



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 27, 2009 **REPORT NO.** PC-09-016

ATTENTION: Planning Commission, Agenda of March 5, 2009

SUBJECT: HERITAGE TRAIL CONNECTION – PROJECT NO. 155513
PROCESS 4

REFERENCE: Planning Commission Report No. P-00-221; Final Mitigated Negative Declaration dated June 8, 2000

**OWNER/
APPLICANT:** City of San Diego Water Department
San Dieguito River Park Joint Powers Authority

SUMMARY

Issue(s): Should the Planning Commission approve a Site Development Permit to extend the San Pasqual Mule Hill Trail by 200 feet to link the San Dieguito River Park's Coast to Crest Trail segment in San Pasqual Valley to the City of Poway trail system?

Staff Recommendation: Approve Site Development Permit No. 552200.

Community Planning Group Recommendation: On October 3, 2008, the San Pasqual-Lake Hodges Community Planning Group voted unanimously to approve the project with two conditions (Attachment 7). For a discussion of the conditions, see the Community Input section of this report.

Environmental Review: Addendum to Mitigated Negative Declaration (AMND) Project No. 40-0177 has been prepared by San Dieguito River Park Joint Powers Authority (JPA) as the Lead Agency and finalized on January 16, 2009, by the JPA Board of Directors (Resolution No. R09-1). In addition, a Mitigation Monitoring and Reporting Program has been prepared by the City of San Diego and will be implemented which will reduce, to below a level of insignificance, any potential impacts identified in the environmental review process.

Fiscal Impact Statement: All costs associated with processing this project are recovered from a deposit account covered by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

The project site (Attachment 1) is located at Highland Valley Road approximately 2.5 miles east of Pomerado Road in San Pasqual Valley, an agricultural preserve most of which is owned by the City of San Diego and leased for various agricultural uses (i.e. livestock grazing, horse stables, dairy farming, orchard cultivation and the growing of nursery stock). The site is zoned AG -1-1 (Agricultural/10-acre lot minimum) and is within the San Pasqual Valley Community Plan area (Attachment 2). The site also lies within the Multiple Species Conservation Program (MSCP), Multi-Habitat Planning Area (MHPA), 100-year Floodplain and is adjacent to the San Dieguito River which runs in an east/west direction through San Pasqual Valley.

Based on the City of San Diego adopted San Pasqual Valley Community Plan and the adopted San Dieguito River Concept Plan, it is envisioned that a 55-mile long, multiple use regional Coast to Crest Trail would extend from the ocean at the City of Del Mar to Volcan Mountain, located just north of the City of Julian. Therefore, keeping within that vision, on January 4, 2001, the Planning Commission approved San Pasqual Mule Hill Trail - Site Development Permit (SDP) No. 40-0711. The SDP allowed for the construction of a 9.4 mile multi-use trail for hikers, bicyclists and equestrians (completed 2002), consisting of a 1.24 mile, 8-foot wide hardened surface (polymer binder mixed with decomposed granite) in the western section to accommodate trail use by persons with disabilities. The remaining 8.2 mile eastern section is constructed of decomposed granite/native soil that varies in width from 6 to 8 feet. The approved project also includes two major segments of the Coast to Crest Trail (Mule Hill Historical Trail and San Pasqual Valley Trail), beginning at the current eastern terminus of the North Shore Lake Hodges segment of the Coast to Crest Trail and extending east to about the intersection of Highway 78 and Brandy Canyon Road. The trail travels through San Pasqual Valley, through the San Pasqual Agricultural Preserve where there are interpretive signs at appropriate locations along the trail that describe the various past and present agricultural activities.

DISCUSSION

Project Description:

The applicant proposes to connect the San Pasqual Mule Hill Trail to the Heritage Trail, a distance of approximately 1,000 feet (Attachments 1 and 4). However, only 200 feet of the 1,000-foot trail extension would require a Site Development Permit from the City of San Diego. The remaining 800 feet of the trail is located on City-owned land leased to Evergreen Tree Nursery which has already been constructed by the lessee.

The extension would represent the first north/south connection between two regional trails, the Coast to Crest Trail and the Trans-County Trail. The trail would accommodate hikers, bicyclists, and equestrians. The trail would extend past a staging area along an existing farm road on the south/east side of Highland Valley Road. A row of large trees (that would remain) separates the farm road from Highland Valley Road. The trail would cross Highland Valley Road at a location approximately 800 feet from the staging area. The trail would then continue away from the road toward the San Pasqual Mule Hill Trail for approximately 200 feet and terminate at the San Pasqual Mule Hill Trail for a total length of 1,000 feet (0.18 mile). (Attachment 4)

The connector trail would be approximately five feet wide and surfaced with decomposed granite mixed with the native soil. Lodgepole fencing would be placed along the trail where adjacent wetlands are present.

Purpose for Trail Extension

The purpose of extending the San Pasqual Mule Hill Trail is to link the Coast to Crest Trail segment in San Pasqual Valley to the City of Poway's trail system. Poway's trail system includes a trail from the Heritage development project in the northwestern part of the City of Poway to Highland Valley Road in San Pasqual Valley. The trail travels through the Heritage golf course and then climbs a large hill and down the slope into the San Pasqual Valley as it crosses into City of San Diego jurisdiction and ownership. The Poway Heritage Trail ends at Highland Valley Road approximately two miles east of Pomerado Road in the San Pasqual Valley less than 1,000 feet from the San Pasqual Mule Hill Trail. The Poway Heritage Trail was built as part of the Heritage project to provide a secondary emergency access from the golf course development to Highland Valley Road, but also to extend Poway's trail system.

Purpose for Crossing at Highland Valley Road

The location for the road crossing was selected to maintain the maximum line-of-sight for trail users and drivers. It is located at an equal distant between two curves on Highland Valley Road. Warning signs, per City of San Diego guidelines, would be placed along both sides of Highland Valley Road and the trail to warn drivers and trail users of the trail crossing.

Discretionary Action:

A Site Development Permit is required due to impacts to wetlands. It was determined that the trail connection proposal through the wetland areas would be the best option as it balances impacts to sensitive biological resources with public safety. As a result, impacts to wetlands would be unavoidable for the proposed project. The SDP is being processed in accordance with Section 143.0150 of the San Diego Municipal Code.

Community Plan Analysis:

The project site is located in an area designated for Agricultural (east side of Highland Valley Road), and Open Space (west of Highland Valley Road) land use in the San Pasqual Valley Plan (SPVP). An overall goal of the SPVP is a continuous multi-use corridor of walking, equestrian

and bicycle trails encompassing the entire valley, and recreation facilities that do not compromise the valley's natural character. One of the land use policies of the Sensitive Biological Resources and Open Space Element is that native riparian vegetation along the course of the San Dieguito River and its tributary creeks shall be preserved, or restored where disturbed. Additionally, a wildlife connection should be preserved along the watercourse of the San Dieguito River. The project connection to upland habitat areas would be preserved (or restored where interrupted) following the river's tributary creeks. The project as proposed complies with the goal and land use policies.

Community Group Input:

On October 3, 2008, the San Pasqual- Lake Hodges Community Planning Group voted unanimously to support the proposed project with the following stipulations:

1. Some sort of warning and perhaps gate be designed to slow trail users prior to entering the roadway because there is a potential for serious accidents to those who fail to use caution entering the roadway.

Applicant Response: Safety measures will be installed along the Heritage Connector Trail to encourage safe crossing of Highland Valley Road. A barrier will be placed across the trail at the point where it approaches Highland Valley Road to slow trail users and prevent them from entering the roadway without stopping. The barrier will consist of large boulders or other similar barrier. In addition, a standard stop sign will be placed on the trail at the crossing. The trail width will be narrowed as it approaches the road crossing and fencing will be added to channel users to the crossing and prevent them from going around the barrier. Warning signs will be placed along the trail and the roadway notifying trail users and drivers of the upcoming trail crossing. The applicant would work with the leaseholder and the City of San Diego Real Estate Assets Department staff to ensure that these measures do not interfere with the Evergreen Farm operations (Attachment 8).

2. Any leaseholder(s) who have portions of the trail on or adjacent to their operations be totally indemnified and held harmless in any actions or suites that might be brought forward by people using the trails.

Applicant Response: The applicant would work with the City of San Diego Real Estate Assets Department to ensure the lease includes language consistent with the other leases in San Pasqual Valley that includes the Mule Hill/San Pasqual Valley Trail through their lease area (Attachment 8).

City of San Diego Environmental Analysis:

A Mitigated Negative Declaration (MND) for SDP (ESL) No. 40-0711 (MMRP), San Pasqual Mule Hill Trail was adopted by the JPA Board of Directors on June 16, 2000 (Resolution No. R00-5) and by the San Diego City Council as a responsible agency on February 2, 2001

(Resolution No. R-294528). The MND concluded that issues regarding agricultural resources, biological resources, cultural resources, hazardous materials, and traffic would be mitigated and measures were incorporated into the project to reduce impacts to below a level of significance.

AMND Project No. 40-0177 has been prepared and approved by the JPA for the Heritage Trail Connection project. The AMND determined the project would not result in any new impacts that were not identified in the previous MND No. 40-0711 and measures to mitigate potentially significant impacts have been incorporated into this project. However, City of San Diego staff determined that additional environment permit conditions should be included that would reinforce the MMRP measures as defined in the JPA's Final AMND and biological technical report. Conditions 12 through 15 including Exhibit "B" have been placed in Site Development Permit No. 552200 in order to bring the project into conformance with the City of San Diego's Biological Guidelines and Land Use Adjacency Guidelines. Therefore, Third Party Beneficiary status for indirect impacts to California gnatcatcher under the City of San Diego's Multiple Species Conservation Program (MSCP) will be conferred on the proposed project.

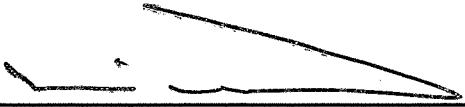
Conclusion:

The project supports the goal and land use policies of the SPVP, as well as complies with the applicable regulations of the Land Development Code. Impacts to wetlands would be mitigated to reduce impacts to below a level of significance. The trail extension promotes bringing the vision of a 55-mile long, multiple use regional Coast to Crest Trail to fruition. Therefore, staff believes findings (Attachment 6) can be made for a Site Development Permit (Attachment 5) and recommends the Planning Commission approve the project.

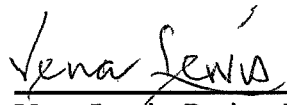
ALTERNATIVES

1. Approve Site Development Permit No. 552200, with modifications.
2. Deny Site Development Permit No. 552200, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake, Program Manager
Development Services Department



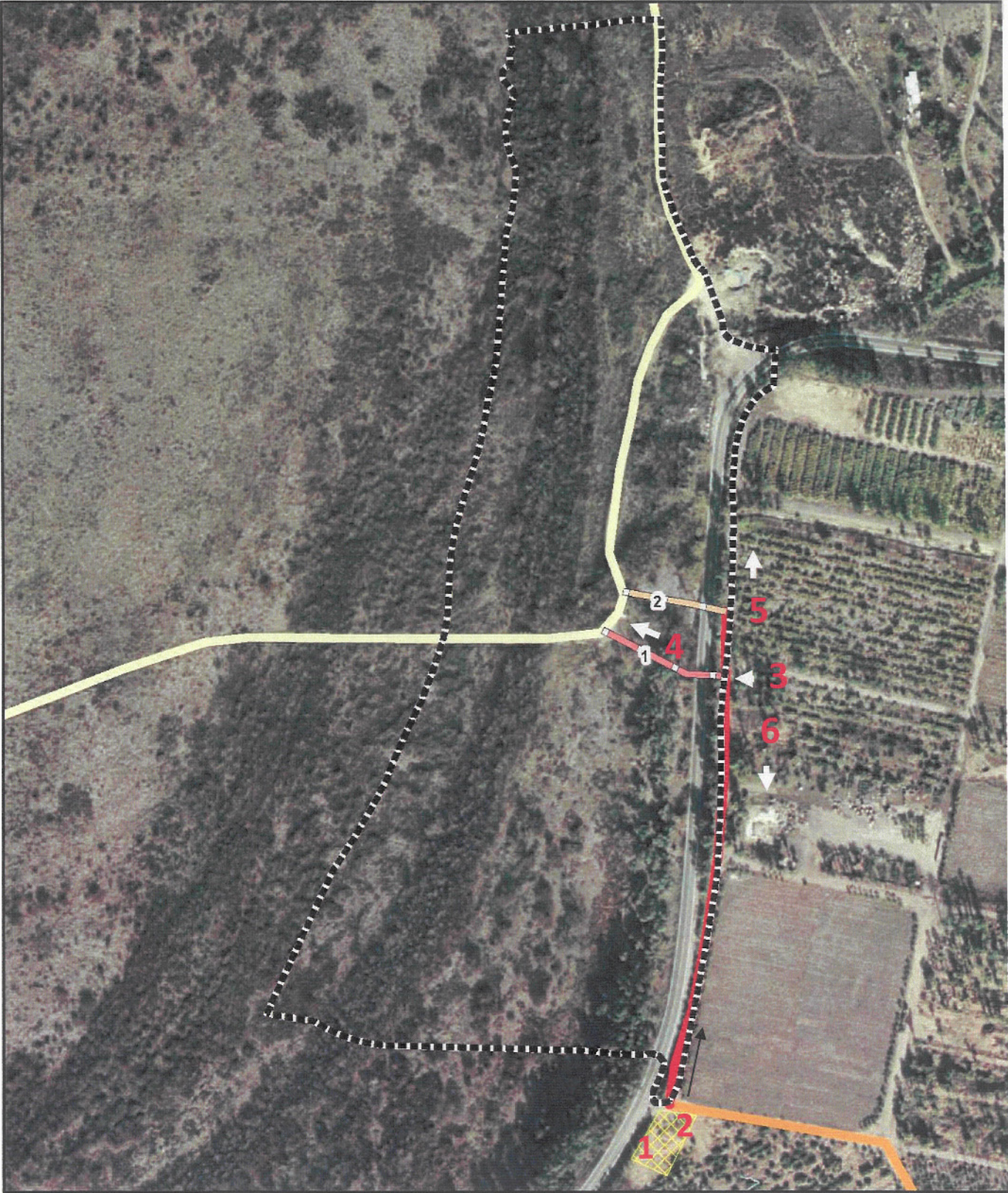
Vena Lewis, Project Manager
Development Services Department

BROUGHTON/VSL

Attachments:

1. Aerial Photograph/Site Photos
2. Community Plan Land Use Map
3. Project Location Map
4. Project Plans
5. Draft Permit with Conditions and Exhibit "B"
6. Draft Resolution with Findings
7. Community Planning Group Recommendation
8. Applicant Response Letter
9. Project Chronology



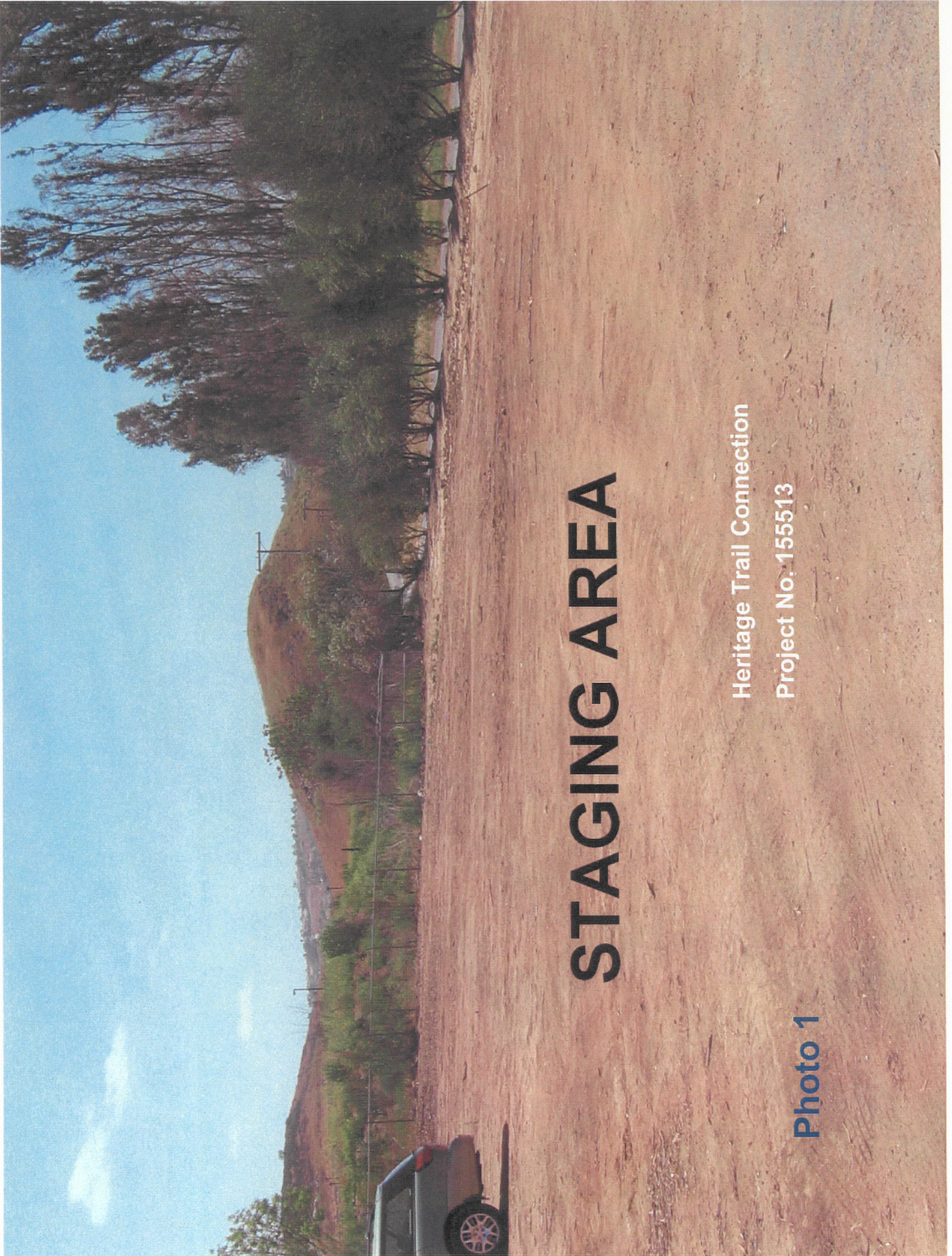


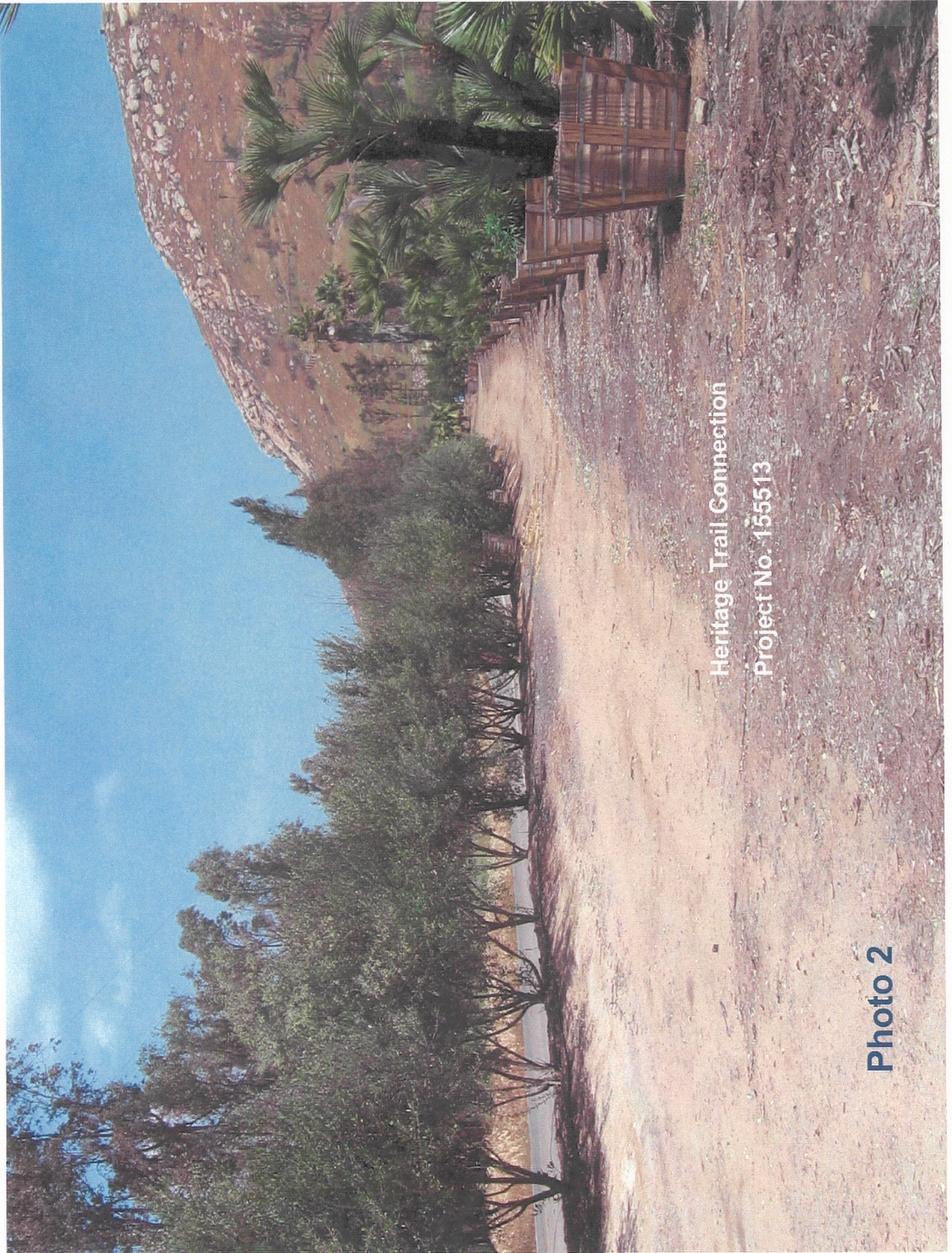
STAGING AREA

Heritage Trail Connection

Project No. 155513

Photo 1

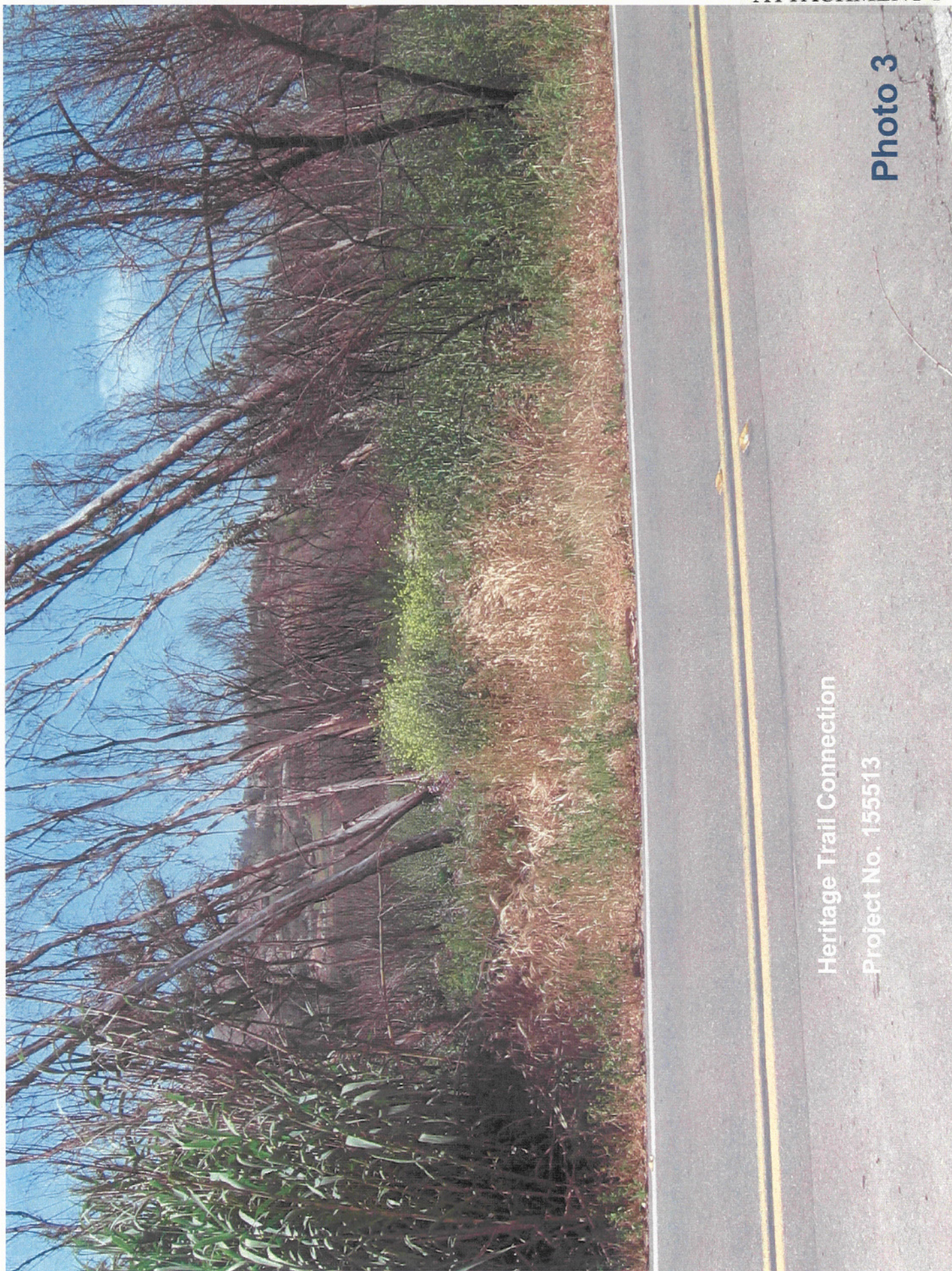




Heritage Trail Connection

Project No. 155513

Photo 2



Heritage Trail Connection

Project No. 155513

Photo 3



Heritage Trail Connection

Project No. 155513

Photo 4

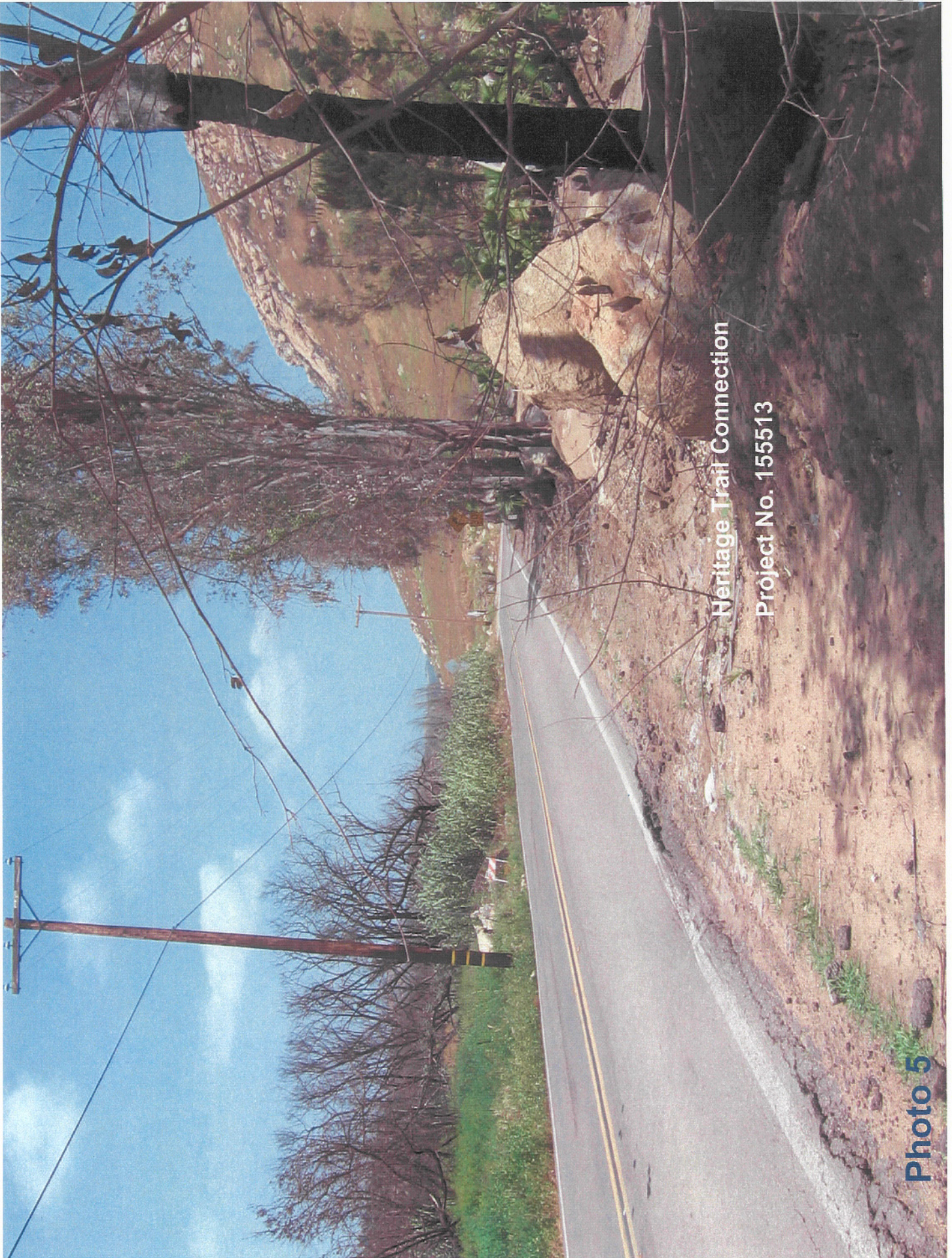
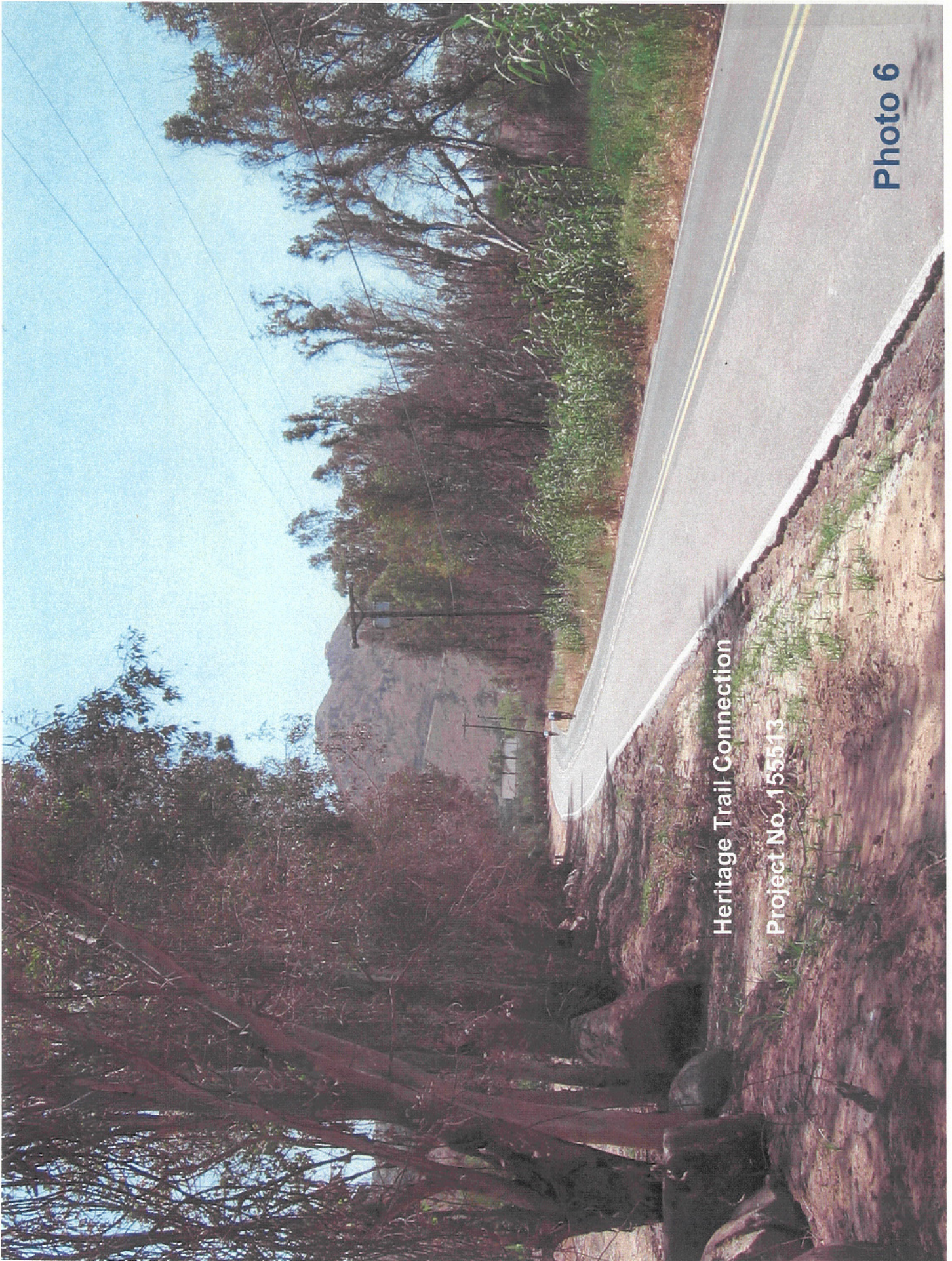


Photo 5



Heritage Trail Connection

Project No. 155513

Photo 6

Community Plan Map



San Pasqual Existing Conditions

Land Use

Legend

- Space Rural Residential
- Single Family Residential
- Multi-Family Residential
- Strip Quarters
- Mobile Home Park
- Commercial
- Industrial Warehouse/Storage
- Extractive Industry
- Communication Utilities, Transportation Related
- Institutional
- Schools
- Agriculture
- Public Open Space
- Private and Commercial Recreation
- Undeveloped
- Water Bodies of Water

Single Family - single family detached housing units, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes detached single-family homes, duplexes, triplexes, and fourplexes. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Multi-Family Residential - multi-family detached, semi-detached, or townhouse units, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes duplexes, triplexes, fourplexes, and townhouses. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Strip Quarters - single-story detached, semi-detached, or townhouse units, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes duplexes, triplexes, fourplexes, and townhouses. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Mobile Home Park - a developed area containing mobile homes, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes mobile homes, trailers, and manufactured homes. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Commercial - a developed area containing commercial uses, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes retail stores, offices, restaurants, and other commercial uses. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Industrial Warehouse/Storage - a developed area containing industrial, warehouse, or storage uses, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes manufacturing facilities, warehouses, and storage yards. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Extractive Industry - a developed area containing extractive industry uses, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes mining, quarrying, and other extractive industry uses. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Communication Utilities, Transportation Related - a developed area containing communication, utility, or transportation related uses, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes telecommunications facilities, utility substations, and transportation facilities. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Institutional - a developed area containing institutional uses, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes schools, hospitals, and other institutional uses. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Schools - a developed area containing school uses, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes elementary schools, middle schools, and high schools. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

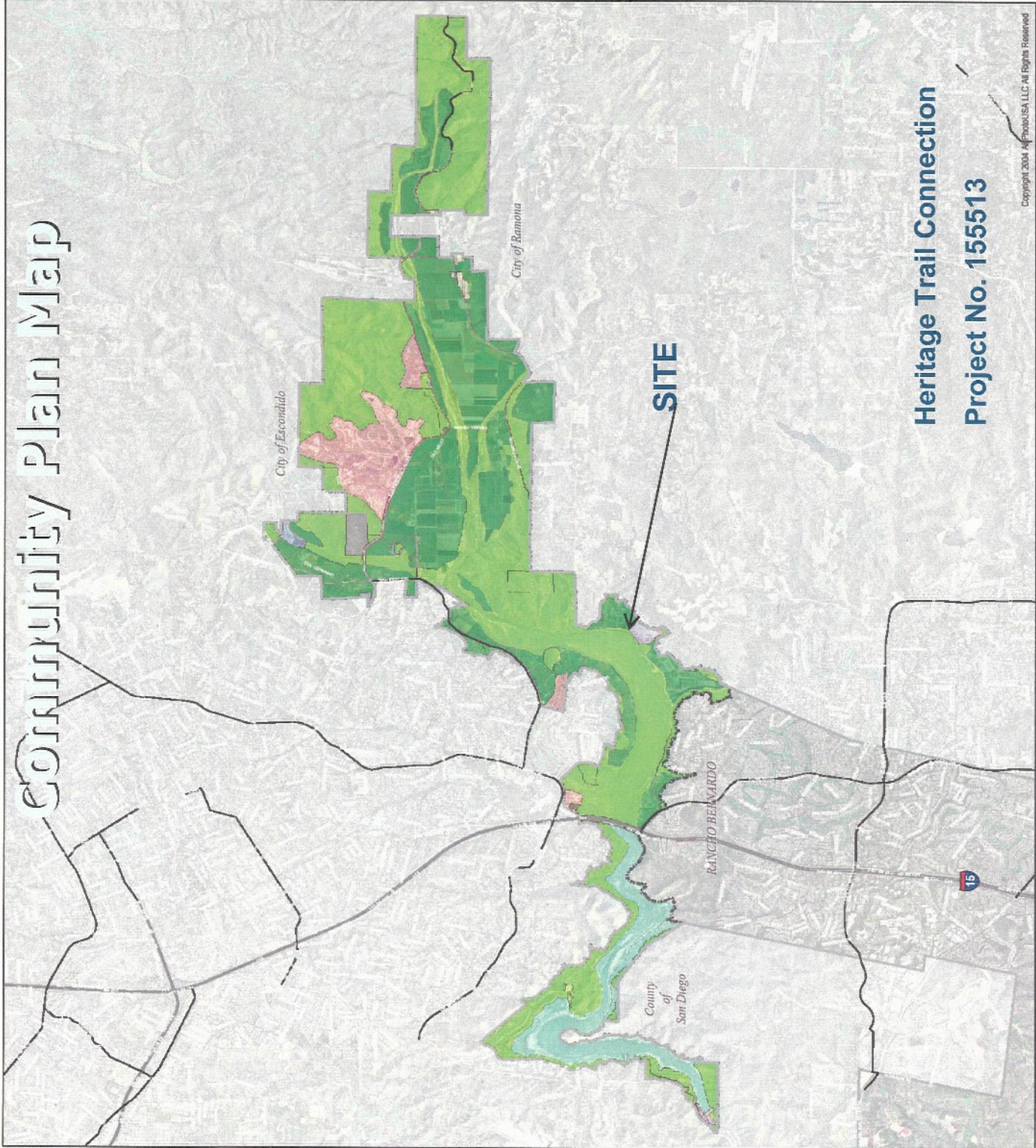
Agriculture - a developed area containing agricultural uses, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes crop production, livestock raising, and other agricultural uses. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Public Open Space - a developed area containing public open space uses, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes parks, recreation areas, and other public open space uses. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Private and Commercial Recreation - a developed area containing private or commercial recreation uses, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes golf courses, country clubs, and other recreation uses. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Undeveloped - a developed area containing undeveloped land, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes vacant land, agricultural land, and other undeveloped land. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).

Water Bodies of Water - a developed area containing water bodies of water, no less than 1,000 sq. ft. of living space, with a minimum lot area of 10,000 sq. ft. in unincorporated areas, and 12,000 sq. ft. in the City of Escondido. This category includes lakes, rivers, and other water bodies. It also includes accessory dwelling units (ADUs) and detached accessory units (DAUs).



Heritage Trail Connection
Project No. 155513

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City of San Diego
Planning Department
May 6, 2004

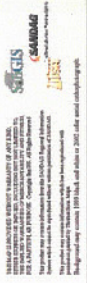
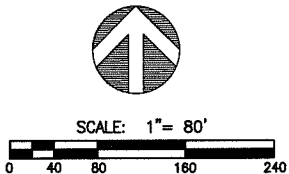
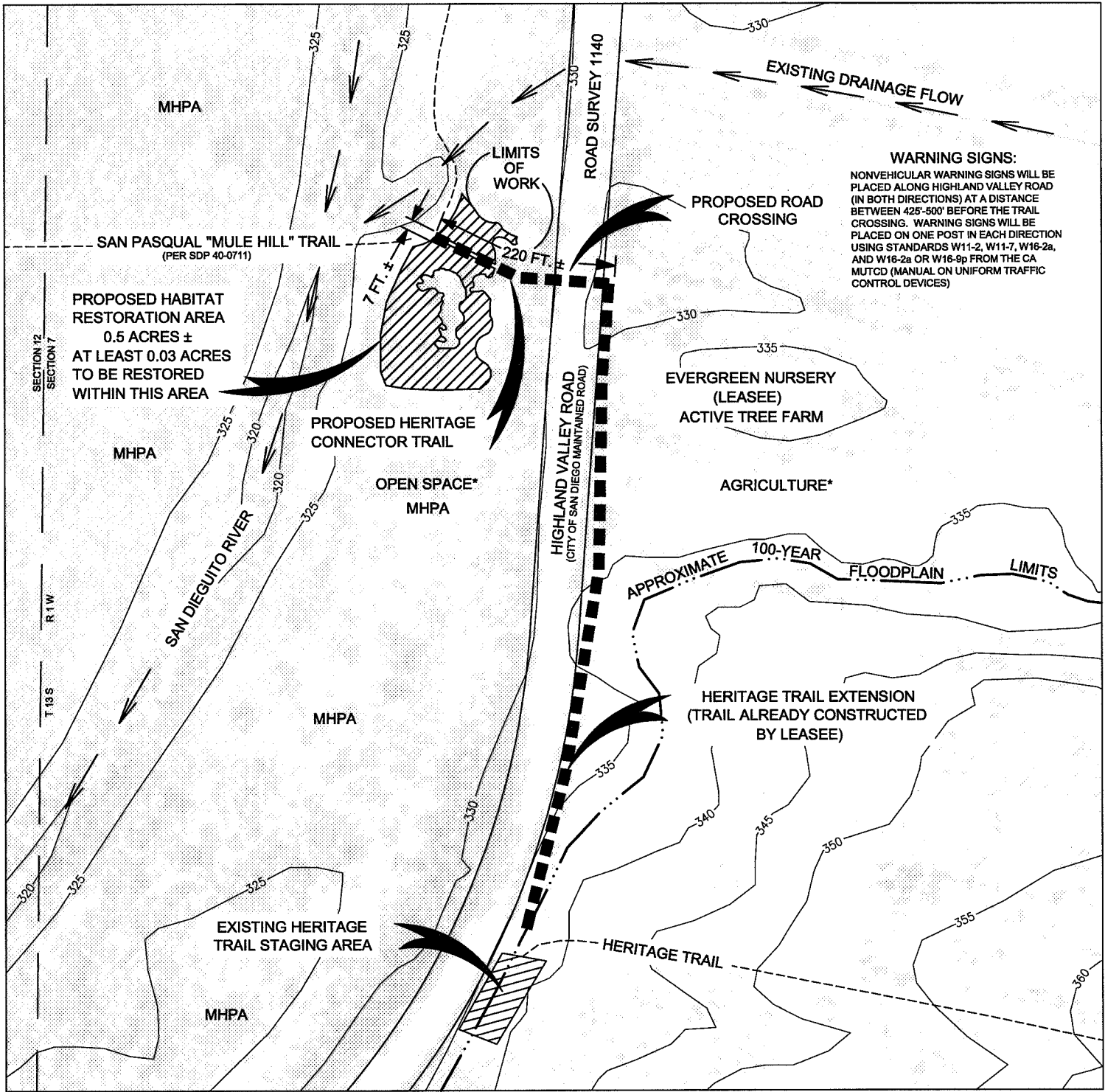




Figure 1. Project Vicinity

SITE PLAN FOR:
HERITAGE CONNECTOR TRAIL
SAN DIEGO, CALIFORNIA



*SAN PASQUAL VALLEY PLAN
LAND USE DESIGNATIONS

WARNING SIGNS:
NONVEHICULAR WARNING SIGNS WILL BE PLACED ALONG HIGHLAND VALLEY ROAD (IN BOTH DIRECTIONS) AT A DISTANCE BETWEEN 425'-500' BEFORE THE TRAIL CROSSING. WARNING SIGNS WILL BE PLACED ON ONE POST IN EACH DIRECTION USING STANDARDS W11-2, W11-7, W16-2a, AND W16-2a OR W16-9p FROM THE CA MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)

Development Notes:

- The following development permit is required: A SDP (Amend SDP #40-0711) for an earthen equestrian/pedestrian trail (Process Four).
- Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
- Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
- No permanent or temporary mechanical irrigation system is proposed as part of this plan. All plant species selected are drought tolerant native species that will not require permanent irrigation. Supplemental manual irrigation will be implemented if deemed necessary by the project biologist and/or the development services department and may include hand watering or utilization of a water truck. If used, supplemental watering frequencies would mimic natural rainfall cycles.
- All Landscape and Irrigation shall conform to the standards of the City-Wide Landscape Regulations, the City of San Diego Land Development Manual Landscape Standards and other Landscape related City and Regional standards.
- Restoration Area: The area is to be restored/enhanced according to the Revegetation/Restoration Plan for the San Dieguito River Park Joint Powers Authority Heritage Connector Trail, November 2008.

Applicant:

San Dieguito River Park JPA
18372 Sycamore Creek Road
Escondido, CA 92025

References:

Assessor's Parcel Map 276-07, Sheet 2 of 2

Legal Description:

Lying within Lot 2 of Section 7, Township 13 South, Range 1 West, according to U.S. Government Survey

Assessor's Parcel Number:

276-071-01

Zone Summary:

Existing Zone: AG-1-1
Proposed Zone: AG-1-1 (no change)
Overlay Zones:

Site Address:

Highland Valley Road, 2.5 miles east of Pomerado Road

Site Area:

Less than 0.1 acre in a 146.78 acre parcel

Density:

N/A (No buildings proposed)

Setbacks:

N/A (No buildings proposed)

Max. Building Height (by zone):

N/A (No buildings proposed)

Approximate earthwork quantities:

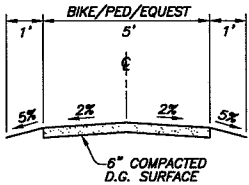
Cut: 5 C.Y.
Fill: 23 C.Y.
Import: 18 C.Y. (D.G.)

Owner

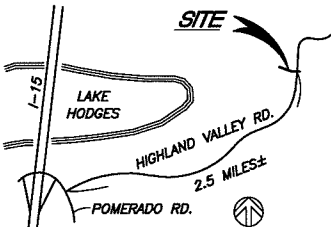
City of San Diego
202 C Street
San Diego, Ca. 92101

Consultant

CIVIL ENGINEER/ ENVIRONMENTAL SURVEYOR:
REC Consultants, Inc.
2442 Second Avenue
San Diego, CA 92101
Tel: (619) 232-9200



TYPICAL CROSS-SECTION
NO SCALE



VICINITY MAP
NO SCALE

SITE PLAN FOR:
HERITAGE CONNECTOR TRAIL

The following text is excerpted from the "Heritage Connector Trail Revegetation/Restoration Plan" prepared by TAIC, November 2008.

SITE PREPARATION

Removal of Debris
A small amount of trash and debris is present on-site as a result of unauthorized/illegal dumping. The restoration specialist will remove all trash and debris accumulated within the project boundaries and dispose of the collected debris in an appropriate location off-site.
Land Shaping/Grading and Drainage Plan
As currently configured, the proposed on-site enhancement mitigation area possesses suitable topography and hydrology to support riparian restoration. No land shaping, grading, or drainage enhancement is necessary.
Topsoil/Brush & Propagule Salvage and Translocation Plan
Due to the relatively minor size of the proposed enhancement, the extensive infestation of undesirable non-native vegetation, and the absence of any special-status (i.e. rare, threatened, or endangered) native plant species within the enhancement area, no topsoil or vegetation is necessary for the proposed action.
Weed Eradication
Prior to revegetation efforts, the restoration specialist will be responsible for the abatement/control of invasive exotic vegetation within the mitigation area. The restoration specialist will select appropriate exotic species control techniques based on the target exotic species and other relevant site conditions. The restoration specialist may choose mechanical removal, chemical treatment, or a combination of the two. General weed eradication methods are described in this section, and species specific control methods are detailed in Appendix A.

The restoration specialist will be responsible for removal of the high priority target exotic species listed in Table 2 as well as any additional species listed by the California Invasive Plant Council (Cal-IPC) as High and Moderate categories of non-native invasive plants that threaten California's wildlands according to the Cal-IPC Invasive Plant Inventory (2006, revised 2007).

Table 1: High Priority Invasive Species

Common Name	Scientific Name
Giant reed	<i>Arundo donax</i>
Salt cedar	<i>Tamarix ramosissima</i>
Silene pampas grass	<i>Cortaderia selkiana</i>
Castor bean	<i>Ricinus communis</i>
Perennial pepperweed	<i>Lepidium latifolium</i>
Cocklebur	<i>Xanthium strumarium</i>
Sweet fern	<i>Senecioium jacobaea</i>
Treelobacco	<i>Nicotiana glauca</i>
Myoporum	<i>Myoporum laetum</i>
Blue gum	<i>Myoporum laetum</i>
Garland chrysanthemum	<i>Chrysanthemum sp.</i>
Hotnetted fig	<i>Carpodacus edulis</i>
Poison hemlock	<i>Conium maculatum</i>
Mexican fan palm	<i>Washingtonia robusta</i>
Peruvian pepper tree	<i>Schinus molle</i>
African fountain grass	<i>Pennisetum sp.</i>

Herbicide Application/Chemical Control Treatment Techniques
Use of herbicides is often recommended in conjunction with other methods or when no other effective alternative is available. Various herbicides are registered and recommended for use in natural areas in California that are specific to certain target exotic species. The appropriate type and concentration of herbicide and method of application should be determined based on site specific conditions including target species, level of infestation, presence of desirable native species, and available funds. In addition, project specific application rates should be followed as described on the label. In general, recommended herbicides are glyphosate-based, systematic herbicides such as Rodeo, which are approved by the Environmental Protection Agency (EPA) for use within 100 feet of natural watercourse or body of water. If treatment is not occurring in or near water then a non-aquatic herbicide such as Roundup can be used. Most herbicides are non-selective and work against both broadleaf weeds and grasses.

As many of the target exotic species will occur near native plants it is critical to use caution when applying herbicides so as not to harm native species. Herbicides can be applied in a variety of ways. The most appropriate application method depends on the exotic species being treated, the herbicide being applied, the skills of the applicator, and the application site. Based on the target control species and other biotic and abiotic factors, the restoration specialist may select from among the following application/treatment methods for exotic species control:
Cut-Stump Application
Foliar Spray
Grubbing
Mulching
Cut-Stump Application
This method is often used on large woody species that normally re-sprout after being cut. The strategy begins with cutting down the target tree or shrub to ground level, making a level cut. Immediately (within 1 to 5 minutes of the cut) debris including saw dust should be removed and the appropriate herbicide should be sprayed, painted, or squirted on the outer 20X (exposed cambium) of the stump. The herbicide must be applied to the entire inner bark (cambium) within minutes of the trunk being cut as a delay in treatment may reduce the effectiveness. The outer bark and heartwood do not need to be treated since these tissues are not alive, although they support and protect the tree's living tissues.

Herbicide can be applied to cut stumps in many ways, including spray and squirt bottles, or even paint brushes and sponges. Care must be taken to avoid applying too much herbicide, and allowing it to run-off the stump and onto the ground. Herbicide can also dribble from bottles or brushes and fall on desirable plants or the ground. Sometimes treated stumps will re-sprout, so it is important to check them at regular intervals (2 to 6 months) for at least a year. Depending on the vigor of the re-sprouts, these can be treated by cutting or foliar spraying (described below).

The cut stump treatment allows for a great deal of control over the site of herbicide application, and, therefore, has a low probability of affecting non-target species, or contaminating the environment. It also requires only a small amount of herbicide to be effective as treating re-sprouts with foliar spray is usually faster and requires much less herbicide than treating the entire tree without cutting.
Foliar Spray
This technique is often used for relatively small woody species (6 to 8 feet in height). In short, an herbicide-water mixture is sprayed on plant foliage to cover all leaves. The chemical is usually applied with a backpack sprayer but care should be taken to avoid drift. Applicators may consider using low pressure spray equipment, spray shields, and drift retardants. Drift can be dangerous to both people and nearby native species. This technique is most effective on relatively small plants and doesn't usually work on leaves with thick waxy cuticles. In most cases leaves and associated stalks should be sprayed with the appropriate herbicide formulation at approximately 5-7 percent dilution or as directed on the label. Initially, foliar application results in wilting of leaves but as the herbicide is translocated to other parts of the plant the application should result in death. Adequate control with foliar applications can be difficult to accomplish. This is because complete coverage of all foliage is essential for control but over-application (which leads to spray run-off) will reduce effectiveness. A brightly colored dye should always be used in herbicide applications to aid the applicator in achieving good coverage and to increase the visibility of spray areas for bystanders. Foliar applications often require multiple follow-up treatments before control is accomplished. To assure eventual death, quarterly site visits should be conducted to reapply the herbicide as necessary and to monitor any new recruits.
General Herbicide Regulations and Safety Requirements

All herbicide application will be performed by a State of California Department of Pesticide Regulation (DPR) licensed Pest Control Business
Businesses conducting herbicide application will be registered by the County Agricultural Commissioner
All herbicide application will be done under the supervision of a State of California DPR Qualified Applicator Licensee (QAL) pursuant to the recommendations of a DPR-licensed Agricultural Pest Control Advisor (PCA)
The restoration specialist, must submit to the County Agricultural Commissioner a monthly pesticide use report
All herbicide application will be conducted in accordance with the product label requirements
Personnel conducting herbicide application will wear appropriate personal protective equipment (PPE) as required by law and follow all label directions and precautions, including the posting and observation of re-entry times
Application will be prohibited on windy days (wind over 5 mph) or when rain is likely or occurring
Herbicide application in or near aquatic habitats will be performed using chemicals approved for use in and near water, such as Garlan 4 (triclopyr), or equivalent which are approved for aquatic application with a surfactant to be most effective (Glyphosate may also be used)
Preparation of herbicides must be completed in a designated staging area at least 100 feet from the stream course or body of water.

PLANTING SPECIFICATIONS

Soil Preparation
Seedbed Preparation/Decompaction/Scarification
As necessary, prior to application of the native riparian seed mixture, the restoration specialist will decompact, scarify, or otherwise prepare the enhancement site soils via mechanical means such as deep ripping or disk harrow using appropriate agricultural machinery.
Seed Sources and Procurement
Specific seed specifications are described in the text below. No fertilizer of any sort will be applied during seed application or applied as topdressing unless approved by the restoration specialist. Organic materials or other amendments may be used as needed to improve soil drainage and aeration.

Given the minor nature of the proposed impacts and the small size of the proposed mitigation, no container plantings or cuttings are included in the mitigation design. Rather, the mitigation effort will consist primarily of invasive species removal and application of native seeds within the mitigation zone.

Based on field observations made during the spring of 2007, no significant native trees or shrubs exist within the proposed mitigation area. The mitigation shall not result in removal of existing native trees or shrubs.
Seed Source Requirements
Seed materials will be purchased from a qualified vendor (S&S Seeds or equivalent) experienced in the collection and preparation of native seed material for native habitat restoration/revegetation
All seed materials will be tested for purity and germination prior to delivery
All seed materials will be package separately by species and labeled appropriately to document species, source, and collection date
All seed materials, whether collected by the restoration specialist or purchased from a vendor, will be collected within San Diego County.
Seed Mix
The applied native seed mix should contain the species listed in Table 3, and it should be applied to achieve the approximate pounds of pure live seed per acre specified. Any species substitutions must be approved by the restoration specialist prior to seed application.

Table 1: Riparian Seed Mixture

Common Name	Scientific Name	Approximate Pounds of Viable Seed per Acre ¹
Mugwort	<i>Artemisia douglasiana</i>	2
Western ragweed	<i>Artemisia pilosostachya</i>	2
Harker's evening primrose	<i>Oenothera elata</i>	1
Giant creek nettle	<i>Urtica dioica</i>	1
Marsh fleabane	<i>Pluchea odorata</i>	1
Fringed willowherb	<i>Epilobium ciliatum</i>	2
Sheep monkeyflower	<i>Mimulus pulchris</i>	1
Narrow-leaved milkweed	<i>Asclepias fascicularis</i>	1
Miniature lupine	<i>Lupinus bicolor</i>	2
Dwarf plantain	<i>Plantago erecta</i>	2
San Diego marsh elder**	<i>Iva hayesiana</i>	1
TOTAL		16

¹ The pounds per acre of seed to be applied shall be adjusted to achieve the specified pounds per acre of viable seed when actual percent purity/germination figures are calculated.
For erosion control function.
**CIPS listed species. Narrow endemic. Subject to local availability.

Mycorrhizal Inoculation
Mycorrhiza is a symbiotic association between a fungus and the roots of a plant. Vesicular-arbuscular mycorrhizal is the form of endotrophic mycorrhiza most common in southern California's wildland habitats. In this form, the fungus lives between the cells of the cortex and forms temporary hyphal projections that penetrate the cortical cells. Plants that commonly develop such associations cannot grow normally without the appropriate fungus. As a rule, mycorrhizal infection enhances plant growth by increasing nutrient uptake. This occurs via increases in the absorbing surface area, mobilization of limiting nutrients, or by excretion of chelating compounds or ectoenzymes. Mycorrhizal infection may also protect roots from soil pathogens, thereby increasing root growth and nutrient acquisition of the host root.

As determined appropriate by the restoration specialist, commercially available granular mycorrhizal inoculum will be incorporated into seed mixtures for application within the mitigation area.
Planting Methods
The seed mix will be applied throughout the mitigation area. Seeding will be considered complete when approved by the restoration specialist. Before the native seed mix is applied, all invasive plants within the enhancement area will be removed and soils prepared as specified above. Finally, the native seed mix will be applied throughout the entire enhancement area (Figure 4). Seed application can be carried out via hydraulic seeding or broadcast seeding as deemed appropriate by the restoration specialist.
General Hydraulic Seeding Requirements
As determined appropriate by the restoration specialist, hydrosseeding may be conducted via standard one step or two step application techniques depending on site conditions
Commercially available (EndoNet? or equivalent) granular arbuscular mycorrhiza inoculum will be incorporated into the hydrosseed slurry mixture prior to application
Hydraulic seeding will not be performed within 24 hours of forecast precipitation. If measurable precipitation occurs within 24 hours following application, re-application may be required if the restoration specialist determines that resulting slope coverage has been affected
General Broadcast Seeding Requirements
Commercially available (EndoNet? or equivalent) granular arbuscular mycorrhiza inoculum will be incorporated into the broadcast seed mixture prior to application
The restoration specialist will use mechanical means to ensure that broadcast seed mixture is firmly pressed into contact with the soils following application.

Irrigation
The design and installation of a temporary irrigation system is not necessary. Irrigation will occur by irrigating from a water source close to the site or by water truck using hoses, as determined by the restoration specialist at the onset of the revegetation project. The restoration specialist will be responsible for applying sufficient irrigation water to adequately germinate and establish the applied seed mix. Following germination, irrigation water will be applied in such a way as to encourage deep root growth (periodic deep irrigation versus frequent light irrigation).

The soil will need to dry down to approximately 50 to 60 percent of field capacity (in the top six or 10 inches after germination and during seedling establishment) before the next irrigation cycle. Wetting of the full root zone and drying of the soil between irrigation events is essential to the maintenance of the plants and the promotion of a deep root zone that will support the vegetation in the years after establishment. Irrigation may need to occur for as long as six to eight hours at a time in order to get complete water penetration to the lower soil horizons to encourage deep root growth. A soil probe or shovel will be used to examine soil moisture and rooting depth directly.

No permanent or temporary mechanical irrigation system is proposed as part of this plan. All plant species selected are drought tolerant native species that will not require permanent irrigation. Supplemental manual irrigation will be implemented if deemed necessary by the project biologist and/or the development services department and may include hand watering or utilization of a water truck. If used, supplemental watering frequencies would mimic natural rainfall cycles.

MAINTENANCE

Site Protection
The enhancement area will be posted by the restoration specialist with a sign that indicates the area is not to be entered and that vegetation is being established. The sign will contain a contact telephone number and name of the restoration specialist. Any silt fencing or other protective measures that were installed prior to mitigation efforts to curb erosion will also remain in place until the site has been stabilized through revegetation. Such silt fencing will be regularly maintained to ensure that it remains effective. Torn or broken fencing will be replaced routinely. The site should not be fenced unless necessary to protect the mitigation project from unauthorized access and vandalism.
Weed Control
The mitigation site will be maintained to a maximum of 5% cover of weeds during the monitoring period. Weed eradication will minimize competition that could prevent the establishment of native species. All maintenance personnel will be trained to distinguish weed species from native vegetation to ensure only weedy species are removed or sprayed with herbicide.

As weeds become evident, they should be immediately removed by hand or controlled with an appropriate herbicide as determined by a licensed Pest Control Advisor (PCA). The restoration specialist will be consulted and approve any herbicide application in advance. Weed debris will be removed from the project area as accumulated and disposed of as permitted by law. Weeds will be manually removed before they attain a height of three-inches at intervals of not more than 30 days for the first two years of the project. All portions of the plant will be removed, including the roots. The restoration specialist will determine the selection of target weed species, their location, and the timing of weed control operations to ensure that native plants are avoided to the greatest extent possible. Pulled weeds will be immediately bagged or placed on a tarp to prevent seeds from coming in contact with the ground.

Plant Inspection
After initial planting, the restoration specialist will check the mitigation site on a monthly basis for the initial 120-day establishment period. The restoration specialist will prepare a written memorandum after each monitoring site visit listing observations, problems, and recommended remedial measures based upon field observations. These memoranda will focus on any and all problems including project horticulture, vandalism, weeding, irrigation scheduling, debris removal, pest control, etc. The restoration specialist will be responsible for recommending all remedial measures to be implemented.
Horticultural Treatments
The need for extensive horticultural treatments is not anticipated for this project. Pruning can be undertaken if deemed necessary by the restoration specialist to promote infill of native plant species. Native leaf litter should be left in place to provide a natural mulching effect and contribute organic material to the soil. The need for extensive mulching is not anticipated for this project. However, mulch can be applied if deemed necessary by the restoration specialist to prevent establishment of invasive species. Addition of mulch must be approved by the restoration specialist prior to installation. All diseased plants should be removed from the site immediately upon discovery and disposed of in an approved location.
Erosion Control
The need for extensive erosion control is not anticipated for this relatively minor mitigation effort. Successful germination and establishment of applied native seeds should be sufficient to prevent erosion within the mitigation area. However, other erosion control methods can be applied if deemed necessary by the restoration specialist. Such activities could include installation of silt fencing, jute matting, or mulch. All graded, disturbed, or eroded areas outside of the proposed permanent trail footprint shall be permanently revegetated in accordance with the standards in the Land Development Manual.

Replacement Plantings and Reforestation
Any areas where inadequate seed establishment has taken place will be reseeded within the 120-day establishment period between November 1st and March 31st to take advantage of the winter rainy season. These areas will be reseeded with the same native species originally planted. Any reseeded necessary to improve sparsely covered areas will be conducted following the same procedures specified. Such reseeded may be performed by hand broadcasting if deemed appropriate by the restoration specialist.
Vandalism
If, during the monitoring period, extensive vandalism (greater than 40% of the mitigation area) occurs, reapplication of the seed mix may be required. However, if less than 40-percent of the plantings are damaged or destroyed, then the mitigation site would be expected to re-establish itself through natural recruitment.

Irrigation Maintenance
Irrigation will be applied as detailed earlier in this report. The restoration specialist will be responsible for the regular maintenance and repair of all aspects of the irrigation system. Poorly functioning or non-functioning parts will be replaced immediately so as to not endanger the plantings.

MONITORING AND SUCCESS ASSESSMENT

Monitoring & Reporting Schedules
Monitoring will occur every year for five years until all performance standards are met, and the City and other pertinent regulatory agencies have confirmed success of the mitigation. Performance standards and reporting criteria for each of the monitoring intervals are detailed below.
Performance Standards
Specific performance standards for the mitigation area are specified below. The overarching goal is 90 percent coverage by native riparian species at the end of the five-year monitoring period. In addition, no more than 5 percent of the mitigation area should be covered by non-native species at any time.
First-Year Monitoring
Success Standard: A minimum of 35 percent coverage by native species
No greater than 5 percent coverage by non-native species
Second-Year Monitoring
Success Standard: A minimum of 50 percent coverage by native species
No greater than 5 percent coverage by non-native species
Third-Year Monitoring
Success Standard: A minimum of 70 percent coverage by native species
No greater than 5 percent coverage by non-native species
Fourth-Year Monitoring
Success Standard: A minimum of 80 percent coverage by native species
No greater than 5 percent coverage by non-native species
Fifth-Year Monitoring
Success Standard: A minimum of 90 percent coverage by native species
No greater than 5 percent coverage by non-native species

Additional criteria, listed below, will be considered as indicators of successful revegetation throughout the life of the project.
Diversity of Vegetation
To avoid a monoculture or limited species diversity within the established habitat, a minimum of six species native to the target habitat type must each represent at least part of the total vegetation composition within the revegetation areas, with no single species representing over 75 percent composition. The low percentage representation is due to the expectation that this diversity will be provided by native herbs that would not normally represent a significant percentage of total vegetation cover in a mature habitat.
Functionality as Wildlife Habitat
While conducting qualitative surveys, the restoration specialist will record wildlife observations within the revegetated habitat. The development of quantitative measures for wildlife use is not necessary for this mitigation site, but general impressions of wildlife usage of any mitigation area should be noted and included in annual monitoring reports.
Native Plant Recruitment
Native plant recruitment is another indicator of functional, self-sustaining habitat. Observed recruitment would be considered an indicator of success for this project. However, the lack of such recruitment should not detract from the other, more significant, criteria listed above.

Monitoring Procedures
Qualitative Monitoring
The restoration specialist will conduct qualitative monitoring surveys on a monthly basis for the first 18 months and quarterly assessments thereafter for the remainder of the monitoring period. Qualitative surveys, consisting of a general site walkover and habitat characterization, will be completed during each monitoring visit. General observations, such as fitness and health of the planted species, pest problems, weed establishment, mortality, and drought stress, will be noted in each site walkover. The restoration specialist will also note observations of wildlife use and native plant recruitment for the purpose of later discussion in the annual reports. Records will be kept of mortality and other problems such as insect damage, weed infestation, and soil loss. The restoration specialist will determine remedial measures necessary to facilitate compliance with performance standards. All remedial measures undertaken will be referenced in the annual monitoring report to the City and other pertinent agencies.
Quantitative Monitoring
Percent vegetative coverage will be measured separately for native and non-native plant species to assess whether or not annual performance standards are being met at the time of each site visit. If at any of the monitoring intervals cover requirements have not been met, the PCA is responsible for replacement seeding to achieve the requirements. During each monitoring period the need to implement contingency measures will also be assessed. Quantitative monitoring will be performed using randomly placed 1-meter quadrats. The location of the quadrats will be marked and captured with a GPS unit such that the same location can be monitored over the duration of the mitigation project. The following data, using the Relevé method, will be gathered within each quadrat:
Species list (compendium)
Percent cover (using cover classes), including bare ground
Information on strata and height of each stratum
Percent native vs. nonnative vegetation
General health of vegetation.

Photo-Documentation
Permanent stations for photo-documentation will be established prior to or during the first annual monitoring event. Photos will be taken during each monitoring period from the same vantage point and in the same direction, and will reflect material discussed in the annual monitoring report.
Reporting program
Annual Monitoring Reports
At the end of each of the five monitoring period growing seasons, or for the duration of the monitoring period, an annual report will be prepared for submittal to the City and other pertinent agencies. Monitoring will be tied to the actual implementation date such that the first annual report will be delivered on January 1st of the year following the first growing season after planting. These reports will assess both attainment of yearly target success criteria and progress toward final success criteria. These reports will include percent cover of native vegetation, percent cover of non-native species, and diversity data.

These reports will also include the following:
A list of names, titles, and companies of all persons who prepared the content of the annual report and participated in monitoring activities for that year
Copies of relevant regulatory permits and any attachments including Special Conditions and subsequent Letters of Modification
A vicinity map indicating location of the mitigation site
A mitigation site plan identifying habitat types, transect locations, photo station locations, etc. as appropriate
Copies of all monitoring photographs
Copies of all completed field data sheets
An analysis of all qualitative and quantitative monitoring data

Civil Engineering - Environmental
Land Surveying
2440 Sunset Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax
R.E.C.
Consultants, Inc.

DATE: 5/5/2008

DRAWN: DD

CHK'D: RF

JOB NO: 755

REVISIONS:
9/10/2008
12/1/2008

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 43-0845

SITE DEVELOPMENT PERMIT NO. 552200
HERITAGE TRAIL CONNECTION - PROJECT NO. 155513
PLANNING COMMISSION

This Site Development Permit No. 552200 is granted by the Planning Commission of the City of San Diego to CITY OF SAN DIEGO WATER DEPARTMENT, Owner and SAN DIEGUITO RIVER PARK JOINT POWERS AUTHORITY, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The site is located at Highland Valley Road approximately 2.5 miles east of Pomerado Road in the AG-1-1 zone of the San Pasqual Valley Community Plan area. The project site is legally described as Lot 2, Section 7, Township 13 South, Range 1 West, according to U.S. Government Survey;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to extend the San Pasqual Mule Hill Trail by 200 feet to link the San Dieguito River Park's Coast to Crest Trail segment in San Pasqual Valley to the City of Poway trail system, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 5, 2009, on file in the Development Services Department.

The project shall include:

- a. Construction of a 200 linear foot San Pasqual Mule Hill Trail extension to link the San Dieguito River Park's Coast to Crest Trail segment in San Pasqual Valley to the City of Poway trail system;
- b. Landscaping (planting and landscape related improvements); and
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s),

conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the

City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

11. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and

costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Exhibit "B" prepared by the City of San Diego as a separate document to the Addendum to Mitigated Negative Declaration Project No. 40-0177 prepared by San Dieguito River Park Joint Powers Authority as the Lead Agency, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program as specified in the Addendum to Mitigated Negative Declaration Project No. 40-0177, satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first grading permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Biological, Historical and Land Use Resources.

15. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

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

17. Prior to the issuance of any construction permits, the applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

18. The applicant shall obtain a grading permit for the grading activity proposed for this project within the city of San Diego. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

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

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

21. All required landscape shall be maintained in a disease, weed and litter tree condition at all times.

PLANNING/DESIGN REQUIREMENTS:

22. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

TRANSPORTATION REQUIREMENTS

23. The applicant shall install non-vehicular warning signs such as W11-7, W11-2 and a supplemental sign of W16-9P for pedestrians along Highland Valley Road for both directions at a distance of 425 feet -500 feet.

24. The proposed project shall comply with all of the previous transportation development permit conditions of the approved SDP NO. 40-0711 (MMRP).

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 5, 2009, and Resolution No. --. .

Site Development Permit No. 552200
Date of Approval: March 5, 2009

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Vena Lewis
Development Project Manager

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

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

City of San Diego Water Department
Owner

By _____
----- for
City of San Diego Water Department

San Dieguito River Park Joint Powers Authority
Permittee

By _____
Shawna C. Anderson, AICP Environmental Planner for
San Dieguito River Park Joint Powers Authority

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

EXHIBIT "B"

CITY OF SAN DIEGO PROJECT NO. 155513

MITIGATION MONITORING AND REPORTING PROGRAM

for

ADDENDUM TO MITIGATED NEGATIVE DECLARATION

PROJECT NO. 40-0711

GENERAL REQUIREMENTS

1. Prior to issuance of a Notice to Proceed (NTP), the Assistant Deputy Director (ADD) Environmental Designee of the Entitlements Division Or City of San Diego Water Department Representative shall verify that Mitigation Measures for Biological, Land Use and Archaeology have been included in entirety on the submitted construction documents and contract specifications, and included under the heading, "Environmental Mitigation Requirements." In addition, the requirements for a Preconstruction Meeting shall be noted on all construction documents.
2. Prior to the commencement of work, a Preconstruction Meeting (Pre-con) shall be conducted and include the City of San Diego's Water Department Representative, Resident Engineer, Native American Monitor, Archaeologist, Applicant and other parties of interest, as applicable.
3. Evidence of compliance with other permitting authorities is required, if applicable. Evidence shall include either copies of permits issued, letters of resolution issued by the Responsible Agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD Environmental Designee.
4. Pursuant to Section 1600 et seq. of the State of California Fish & Game Code, evidence of compliance with Section 1602 is required, if applicable. Evidence shall include either copies of permits issued, letters of resolution issued by the Responsible Agency documenting compliance, or other evidence documenting compliance and deemed acceptable by the ADD Environmental Designee OR City of San Diego Water Department Representative.

Biological Resources

Prior to NTP

A. Land Development Review (LDR) Plan Check

1. Prior to NTP the ADD environmental designee OR City of San Diego Water Department Representative shall verify that the requirements for the revegetation/restoration plans and specifications, including mitigation of direct impacts to 0.015-acre of disturbed wetlands, tamarisk scrub, and arundo donax dominant southern willow scrub have been shown and noted on site plan. The site plan includes the plans and specs from the approved Revegetaion/Mitigation Plan (Appendix G) of the *Biological Technical Report for the San Dieguito River Park JPA Heritage Connector Trail Project, TAIC, November 20, 2008*, the requirements of which are summarized below:

EXHIBIT "B"**B. Revegetation/Restoration Plan(s) and Specifications**

1. The site plan containing the approved revegetation/mitigation plan, mentioned above, shall be submitted to the City of San Diego Development Services Department, OR City of San Diego Water Department Representative for review and approval. The site plan shall consist of revegetation/restoration, planting, irrigation and erosion control plans; including all required graphics, notes, details, specifications, letters, and reports as outlined below.
2. Landscape Revegetation/Restoration Planting and Irrigation Plans shall be prepared in accordance with the San Diego Land Development Code (LDC) Chapter 14, Article 2, Division 4, the LDC Landscape Standards submittal requirements, and Attachment "B" (General Outline for Revegetation/Restoration Plans) of the City of San Diego's LDC Biology Guidelines (July 2002). The Principal Qualified Biologist (PQB) shall identify and adequately document all pertinent information concerning the revegetation/restoration goals and requirements, such as but not limited to, plant/seed palettes, timing of installation, plant installation specifications, method of watering, protection of adjacent habitat, erosion and sediment control, performance/success criteria, inspection schedule by City staff, document submittals, reporting schedule, ect.
3. The Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Construction Manager (CM) and Grading Contractor (GC), where applicable shall be responsible to insure that for all grading and contouring, clearing and grubbing, installation of plant materials, and any necessary maintenance activities or remedial actions required during installation and the 120 day plant establishment period are done per approved LCD. The following procedures at a minimum, but not limited to, shall be performed:
 - a. The RMC shall be responsible for the maintenance of the mitigation area for a minimum period of 120 days. Maintenance visits shall be conducted on a weekly basis throughout the plant establishment period.
 - b. At the end of the 120 day period the PQB shall review the mitigation area to assess the completion of the short-term plant establishment period and submit a report for approval by MMC.
 - c. City of San Diego Water Department Representative will provide approval in writing to begin the five year long-term establishment/maintenance and monitoring program.
 - d. Existing indigenous/native species shall not be pruned, thinned or cleared in the revegetation/mitigation area.
 - e. The revegetation site shall not be fertilized.
 - f. The RIC is responsible for reseedling (if applicable) if weeds are not removed, within one week of written recommendation by the PQB.
 - g. Weed control measures shall include the following: (1) hand removal, (2) cutting, with power equipment, and (3) chemical control. Hand removal of

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weeds is the most desirable method of control and will be used wherever possible.

- h. Damaged areas shall be repaired immediately by the RIC/RMC. Insect infestations, plant diseases, herbivory, and other pest problems will be closely monitored throughout the five-year maintenance period. Protective mechanisms such as metal wire netting shall be used as necessary. Diseased and infected plants shall be immediately disposed of off-site in a legally-acceptable manner at the discretion of the PQB or Qualified Biological Monitor (QBM) (City approved). Where possible, biological controls will be used instead of pesticides and herbicides.

C. Letters of Qualification Have Been Submitted to ADD OR City of San Diego Water Department Representative

1. The applicant shall submit, for approval, a letter verifying the qualifications of the biological professional to City of San Diego Water Department Representative. This letter shall identify the PQB, Principal Restoration Specialist (PRS), and QBM, where applicable, and the names of all other persons involved in the implementation of the revegetation/restoration plan and biological monitoring program, as they are defined in the City of San Diego Biological Review References. Resumes and the biology worksheet should be updated annually.
2. ADD OR City of San Diego Water Department Representative will provide a letter to the applicant confirming the qualifications of the PQB/PRS/QBM and all City Approved persons involved in the revegetation/restoration plan and biological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from ADD OR City of San Diego Water Department Representative for any personnel changes associated with the revegetation/restoration plan and biological monitoring of the project.

Prior to Start of Construction

A. PQB/PRS Shall Attend Preconstruction (Precon) Meetings

1. Prior to beginning any work that requires monitoring:
 - a. The owner/permittee or their authorized representative shall arrange and perform a Precon Meeting that shall include the PQB or PRS, Construction Manager (CM) and/or Grading Contractor (GC), Landscape Architect (LA), Revegetation Installation Contractor (RIC), Revegetation Maintenance Contractor (RMC), Resident Engineer (RE), and City of San Diego Water Department Representative.
 - b. The PQB shall also attend any other grading/excavation related Precon Meetings to make comments and/or suggestions concerning the revegetation/restoration plan(s) and specifications with the RIC, CM and/or GC.
 - c. If the PQB is unable to attend the Precon Meeting, the owner shall schedule a focused Precon Meeting with MMC, PQB/PRS, CM, BI, LA, RIC, RMC, RE and/or BI, if appropriate, prior to the start of any work associated with the

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revegetation/ restoration phase of the project, including site grading preparation.

2. Where Revegetation/Restoration Work Will Occur
 - a. Prior to the start of any work, the PQB/PRS shall also submit the revegetation/restoration monitoring plan based on the appropriate reduced site plan (reduced to 11"x 17" format) to ADD OR City of San Diego Water Department Representative, and the RE, identifying the areas to be revegetated/restored including the delineation of the limits of any disturbance/grading and any excavation.
 - b. PQB shall coordinate with the construction superintendent to identify appropriate Best Management Practices (BMP's) on the RRME.
3. When Biological Monitoring Will Occur
 - a. Prior to the start of any work, the PQB/PRS shall also submit a monitoring procedures schedule to MMC and the RE indicating when and where biological monitoring and related activities will occur.
4. PQB Shall Contact MMC to Request Modification
 - a. The PQB may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the revegetation/restoration plans and specifications. This request shall be based on relevant information (such as other sensitive species not listed by federal and/or state agencies and/or not covered by the MSCP and to which any impacts may be considered significant under CEQA) which may reduce or increase the potential for biological resources to be present.

During Construction

- A. PQB or QBM Present During Construction/Grading/Planting
 1. The PQB or QBM shall be present during construction activities where appropriate and as agreed at the pre-con meeting, including but not limited to, site preparation, cleaning, grading, excavation, landscape establishment in association with project construction which could result in impacts to sensitive biological resources as identified in the LCD and on the RRME. **The RIC and/or QBM are responsible for notifying the PQB/PRS of changes to any approved construction plans, procedures, and/or activities. The PQB/PRS is responsible to notify the CM, LA, RE, BI and MMC of the changes.**
 2. The PQB or QBM shall document field activity via the Consultant Site Visit Record Forms (CSVr). The CSVr's shall be faxed by the CM the first day of monitoring, the last day of monitoring, monthly, and in the event that there is a deviation from conditions identified within the LCD and/or biological monitoring program. The RE shall forward copies to MMC.
 3. The PQB or QBM shall be responsible for maintaining and submitting the CSVr at the time that CM responsibilities end (i.e., upon the completion of construction activity other than that of associated with biology).
 4. All construction activities (including staging areas) shall be restricted to the development areas as shown on the site plan. The PQB/PRS or QBM staff shall monitor construction activities as needed, with ADD OR City of San

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Diego Water Department Representative concurrence on method and schedule. This is to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved LCD.

5. The PQB or QBM shall supervise the placement of orange construction fencing or City approved equivalent, along the limits of potential disturbance adjacent to (or at the edge of) all sensitive habitats, as shown on the approved LCD.
 6. The PBQ shall provide a letter to MMC that limits of potential disturbance has been surveyed, staked and that the construction fencing is installed properly
 7. If applicable, the PQB or QBM shall oversee implementation of BMP's, such as gravel bags, straw logs, silt fences or equivalent erosion control measures, as needed to ensure prevention of any significant sediment transport. In addition, the PQB/QBM shall be responsible to verify the removal of all temporary construction BMP's upon completion of construction activities. Removal of temporary construction BMP's shall be verified in writing on the final construction phase CSV.
 8. PQB shall verify in writing on the CSV's that no trash stockpiling or Oil dumping, fueling of equipment, storage of hazardous wastes or construction equipment/material, parking or other construction related activities shall occur adjacent to sensitive habitat. These activities shall occur only within the designated staging area located outside the area defined as biological sensitive area.
 9. The long-term establishment inspection and reporting schedule per LCD must all be approved by MMC prior to the issuance of the Notice of Completion (NOC) or any bond release.
- B. Disturbance/Discovery Notification Process
1. If unauthorized disturbances occurs or sensitive biological resources are discovered that were not previously identified on the LCD and/or RRME, the PQB or QBM shall direct the contractor to temporarily divert construction in the area of disturbance or discovery and immediately notify the RE or BI, as appropriate.
 2. The PQB shall also immediately notify ADD OR City of San Diego Water Department Representative by telephone of the disturbance and report the nature and extent of the disturbance and recommend the method of additional protection, such as fencing and appropriate Best Management Practices (BMP's). After obtaining concurrence with MMC and the RE, PQB and CM shall install the approved protection and agreement on BMP's.
 3. The PQB shall also submit written documentation of the disturbance to MMC within 24 hours by fax or email with photos of the resource in context (e.g., show adjacent vegetation).
- C. Determination of Significance

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1. The PQB shall evaluate the significance of disturbance and/or discovered biological resource and provide a detailed analysis and recommendation in a letter report with the appropriate photo documentation to MMC to obtain concurrence and formulate a plan of action which can include fines, fees, and supplemental mitigation costs.
2. MMC shall review this letter report and provide the RE with MMC's recommendations and procedures.

Post Construction**A. Mitigation Monitoring and Reporting Period****1. Five-Year Mitigation Establishment/Maintenance Period**

The project would be required to be consistent with the five year monitoring period as described in the approved Revegetation/Mitigation Plan

C. Submittal of Draft Monitoring Report

The draft monitoring report shall be prepared in accordance with the approved Revegetation/Mitigation Plan

D. Final Monitoring Reports(s)

1. PQB shall prepare a Final Monitoring upon achievement of the fifth year performance/success criteria and completion of the five year maintenance period.
 - a. This report may occur before the end of the fifth year if the revegetation meets the fifth year performance /success criteria and the irrigation has been terminated for a period of the last two years.
 - b. The Final Monitoring report shall be submitted to ADD OR City of San Diego Water Department Representative for evaluation of the success of the mitigation effort and final acceptance. A request for a pre-final inspection shall be submitted at this time, ADD OR City of San Diego Water Department Representative will schedule after review of report.
 - c. If at the end of the five years any of the revegetated area fails to meet the project's final success standards, the applicant must consult with ADD OR City of San Diego Water Department Representative. This consultation shall take place to determine whether the revegetation effort is acceptable. The applicant understands that failure of any significant portion of the revegetation/restoration area may result in a requirement to replace or renegotiate that portion of the site and/or extend the monitoring and establishment/maintenance period until all success standards are met.

Historical Resources (Archaeology)**I. Prior to NTP****A. Entitlements Plan Check**

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1. Prior to NTP, the ADD OR City of San Diego Water Department Representative shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the appropriate construction documents.
- B. Letters of Qualification have been submitted to ADD OR City of San Diego Water Department Representative
 1. Prior to NTP, the applicant shall submit a letter of verification to ADD OR City of San Diego Water Department Representative identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 2. ADD OR City of San Diego Water Department Representative will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
 3. Prior to the start of work, the applicant must obtain approval from ADD OR City of San Diego Water Department Representative for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction**A. Verification of Records Search**

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

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), ADD OR City of San Diego Water Department Representative. The qualified Archaeologist and Native American monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with ADD OR City of San Diego Water Department Representative, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Duration (CIP or Other Public Projects)

EXHIBIT "B"

The applicant shall submit a letter to ADD OR City of San Diego Water Department Representative acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.

3. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC for approval identifying the areas to be monitored including the delineation of grading/excavation limits.
 - b. The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).
 - c. MMC shall notify the PI that the AME has been approved.
4. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule

After approval of the AME by MMC, the PI shall submit to ADD OR City of San Diego Water Department Representative written authorization of the AME and Construction Schedule from the CM.

III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching as defined on the AME
 1. The Archaeological monitor shall be present full-time during grading/excavation/trenching activities including as identified on the AME and as authorized by the CM. The Native American monitor shall determine the extent of their presence during construction related activities based on the AME and provide that information to the PI and ADD and City of San Diego Water Department Representative. **The Construction Manager is responsible for notifying the City Representatives of changes to any construction activities.**
 2. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to ADD OR City of San Diego Water Department Representative.
 3. The PI may submit a detailed letter to the CM and/or RE for concurrence and forwarding to ADD OR City of San Diego Water Department Representative

EXHIBIT "B"

during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert grading activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify ADD OR City of San Diego Water Department Representative by phone of the discovery, and shall also submit written documentation to ADD OR City of San Diego Water Department Representative within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify ADD OR City of San Diego Water Department Representative by phone to discuss significance determination and shall also submit a letter to ADD OR City of San Diego Water Department Representative indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from ADD OR City of San Diego Water Department Representative, CM and RE. ADRP and any mitigation must be approved by ADD OR City of San Diego Water Department Representative, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.
 - (1). Note: For pipeline trenching projects only, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
 - c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
 - (1). Note: For Pipeline Trenching Projects Only. If the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
 - (2). Note, for Pipeline Trenching Projects Only: If significance can not be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.

EXHIBIT "B"**IV. Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. ADD OR City of San Diego Water Department Representative will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE determined to be Native American**

1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
 - c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County.

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- d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
 - 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant department and/or Real Estate Assets Department (READ) and the Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries

In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to ADD OR City of San Diego Water Department Representative via fax by 8AM of the next business day.
 - b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
 - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify ADD OR City of San Diego Water Department Representative immediately.

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C. All other procedures described above shall apply, as appropriate.

VI. Post Construction**A. Submittal of Draft Monitoring Report**

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to ADD OR City of San Diego Water Department Representative via the RE for review and approval within 90 days following the completion of monitoring,
 - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
 - b. Recording Sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. ADD OR City of San Diego Water Department Representative shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to ADD OR City of San Diego Water Department Representative via the RE for approval.
4. ADD OR City of San Diego Water Department Representative shall provide written verification to the PI of the approved report.
5. ADD OR City of San Diego Water Department Representative shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

C. Curation of artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with ADD OR City of San Diego Water Department Representative and the Native American representative, as applicable.

EXHIBIT "B"

2. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to ADD OR City of San Diego Water Department Representative.
 3. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
 4. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and ADD OR City of San Diego Water Department Representative.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to ADD OR City of San Diego Water Department Representative (even if negative), within 90 days after notification from ADD OR City of San Diego Water Department Representative of the approved report.
 2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from ADD OR City of San Diego Water Department Representative which includes the Acceptance Verification from the curation institution.

Land Use (MSCP) Biological Resources**Lighting**

Lighting should be directed away from the MHPA, and shielded if necessary. Please see Municipal Code §142.0740 for further information if needed.

Drainage

Drainage should be directed away from the MHPA, or if not possible, must not drain directly into the MHPA. Instead, runoff should flow into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA.

Landscaping

No invasive plant species shall be planted in or adjacent to the MHPA.

Grading

All manufactured slopes must be included within the development footprint and outside the MHPA.

Access

Access to the MHPA, if any, should be directed to minimize impacts and reduce impacts associated with domestic pet predation.

Noise

Due to the site's location within the MHPA, construction noise will need to be avoided, if possible, during the breeding season of the *California gnatcatcher* (3/1-8/15), *least Bell's vireo* (3/15-9/15), *southwestern willow flycatcher* (5/1-8/30). All clearing, grubbing and grading within occupied habitat will be done outside of the breeding season of these species. All noise-generation activities (i.e. machines) within the vicinity of habitat for these species shall be limited to the non-breeding season. Hand work may occur during the

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breeding season. However, levels from construction activities during the bird breeding season should not exceed 60 dBA hourly LEQ at the edge of the occupied MHPA, or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ.

PLANNING COMMISSION
RESOLUTION NO.
SITE DEVELOPMENT PERMIT NO. 552200
HERITAGE TRAIL CONNECTION - PROJECT NO. 155513

WHEREAS, CITY OF SAN DIEGO WATER DEPARTMENT, Owner and SAN DIEGUITO RIVER PARK JOINT POWERS AUTHORITY, Permittee, filed an application with the City of San Diego for a permit to extend the existing San Pasqual Mule Hill Trail by 200 feet to link the San Dieguito River Park's Coast to Crest Trail segment in San Pasqual Valley to the City of Poway trail system (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 552200);

WHEREAS, the project site is located at Highland Valley Road approximately 2.5 miles east of Pomerado Road in the AG-1-1 zone of the San Pasqual Valley Community Plan area;

WHEREAS, the project site is legally described as Lot 2, Section 7, Township 13 South, Range 1 West, according to U.S. Government Survey;

WHEREAS, on March 5, 2009, the Planning Commission of the City of San Diego considered Site Development Permit No. 552200 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings dated March 5, 2009.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan.

The project site is located in an area designated as Agricultural (east side of Highland Valley Road), and Open Space (west of Highland Valley Road) land use in the San Pasqual Valley Plan (SPVP). The proposed trail would be situated in a rural area that would not conflict with the land use designation. Actually, the proposed trail fits into the overall goal and land use designation of the SPVP which is to have a continuous multi-use corridor of walking, equestrian and bicycle trails encompassing the entire valley, and recreation facilities that do not compromise the valley's natural character.

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

The proposed trail would be located in a rural area traveling adjacent to an active tree farm (Evergreen Nursery), however, it has been designed to not interfere with operations. The chosen location for the trail crossing on Highland Valley Road would provide the maximum

visibility/sight distance for both trail users and vehicles approaching the crossing. Roadway warning signs are proposed consistent with City Council Policy 200-7. Therefore, the connector trail as planned would safely transport trail users along the trail without any impacts to public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project is located within the AG-1-1 zone of the Land Development Code (LDC) and complies with its applicable zoning regulations. Although, with the exception of the impact to wetlands the project meets the development regulations for Environmentally Sensitive Lands (ESL), Biology Guidelines, Steep Hillside Guidelines, and Historical Resources regulations. The trail would impact 0.015 acre of disturbed wetlands. This impact is unavoidable in order to provide a safe crossing across Highland Valley Road. However, the trail has been designed to minimize impacts to wetlands through mitigation measures as described in the project's Addendum Mitigated Negative Declaration.

B. Supplemental Findings--Environmentally Sensitive Lands

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

The proposed trail route to connect the existing Heritage Trail to the Coast to Crest Trail (Mule Hill/San Pasqual segment) was chosen based on the goal to minimize the length of the trail through ESL. Consequently, 800 feet of the trail is located along an existing farm road and 200 feet are within ESL (wetlands). There would be 0.015 acre of disturbed wetlands permanently impacted including the restoration/enhancement of 0.03 acre of disturbed wetlands adjacent to the San Dieguito River and proposed trail. The site is flat and does not have any obstacles that may pose a problem for trail construction. There are no cultural resources located on site. Furthermore, trail grading would occur outside of the breeding season for birds (typically February 15 through September 15) and for the Arroyo toad (March 1 to August 30). In addition, a Mitigation Monitoring and Reporting Program has been prepared by the City of San Diego and will be implemented which will reduce, to below a level of insignificance, any potential impacts identified in the environmental review process. Therefore, the site is physically suitable for the design and siting of the proposed development and the development would result in minimum disturbance to environmentally sensitive lands.

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

The proposed trail route is located on flat land and no land forms would be altered. Trail construction consists of clearing the trail tread width and creating a stabilized surface suitable for hikers, bicyclists and equestrians. The trail would be approximately five feet wide and surfaced with decomposed granite mixed with the native soil. The project site is within Geologic Hazard Zone 52 which indicates no geologic risks are anticipated. However, the project site area is within a 100-year floodplain and is subject to flooding. As is the case for other sections of the already approved/constructed Coast to Crest Trail, the proposed trail would be closed in the event of inundation by a storm. Trail closures and warning signs are routinely placed in staging areas

by San Dieguito River Park (SDRP) rangers during major storm events that impact trail accessibility. The area is also subject to wildfires as occurred in the October 2007 Witch Creek Fire. Nevertheless, the trail extension would not contribute to an increased risk of fire.

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

A portion of the proposed trail (200 feet) would travel through the Multi-Habitat Planning Area (MHPA). A sign would be posted on the trail instructing trail users to stay on the trail and not trespass into the adjacent sensitive habitat area. Signs of this nature are placed along many sections of the Coast to Crest Trail. Lodgepole fencing may be used on a section of the trail to further protect adjacent areas if it is determined through routine SDRP trail patrol that trail users are not obeying the signs. In addition, a Mitigation Monitoring and Reporting Program has been prepared by the City of San Diego and will be implemented which will reduce, to below a level of insignificance, any potential impacts identified in the environmental review process. Therefore, the development as designed is sited to prevent adverse impacts to ESL.

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

The proposed project lies within the boundaries of the MSCP Subarea Plan and is subject to the policies and directives of that plan. Portions of the trail alignment are also located within the MHPA. The trail has been designed to minimize disturbance to ESL. The proposed project would be subject to general management directives pertaining to public access, trails and recreation described in the MSCP Subarea Plan, and summarized as:

- *Provide sufficient signage to clearly identify public access to the MHPA. Use appropriate type of barrier to protect highly sensitive areas.*

The proposed trail link would clearly identify the trail route, and signage would be used to educate trail users of the sensitive habitat in the area. Fencing would be used where the trail is adjacent to wetland habitat.

- *Locate trails and staging areas in the least sensitive areas of the MHPA.*

The 200-foot proposed trail alignment would enter sensitive habitat adjacent to Highland Valley Road. However, a Mitigation Monitoring and Reporting Program has been prepared by the City of San Diego and will be implemented which will reduce, to below a level of insignificance, any potential impacts identified in the Environmental Review Process.

- *Avoid paving trails. Clearly demarcate and monitor trails for degradation and off-trail access and use. Provide trail repair/maintenance as needed.*

The trail would not be paved. Rangers and their volunteer trail patrol would be responsible for monitoring the trail as well as conduct regular maintenance/repair as

needed. Signs occur along the existing trail warning users not to go off-trail. Such a sign would be placed along the proposed trail as needed.

- *Minimize trail widths to reduce impacts to critical resources.*

The trail avoids sensitive habitat to the extent feasible although would impact 0.02 acre. The portion of the trail located through habitat would be five feet in width to minimize impacts.

- *Limit the extent and location of equestrian trails to the less sensitive areas of the MHPA.*

The trail has been routed from the existing staging area along a farm road as far as possible before connecting to the existing Coast to Crest Trail. A portion of the trail would travel through disturbed wetlands.

- *Maintain equestrian trails on a regular basis to remove manure from the trail to control cowbird invasion and predation.*

The trails are monitored regularly and if horse manure builds up the rangers would remove it. Manure bins would be placed in the staging area.

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

The project is not located adjacent to any public beaches and therefore would not adversely impact the local shoreline sand supply.

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

The project would permanently impact 0.015 acre of disturbed wetland, which would be mitigated in accordance with the LDC by enhancing an adjacent 0.03 acre of disturbed wetlands. Invasive species would be removed and planted with native species to improve the quality and functions and values of the wetlands. In addition, a Mitigation Monitoring and Reporting Program has been prepared by the City of San Diego and will be implemented which will reduce, to below a level of insignificance, any potential impacts identified in the Environmental Review Process.

C. Supplemental Findings--Environmentally Sensitive Lands Deviations

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

The project's design has incorporated all feasible measures to minimize impacts to ESL and there are no feasible measures that can further minimize the potential adverse effects to sensitive resources. Every effort has been made to avoid wetland impacts in planning the alignment of the Heritage Connector Trail. San Dieguito River Park staff met with representatives from the City of

San Diego to explore an alternative alignment and to obtain feedback on potential biological impacts. However, minor wetland impacts of 0.015 acre of permanent impacts and 0.005 acre of temporary impacts could not be avoided. The trail width was kept at five feet, the narrowest width feasible, to minimize disturbance and the distance of travel through the wetland area was also minimized. In addition, a Mitigation Monitoring and Reporting Program has been prepared by the City of San Diego and will be implemented which will reduce, to below a level of insignificance, any potential impacts identified in the environmental review process.

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

The trail is located within the 100-year floodplain and in order to connect to the Coast to Crest Trail in the vicinity, wetlands could not be avoided. The trail would be kept to a minimum width of five feet to minimize wetland impacts while maintaining safe trail use. The only trail route that would have completely avoided wetlands was examined, but it would have resulted in an unsafe situation for the public. Therefore, the proposed deviation is the minimum necessary to afford relief from special conditions of the land, not of the applicant's making.

F. Supplemental Finding--Important Archaeological Sites and Traditional Cultural Properties

1. The site is physically suitable for the design and siting of the proposed development, the development will result in minimum disturbance to historical resources, and measures to fully mitigate for any disturbance have been provided by the applicant.

The proposed connector trail has been designed to avoid impacts to historical resources. The project area for the original Coast to Crest Trail San Pasqual Mule Hill segment was surveyed for cultural resources in 2000 and the project area for the trail extension was surveyed again in 2008. Based on the 2008 survey, no cultural sites were identified within the proposed trail alignment (ASM affiliates, August 11, 2008). However one previously recorded site exists in the vicinity of the farm road but is not within the archaeology site. No impacts to cultural resources would result from the trail extension. In addition, a Mitigation Monitoring and Reporting Program has been prepared by the City of San Diego and will be implemented which will reduce, to below a level of insignificance, any potential impacts identified in the environmental review process. Therefore, the site is physically suitable for the design and siting of the proposed development.

2. All feasible measures to protect and preserve the special character or the special historical, architectural, archaeological, or cultural value of the resource have been provided by the applicant.

Based on the survey by ASM affiliates, August 11, 2008, no cultural sites were identified within the proposed trail alignment.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 552200 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 552200, a copy of which is attached hereto and made a part hereof.

Vena Lewis
Development Project Manager
Development Services

Adopted on: March 5, 2009

Job Order No. 43-0845

cc: Legislative Recorder, Development Services Department

San Pasqual / Lake Hodges Community Planning Group

P.O. Box 3556, Escondido, CA 92033-3556

Phone: 760-737-6868 Fax: 760-737-6161

Email: sp-lh-cpg@sbcglobal.net

October 30, 2008

Shawna Anderson AICP
Environmental Planner
San Dieguito River Park JPA
18372 Scamore Creek Road
Escondido, CA 92025

Re: PTS 155513/Heritage Trail Connection

Dear Shawna,

Thank you for your presentation at our October 3rd 2008 community planning group meeting.

Per your request, this letter is intended to document our action on your project.

Having heard your proposal and been satisfied with answers to any questions, the board voted unanimously to support the proposed project with the following stipulations.

1. We feel it is important that some sort of warning and perhaps gate be designed to slow trail users prior to entering the roadway. Being familiar with this road, we feel that there is a potential for serious accidents to those who fail to use caution entering the roadway. We recognized that with the mixed use of the trail, your staff would be best suited to design and implement this gate or signage.
2. We feel that any leaseholder(s) who have portions of the trail on or adjacent to their operations be totally indemnified and held harmless in any actions or suites that might be brought forward by people using the trails.

These were our only conditions and suggestions and with that in mind the Community Board supports and wishes you well with your project.

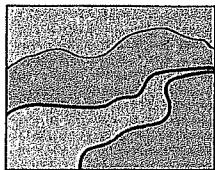
If I can be of further assistance please don't hesitate in contacting me,

Sincerely,

Marc D. Lindshield

Marc D. Lindshield, Chairman

San Pasqual / Lake Hodges Community Planning Group



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

December 17, 2008

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Ms. Vena Lewis
Development Project Manager
City of San Diego
Development Services
1222 First Avenue, MS 302
San Diego, CA 92101-4153

**Subject: San Pasqual Planning Group Conditions, Heritage Trail
Connection
Project No. 155513; Job Order No. 43-0845**

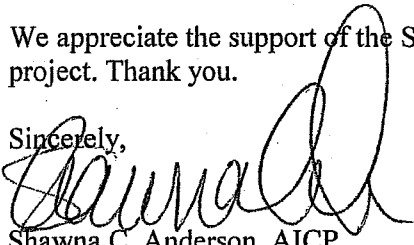
Dear Vena,

In response to the San Pasqual/Lake Hodges Community Planning Group's action taken on October 3, 2008, the San Dieguito River Park will add the following components to our Heritage Trail Connection project:

1. Safety measures will be installed along the Heritage Connector Trail to encourage safe crossing of Highland Valley Road. A barrier will be placed across the trail at the point where it approaches Highland Valley Road to slow trail users and prevent them from entering the roadway without stopping. The barrier will consist of large boulders or other similar barrier. In addition, a standard stop sign will be placed on the trail at the crossing. The trail width will be narrowed as it approaches the road crossing and fencing will be added to channel users to the crossing and prevent them from going around the barrier. Warning signs will be placed along the trail and the roadway notifying trail users and drivers of the upcoming trail crossing. The JPA will work with the lease holder and City Real Estate Assets Department staff to ensure that these measures do not interfere with the Evergreen farm operations.
2. The JPA will work with the City's Real Estate Assets Department to ensure the lease includes language consistent with the other leases in San Pasqual Valley that include the Mule Hill/San Pasqual Valley Trail through their lease areas.

We appreciate the support of the San Pasqual Community Planning Group on this project. Thank you.

Sincerely,


Shawna C. Anderson, AICP
Environmental Planner

HERITAGE TRAIL CONNECTION – PROJECT NO. 155513**SITE DEVELOPMENT PERMIT NO. 552200****Project Chronology**

Date	Action	Description	City Review Time	Applicant Response
5/22/08	Applicant submits first full set of plans.	Project plans distributed for City staff review.	1 day	
7/1/08	First Assessment Letter	First Assessment Letter identifying required approvals and outstanding issues provided to applicant.	1 month 9 days	
10/3/08	Applicant resubmits for second review	Applicant responds to issues addressed in first Assessment Letter.		3 months 2 days
11/10/08	Second Assessment Letter	Second Assessment Letter identifying required approvals and outstanding issues provided to applicant.	1 month 7 days	
12/5/08	Applicant resubmits for the third review.	Applicant responds to issues addressed in second Assessment Letter.		25 days
12/24/08	Third Assessment Letter	Third Assessment Letter identifying required approvals and outstanding issues provided to applicant.	19 days	
1/16/09	Addendum Mitigated Negative Declaration (AMND) finalized.	AMND Project No. 40-0177 prepared by San Dieguito River Park Joint Powers Authority as the Lead Agency and finalized on January 16, 2009		22 days
3/5/09	Planning Commission	Decision by Planning Commission	1 month 17 days	
TOTAL STAFF TIME		Averaged at 30 days per month	4 months 23 days	
TOTAL APPLICANT TIME		Averaged at 30 days per month		4 months 19 days
TOTAL PROJECT RUNNING TIME		From first submittal to Hearing	9 months 12 days	