has a mix of coastal sage scrub. One individual was observed within the southern portion of the development parcel in 1999. It is not covered by the MSCP because insufficient information is available to determine if adequate habitat is conserved. However, if found, management of this species may occur using MSCP guidelines.

Bell's sage sparrow (*Amphispiza belli belli*). Not observed. If present, it would have been observed. The status of this species is regionally sensitive, CDFG CSC. It is located on lower slopes of northern Baja California, Mexico coast ranges, the eastern slopes bordering the Central Valley from San Francisco Bay to Trinity County and on the western slopes of the Sierra Nevada from Calaveras to Madera counties. It may be found on sunny, dry stands of coastal sage scrub and chaparral. It may occasionally be found in other arid habitats such as cismontane juniper woodland and alluvial fan scrub. If this species is observed onsite in the future, measures should be taken to avoid direct harm to nests and young during the breeding season. Conservation or preservation programs should be adopted in order to protect the habitat of this species. Educational programs for residents, fencing around habitat areas and signage would also help mitigate impacts to this species. Currently, however, no management measures are required.

Loggerhead shrike (*Lanius ludovicianus*). Not observed. Although not observed, there is a moderate potential for this species to occur on site. The status of this species is CDFG, CSC. It is widely located throughout, but its numbers are declining in North America. In California, this species is common in the central valley and throughout coastal southern regions. This species tends to winter in Central America. It is found in open habitats including grasslands, scrublands and ruderal areas with adequate perching locations. If this species is observed in the future, direct impacts to the species should be avoided during breeding season through conservation or enhancement of grassland and open space. Food sources should also be maintained by avoiding the use of chemicals that would kill its prey and by maintaining biodiversity in conserved habitat.

Northern harrier (*Circus cyaneus*). Not observed. This species would likely have been observed if present. The status of this species is CSC, MSCP covered. It is widespread throughout the temperate regions of North America and Eurasia. It winters and migrates throughout California from below sea level in Death Valley to an elevation of 9,800 feet. Its known breeding areas are San Diego County, including Torrey Pines, the Tijuana River Valley and Camp Pendleton. It is found in coastal areas and salt and freshwater marshlands. This species also inhabits grasslands and prairies. If this species is observed on site in the future, the MSCP management directives require that agricultural and disturbed lands be managed within four miles of nesting habitat in order to provide foraging habitat. A maximum 900-foot impact avoidance area should be maintained around active nests and measures should be taken by a preserver management coordination group to maintain winter foraging habitat in MSCP preserve areas.

Mountain lion (*Felis concolor*). Not observed. The status of this species is SSP. This species has a large range throughout the U.S., Canada and Mexico. It is an uncommon, but permanent resident within California. It is found in almost all habitats except xeric regions of the Mojave and Colorado deserts that do not support mule-fat populations. This species is usually found on rocky, rugged terrain with dense cover, but the species is adaptable to a variety of habitats. If this species is observed onsite in the future, potential den sites and foraging habitat should be conserved or created. Additionally, wildlife corridors should be maintained across the site in order to allow the access of prey and the continued movement of this species to its dens and foraging habitat.

American badger (*Taxidea taxus*). Not observed. This species is not included on state or federal lists. It is located from the Great Lakes region and central Texas to northern Alberta, Canada, and from the Pacific coast to the tip of Baja California, Mexico. This species inhabits grasslands, coastal sage scrub, chaparral and forests with friable soils. If observed on site in the future, specific measures to trap and relocate the animal to an area of more suitable habitat need to be made. Onsite conservation and, management measures within the preserve area would also need to be adopted and would be attained through the creation or maintenance of suitable den sites, food sources and movement corridors.

The above sensitive species are addressed in the MSCP Plan. Additional sensitive species not addressed by the MSCP Plan may also occur onsite. It is anticipated that management of these unaddressed species will occur through implementation of the MSCP and this HMP.

MONITORING AND REPORTING

Long-term monitoring of the MHPA will include the following activities:

- **General Monitoring.** The Habitat Manager will make periodic inspections (approximately four times per year) of the subject MHPA and note general site conditions such as trash dumping, trail conditions, exotic plant/ animal problems, etc.
- **General Biological Survey and Monitoring of Sensitive Species.** Every other year, qualified biologists will conduct a general botanical and zoological survey and monitor sensitive species within the MHPA, including willow monardella (*Monardella linoides* ssp. *viminea*), variegated dudleya (*Dudleya variegata*), and the coastal California gnatcatcher. Monitoring of the sensitive plant species will occur in the fall and spring and the wildlife survey will be conducted in the spring. Other species observed during these surveys will be noted.
- **Monitoring Report.** Botanical and zoological observations and remedial recommendations, if applicable, will be provided in an annual monitoring report.
- **Additional Maintenance Activities.** It may be necessary to conduct additional monitoring and/ or maintenance activities within the MHPA such as brown-headed cowbird (*Molothrus ater*) trapping. The need for additional maintenance and/or monitoring activities will be based on survey results. The costs for these additional activities (if any) are not included in the accompanying budget (Attachment A).

ATTACHMENT A
PROPOSED BUDGET FOR SYCAMORE CANYON PRESERVE

Activities	Annual Cost
General Monitoring (i.e., exotic plants, trash removal, squatters, signage)	\$5,400.00
Biological Monitoring (i.e., biological assessment and monitoring, habitat evaluation, rare plant surveys and remedial recommendations)	0.00 ¹
Maintenance of Gates/Fencing/Signs	2,300.00
Trail Maintenance	3,486.00
Educational Outreach/Public Awareness (i.e., annual newsletter, meeting with homeowners)	2,500.00
GIS/Mapping	0.00 ¹
Annual Reports and Meetings with City/Agencies	0.00 ¹
Contingency (10%)	1,314.00
Total Annual Cost	\$15,000.00²

1. This task to be completed by City utilizing grant funding or in-house staff.
2. This annual budget to be generated by an endowment to be provided by project applicant.