



The County of San Diego

Planning Commission Hearing Report

Date:	February 29, 2024	Case/File No.:	Greenhills Ranch Specific Plan Phase II; PDS2016-SPA-16-001; PDS2016-REZ-16-002; PDS2016-TM-5611; PDS2016-ER-98-14-020B
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Specific Plan Amendment, Zone Reclassification, and Tentative Map for 63 single-family homes.
Time:	9:00 a.m.	Location:	Approximately 300 feet north of the intersection of Adlai Road and Audubon Road in Lakeside, CA
Agenda Item:	#1	General Plan:	Specific Plan Area, Village Residential (VR- 4.3), and Public/Semi-Public Facilities
Appeal Status:	Not applicable; Approval by the Board of Supervisors	Zoning:	Specific Planning Area (S88) and Single Family Residential (RS)
Applicant/Owner:	Atlas Investments	Community:	Lakeside Community Planning Group
Environmental:	Mitigated Negative Declaration	APN:	395-151-16 & 73; 395-160-15; 398-400-08, 09, 10, 20, 54 & 55

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to recommend approval, approval with modifications, or denial of the proposed Greenhills Ranch Specific Plan (GRSP) Phase II Project (Project) to the Board of Supervisors. Discretionary actions required for the proposed Project include a Specific Plan Amendment (SPA), Zone Reclassification (REZ), and a Tentative Map (TM).

The Project is located on approximately 36.03 acres, approximately 300 feet north of the intersection of Adlai Road and Audubon Road in the Lakeside Community Plan Area. The Project includes a Specific Plan Amendment (SPA) to amend the GRSP to include development specifications and regulations for Phase II of the GRSP. A Specific Plan is a planning tool that provides more precise guidance for land

development, infrastructure, amenities, and resource conservation consistent with the use types and densities specified by the General Plan. The Project also includes a Zone Reclassification that would add the "D" special area regulation, "V" setback designator to require a Site Plan prior to recordation of a Final Map, and change the minimum lot size; and a Tentative Map (TM) to subdivide the property into 76 lots including 63 single-family residential lots. Residential lots would range in size from 5,119 square feet to 11,578 square feet. Approximately 19.11 acres would be dedicated as biological open space (8.88 acres onsite and 10.23 acres offsite). The Project is located within a Vehicle Miles Traveled (VMT) Infill Area under the County's Transportation Study Guide (TSG).

The sections contained in this report describe the following: project background, development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and reviewed the Project's potential impacts on the environment in accordance with CEQA. Based on staff's analysis, PDS recommends approval of the SPA, REZ, and TM, with the conditions noted in the attached Project Resolutions and Form of Decision (Attachments B, C, and D).

B. REQUESTED ACTIONS

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

1. Adopt the Environmental Findings, which includes the adoption of a Mitigated Negative Declaration (MND) according to California Environmental Quality Act (CEQA) guidelines (Attachment E).
2. Adopt the Resolution approving Specific Plan Amendment PDS2016-SPA-16-001 for the reason stated therein and discussed in this report (Attachment C).
3. Adopt the Ordinance for REZ PDS2016-REZ-16-002 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN AREA, REF: PDS2016-REZ-16-002 (Attachment D).
4. Adopt the Resolution of Approval of Tentative Map PDS2016-TM-5611, which includes those requirements and conditions necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego (County) Regulations (Attachment B).

C. PROJECT BACKGROUND

On June 23, 2004, the Board of Supervisors adopted a MND and approved the GRSP. The GRSP covered approximately 92 acres and included residential lots, open space, and trails. Phase I of the GSRP (SP-98-004; REZ-98-006; TM-5140) was approved for the development of 31 residential dwellings with a minimum lot size of 9,000 square feet. Phase I is located on 56 acres in the northern half of the GRSP. Approximately 44-acres of Phase I was dedicated as open space. Access to Phase I is provided by Lakeview Drive to Sohail Street. This phase also included annexing the property into the Lakeside Water District and San Diego County Sanitation District and vacation of an open space easement. Phase I has been implemented and built out.

The remainder of the Specific Plan was designated as Phase II and development was subject to a future SPA, which this Project proposes.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located north of the intersection of Adlai Road and Audubon Road, in the Lakeside Community Planning area, within unincorporated San Diego County. The Project site is located within an adopted Specific Plan that has identified the site for the development at a density of 1.6 units per acre, open space, and trails. Figures 1 and 2 show the Project site. The Project site is bounded by GRSP Phase I to the north, residential uses to the south, and open space to the west. Helix Municipal Water District facilities, Lake Jennings and a mobile home park to the east. Interstate 8 (I-8) is approximately 1,300 feet southeast of the Project site.

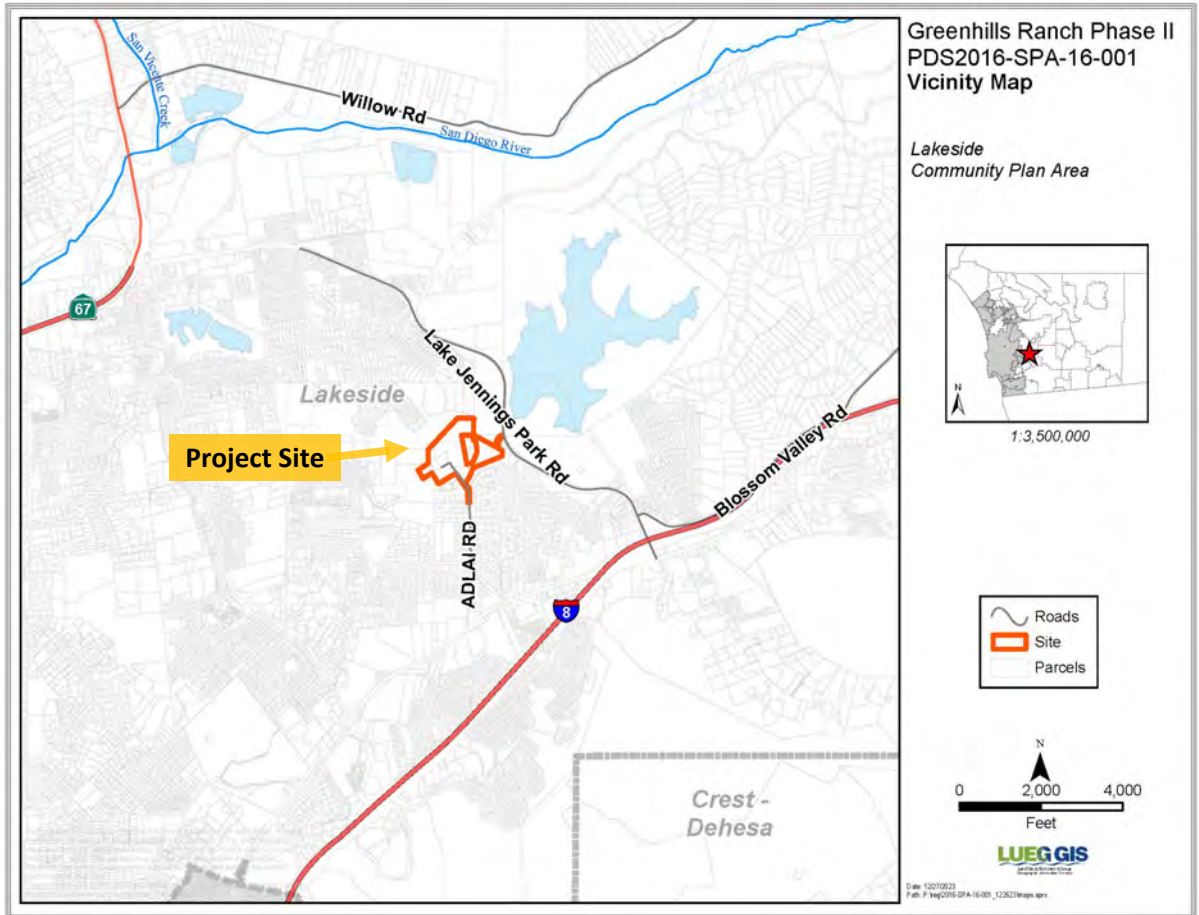


Figure 1: Vicinity Map

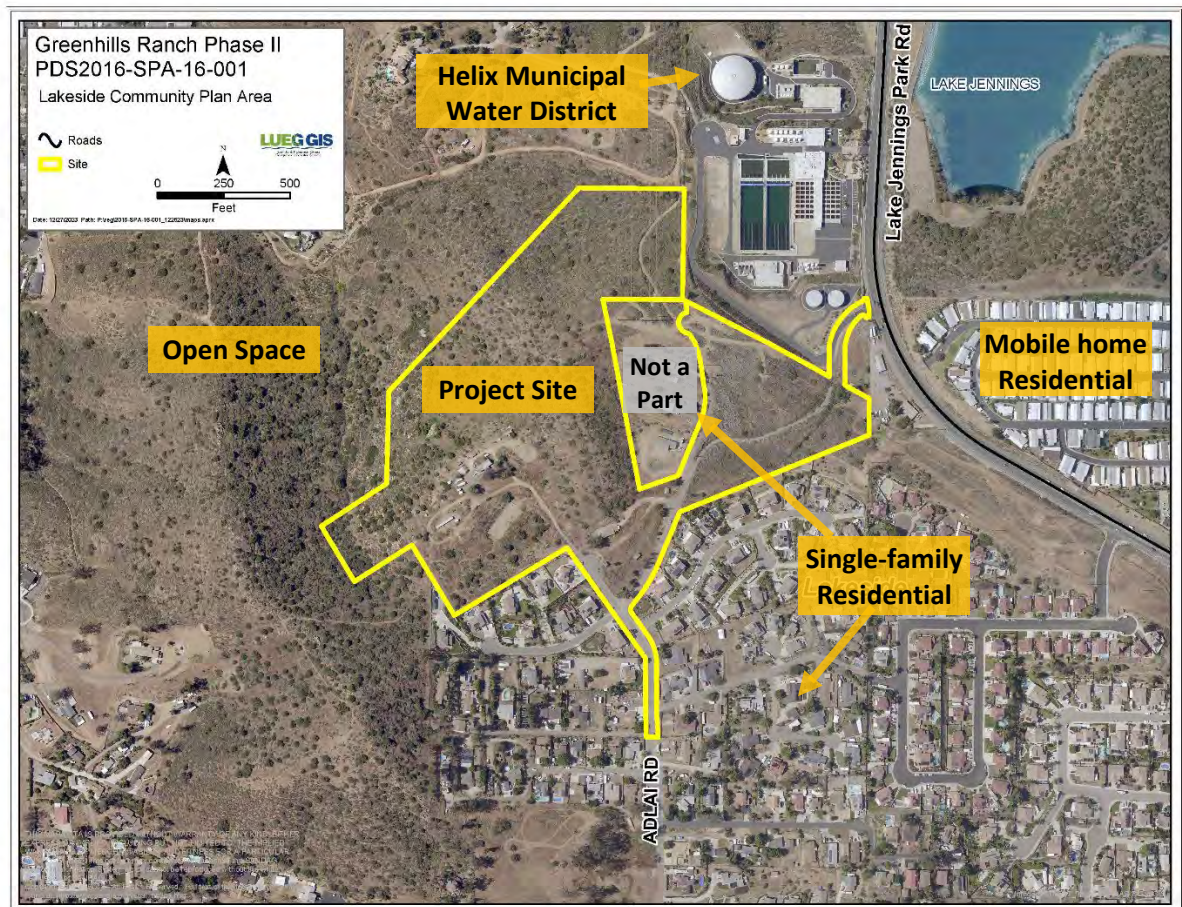
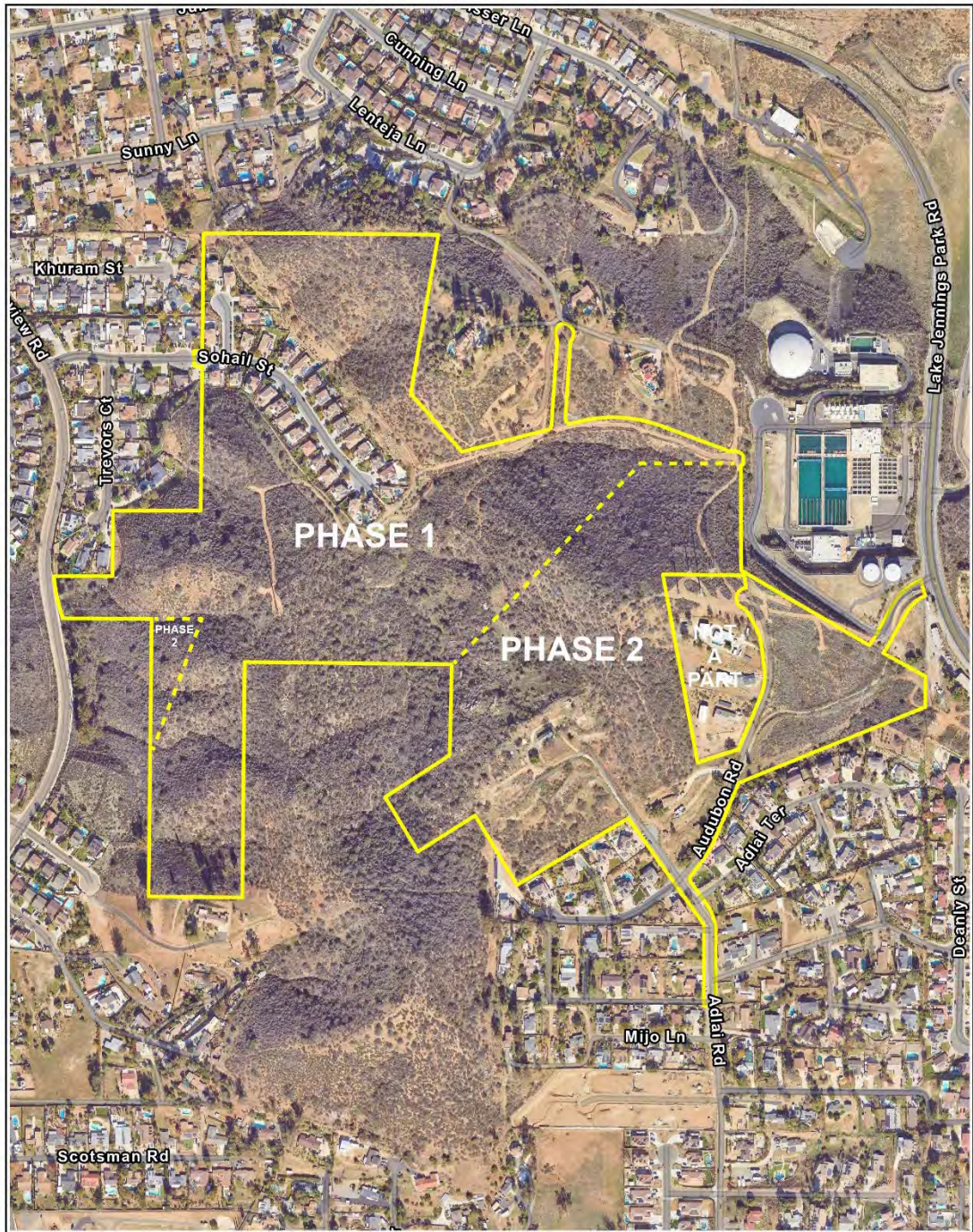
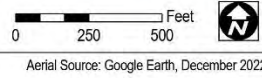


Figure 2: Existing Site

The Project is located in the southern portion of the GRSP. Open space and residential uses developed as a part of Phase I of the GRSP occur northwest of the Project site. Residential development is located directly to the south and to the east. Additional residential units are located further to the north and west. Open space also occurs west of the site boundary. A water filtration plant operated by the Helix Water District is located just northeast of the site. Four existing residential lots that are not a part of the GRSP are located within the central portion of the Project site. These are separate legal lots and will not be changed as part of the Project. Please refer to Community Input section for neighbor's concerns. Lake Jennings Park Road is located immediately east of the Project site, with Lake Jennings and additional residential development (mobile home park) on the east side of the road. Adlai Road provides access to Old Highway 80 (Business Route 8) 0.7 miles to the south. Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.



R.E.C. Development Phases on Aerial Map
GREENHILLS RANCH



Aerial Source: Google Earth, December 2022

FIGURE 1
February 2024

Figure 3: GRSP Phase I and Phase II

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Specific Plan Area (SPA)	Rural Residential (RR), Limited Agriculture (A70)	Lakeview Road	Single-Family Residential
East	Public/Semi-Public Facilities (P/SP)	Open Space (S80)	Lake Jennings Park Road	Public Facilities
South	Village Residential (VR-4.3)	Single-Family Residential (RS)	Adlai Rd	Single-Family Residential
West	Semi-Rural Residential (SR-4)	Single-Family Residential (RS)	Lakeview Road	Single-Family Residential

E. DEVELOPMENT PROPOSAL

1. Project Description

The Project includes a SPA, REZ, and TM for the development of a 63-lot single-family home development. The GSRP was approved with an allowed density of 1.6 dwelling units per acre according to the Lakeside Community Plan and the County of San Diego (County) General Plan. The GSRP allows for 147 units based on the density and acreage of the entire Specific Plan area, which is approximately 92 acres. Phase I and Phase II include a total of 94 units, which is below the allowed density of the GRSP, and therefore consistent with the GRSP, Lakeside Community Plan, and General Plan. The SPA will amend the GRSP to include development specifications and regulations for Phase II of the GRSP. The Rezone will add the “D” Special Area Regulation which will require that prior to the recordation of any Final Map, a Site Plan be submitted and demonstrate conformance with the design guidelines defined in the GRSP, which includes criteria for architectural design and style, landscaping, number of stories allowed, accessory structures, lot coverage, setbacks, lighting, fencing, and gates. The minimum lot size will be changed from 6,000 square feet to 5,100 square feet to accommodate smaller lots to achieve the planned residential density. Additionally, the setback designation will be changed from “H” to “V” to allow for additional flexibility in the design and siting of homes. The TM will subdivide the approximately 36.03-acre site into 75 lots and will include 63 single family residential lots. Residential lots will range in size from 5,119 square feet to 11,578 square feet. Approximately 18.64 acres will be dedicated as open space on the Tentative Map.



R.E.C. Subdivision on Aerial Map
GREENHILLS RANCH

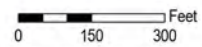


FIGURE 2

Aerial Source: Google Earth, December 2022

February 2024

Figure 4: Proposed subdivided lots for the single-family home development.

The Project site is partially developed and contains two single-family homes and accessory structures that will be removed. Access will be provided via Adlai Road, a private road, connecting to East Lakeview Road and a proposed new private road connecting to Lake Jennings Park Road. Both entries to the community will be gated to restrict through traffic. The Project will be served by San Diego County Sanitation District for sewage disposal and the Helix Municipal Water District for the supply of potable water. Portions of the site will require de-annexation from Lakeside Water District and annexation into the Helix Municipal Water District for potable water, and annexation to the San Diego County Sanitation District for sewage disposal. Fire service is provided by the Lakeside Fire Protection District. School service is provided by Lakeside Union and Grossmont Union Unified School Districts. Earthwork will consist of a balanced 180,000 cubic yards (CY) of cut and fill, with no import or export. The Project would include blasting and rock drilling and will be required to prepare and implement a blasting and monitoring plan. The blasting and monitoring plan would require approval by the County Sheriff and PDS and will include the necessary mitigation measures to effectively reduce noise and vibration levels.

The Project also includes offsite improvements, including curb and gutter improvements at the intersection of Adlai Road and Audubon Road and the intersection of Greenhills Way (proposed) and Lake Jennings Park Road. Improvements along Lake Jennings Park Road would also allow for a right-in/right-out traffic movement.

The Project will implement Phase II of the GRSP and requires the following:

1. A Specific Plan Amendment (SPA) to the GRSP to allow for the addition of specific development regulations and design standards for Phase II;
2. A Tentative Map (TM);
3. A Zoning Reclassification (REZ);
4. The de-annexing of a small portion of the site from the Lakeside Water District and the annexation to the Helix Municipal Water District (MWD); and
5. The annexation of certain parcels into the San Diego County Sanitation District boundaries.

Please refer to Attachment A – Planning Documentation, to view the Plot Plans, Elevations, Preliminary Grading Plans, and Conceptual Landscape Plans.

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Lakeside Community Plan, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

1. Key Requirements for Requested Actions

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Does the Project comply with the policies set forth under the Lakeside Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with other applicable County regulations?
- e. Does the Project comply with CEQA?

2. Project Analysis

Specific Plan Amendment

The Project proposes a SPA to amend the GRSP to include development specifications and regulations for Phase II of the GRSP. The SPA covers 36 of the 92 acres within the GRSP and includes 63 single family residential lots, open space, road, and trails. The intent of the SPA is to build out the remaining portion of the GRSP, preserve open space onsite, and connect the Project to the existing trail network. The SPA will be implemented through the REZ and TM discussed below.

Zoning Reclassification

The Project requires a Zone Reclassification (REZ) to add a "D" special area designator (Design Review), change the minimum lot size from 6,000 square feet to 5,100 square feet, and to replace the existing "H" setback designator with the "V" setback designator. The "D" Special Area Designator and "V" setback designator will require Site Plan approval prior to recordation of the Final Map for the project. The Site Plan will ensure future development remains consistent with the GRSP, which includes criteria related to architectural design and style, landscaping, single vs two stories, accessory structures, lot coverage, setbacks, lighting, fencing, and gates.

Tentative Map

The Tentative Map (TM) will subdivide the approximately 36.03-acre site into 76 lots and will include 63 single family residential lots and related roads and trails. The remaining 13 lots will be used for road improvements and for HOA lots, including fuel modification zones, detention basins, and community recreation. Residential lots will range in size from 5,119 square feet to 11,578 square feet. Approximately 18.64 acres will be dedicated as open space on the TM. The TM complies with the standards of the County Subdivision Ordinance, the State Subdivision Map Act, and the County Regulatory Code.

Traffic and Vehicle Miles Traveled (VMT)

The Project is situated between Lake Jennings Park Road (a Circulation Element Road) on the east and East Lakeside Road (a County-maintained road) on the south. Access to the Project will be provided directly from both Adlai Road and from the proposed connection to Lake Jennings Park Road via a new private road easement – Greenhills Way. In coordination with the Lakeside Fire Protection District, access will be controlled by the installation of two security gates as a result of community feedback to reduce cut through traffic from Lake Jennings Park Road to Adlai Road.

A Traffic Impact Analysis (TIA) was prepared for the proposed Project (Appendix N of the Draft IS/MND). The TIA was conducted in accordance with the latest County of San Diego (County) Transportation Study Guidelines (TSG) and included analysis for Vehicle Miles Traveled (VMT) in accordance with Senate Bill 743 and a Local Mobility Analysis (LMA) that analyzes operations on the local road network. The TIA identified that the proposed Project is located within an Infill Area identified by the TSG. Infill Areas are geographic areas that meet household and intersection density and job accessibility standards that are associated with urban development within the unincorporated area of the county. Infill development promotes denser village areas and creates a greater diversity of land uses that would encourage transit and lower regional VMT over time. The promotion of infill development is one of the legislative intents of SB 743; therefore, the TSG determined that proposed projects located within Infill Areas have a less that significant impact for transportation. The LMA determined that the proposed Project would generate 51 Peak Hour trips in the morning (AM) and 64 in the afternoon (PM). The additional trips are within the allowable limits per the TSG and do not require any improvements. The additional trips at the three intersections in the study do not trigger any improvements.

Fire Protection and Wildfire Evacuation

A Wildfire Evacuation Plan and Fire Protection Plan (FPP) was prepared for the project and approved by PDS and Lakeside Fire Protection District. The Wildfire Evacuation Plan was prepared based on guidance from the County of San Diego Emergency Operations Plan (EOP) including Annex Q-Evacuation and outlines strategies, procedures, recommendations, and organizational structures that can be used to implement a coordinated evacuation effort in the case of a wildfire emergency affecting the Project. The Wildfire Evacuation Plan concluded the Project would not significantly impact evacuation of existing residents in the area based on the road capacity in and around the Project area that can support between 1,500 and 1,900 vehicles per hour (Federal Highway Administration Highway Safety Manual 2023) during an evacuation event.

The addition of 126 vehicles to an evacuation could increase times between 5 and 8 minutes if all traffic was utilizing the same evacuation routes. However, the Project would have two potential evacuation routes, one of which avoids use of Adlai Road, resulting in no measurable impact on existing residential area evacuation times. Further, evacuations are typically managed in a sequential or phased manner to avoid large area notices that result in congested roadways. Under this approach, traffic movement is prioritized through specific evacuation notices to those at risk and intersection control to move populations at higher risk as the priority. Therefore, if the project site and the neighboring residential areas were considered priority areas, they would be evacuated via all available evacuation routes with support from technological tools and in-the-field officers. The inclusion of the new road connection to Jennings Lake Park Road not only provides additional evacuation capacity for the Project but would also be available to existing residents during an emergency.

The FPP also evaluated the adverse environmental effects that the Project may have from wildland fire. The FPP found that the Project has adequate emergency services, fire access, water, ignition resistant construction and fire protection systems, defensible space and vegetation management, and a travel time of under four minutes. The FPP also included several mitigation measures and design considerations to address potential impacts. These include the following requirements:

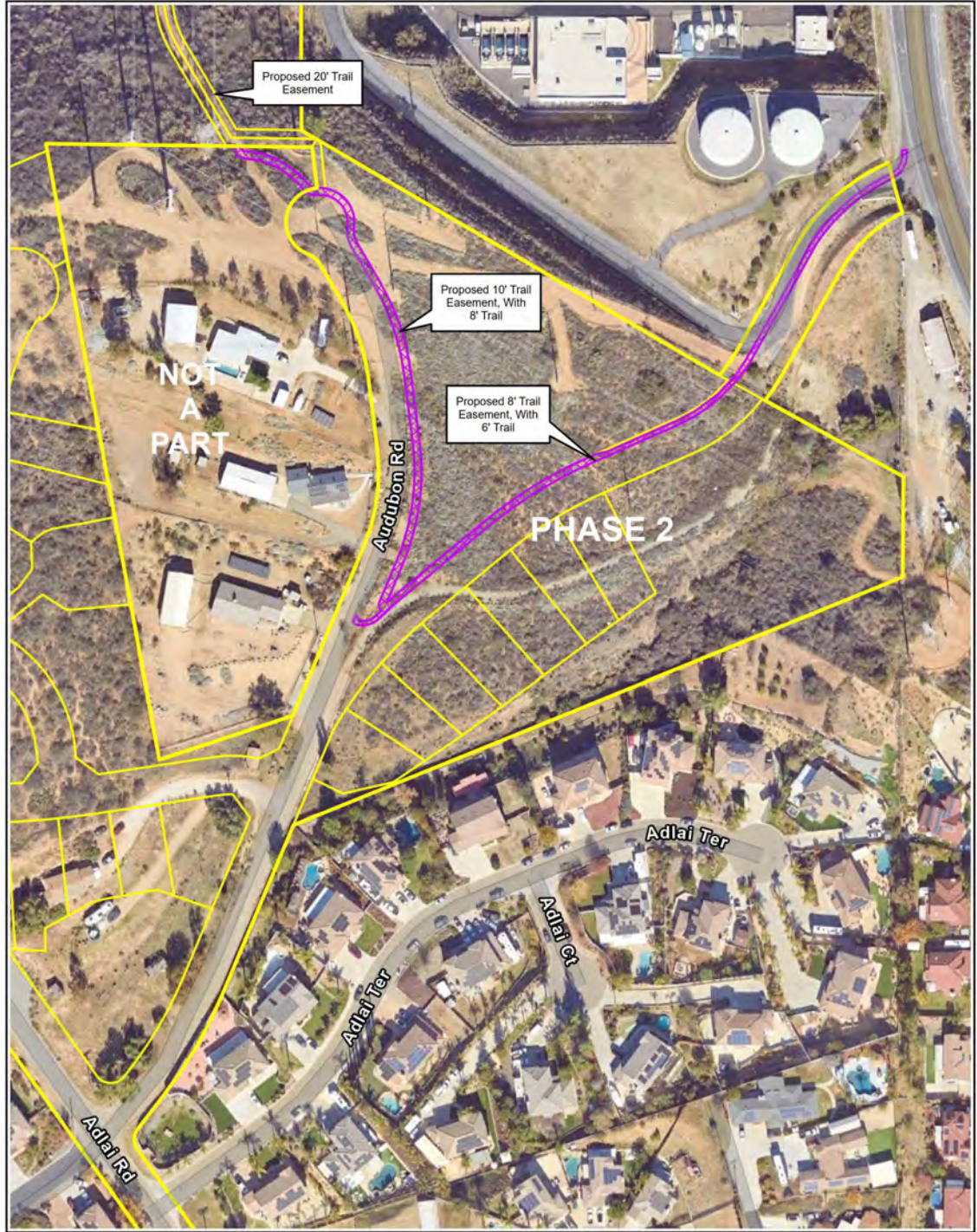
- All new structures be built to ignition resistant building requirements and include fire sprinklers.
- 100 feet of fuel treatment shall be placed around structures that abut flammable vegetation, except where such a perimeter is not feasible and where reduced fuel modification zones are appropriate as indicated by modeling located in the approved Fire Protection Plan.
- A solid 6-foot non-combustible wall on the southern lot lines of Lots 57-65 and the east property line of Lot 65.
- Any future gates, including on private driveways or roadways, shall be set back 30 feet from the roadway, be automatic, and equipped with emergency key-operated switches. Gates shall also be equipped with an approved emergency tract control-activating strobe light sensor(s) or other devices approved by the County Fire Marshal, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure. Gates shall allow automatic egress without the use of codes or remote devices.
- More restrictive construction standards, including meeting all ignition resistant construction requirements, requiring Flame and Ember Resistant vents, and requiring metal mesh bug screens.

- Requirements to be included in the CC&R's for the Project, including documenting that each lot owner will be responsible for all fuel treatment measures within their property, ongoing maintenance of all fuel modification within common areas, a restriction on trash dumping or disposal of yard trimmings in the fuel treatment zones, a requirement that each lot owner be responsible for keeping their roof area and gutters free from combustible debris, and others.
- All streets serving the Project are required to comply with San Diego County standards and shall be a minimum of 36 feet of unobstructed improved width to allow for parking on both sides of the street, except for existing Adlai Road, which is a minimum of 24 feet wide.

These requirements have been incorporated into the project and are included as conditions and requirements with the SPA and TM.

Trails

The Community Trails Master Plan (CTMP) shows a trail alignment through the GRSP. A portion of this trail was conditioned as part of Phase I. Phase II proposes a trail system to complete that required by the CTMP. This trail network connects Lake Jennings Park Road to the terminus of the Phase I trail. The trail easement width varies but has a minimum six-foot travel way. Trail surfaces are either decomposed granite or natural condition, depending on the segment location. The TM has been conditioned to require dedication and improvement of these trails. See Figure 5 for the location of the proposed trails.



R.E.C. Proposed Trail System
GREENHILLS RANCH

0 75 150 Feet
Aerial Source: Google Earth, December 2022

FIGURE 2
February 2024

Figure 5: Proposed trails system

Noise

A Noise Assessment was also prepared to determine the noise impacts associated with the Project. The study found no impacts are anticipated and mitigation measures are not necessary to meet the County of San Diego exterior or interior standards for the residential lots. The study also found that the Project's direct and cumulative contributions to off-site roadway noise increases will not cause any significant impacts to any existing or future noise sensitive land uses.

However, potential noise impacts were identified related to construction and grading. To mitigate this impact, a temporary noise barrier at least 8-foot-high is required adjacent to the property line in several locations that are adjacent to existing homes. Potential impacts were also identified from blasting. In order to mitigate this, the Project will require preparation and implementation of a blasting and monitoring plan, which would require approval by the County Sheriff and PDS. The blasting and monitoring plan will include the necessary measures to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to comply with the noise level limits of the County's Noise standards.

Biological Resources

The Project is located within the South County Multiple Species Conservation Plan (MSCP), which provides for large, connected preserve areas that address a number of species at the habitat level. This creates a more efficient and effective preserve system as well as better protection for the rare, threatened, and endangered species in the region. Mitigation from development and local, state, and federal funding protect land that has been set aside for preservation. Development projects are required to conform with the South County Plan through compliance with the Biological Mitigation Ordinance.

Portions of the Project site are located within the Unincorporated Land in Metro-Lakeside-Jamul Segment, and designated as a Pre-Approved Mitigation Area (PAMA). The site qualifies as a Biological Resources Core Area (BCRA) and is adjacent to existing preserves. MSCP Conformance findings are included in Attachment F.

The Project also prepared a biological resources report to analyze potential biological impacts. It was determined that implementation of the proposed project would result in permanent impacts to 19.99 acres, including 12.05 acres of Tier II habitat and 7.94 acres of Tier IV habitat. Tier IV is comprised of disturbed and developed areas that do not require mitigation. To mitigate these impacts, the project proposes to preserve 19.11 acres of habitat in open space, which includes 8.88 acres onsite and 10.23 acres offsite, adjacent to the onsite open space.

The Project is also adjacent to undeveloped lands and open space. The proposed open space is designed to maintain areas suitable for wildlife movement through open space contiguous with adjacent open space and PAMA. Through this configuration, the design criteria for wildlife linkages of the Biological Mitigation Ordinance have been met. Additionally, no roads are proposed that would cross the open space preserve and interfere with wildlife movement.

Other conditions are also included to address potential biological impacts. These include biological monitoring, temporary construction fencing, breeding season avoidance pursuant to the Migratory Bird Treaty Act (MBTA), stormwater measures, open space fencing and signage, limited building zones, and dust control.

Community Character and Visual Impacts

The Project is located on a hill with a higher elevation than the immediately surrounding area and is developed with two existing single-family homes. The proposed development would have limited visibility from the north, east, and west due to open space and agricultural areas to the west and north, the Helix Water District water filtration plant to the northeast, and Lake Jennings Road to the east. The Project has been designed to be compatible with the visual character of the surrounding area and includes design features and mitigation measures to eliminate potential compatibility issues.

To reduce visual impacts, the Project implements a mix of one and two-story homes along the south boundary and Lots 1-3, 5, 6, 8, 9, 11, 13, and 14 are restricted to one-story residences with a maximum height of 20 feet. The SPA and REZ also contain requirements that the Site Plan will implement to ensure the future residences are consistent with the lot coverage, architectural styles, and building color of the surrounding neighborhoods. The SPA indicates illustrative examples of architectural styles for the Project, including but not limited to Traditional, Craftsman, and Spanish Revival, shown in Figures 6 and 7 below. The Site Plan will include a selection of architectural styles for both one- and -two-story homes and will indicate the materials and colors consistent with Traditional, Craftsman, and Spanish Revival Styles.



Figure 6: Architectural styles for one-story homes (Craftsman and Spanish Revival).



Figure 7: Architectural styles for two-story homes (Craftsman, Spanish Revival, Traditional).

A Conceptual Landscape Plan (CLP) was also prepared for the Project. The CLP requires landscaping throughout the Project to screen views of the development from surrounding areas. Finally, the project proposes approximately 18 acres of open space, which will help create buffers from surrounding homes, and clusters development closer to the adjacent neighborhood. Figures 8 and 10 below show the current area surrounding the site and Figures 9 and 11 show how the Project will appear after construction.



Figure 8: Photo of current conditions looking south from Sohail Street.



Figure 9: Photosimulation of proposed project looking southeast from Sohail Street.



Figure 10: Photo of current conditions looking north from the end of Adlai Road.



Figure 11: Photosimulation of proposed project looking north from the end of Adlai Road.

3. General Plan Consistency

The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site-specific characteristics render such densities infeasible.</p>	<p>The GRSP allows for a maximum of 147 dwelling units (gross density of 1.6 du/acre on 92 acres) across Phases I and II. Phase I was developed with a gross density of 0.55 du/acre and included 31 residential lots. The Project (Phase II) proposes a gross density of 1.75 du/acre and will include 63 residential lots. Although the GRSP allows for a maximum of 147 dwelling units, regulatory and site constraints, limit total</p>

General Plan Policy	Explanation of Project Conformance
	development to a gross density of 1.03 du/acre and 94 single family detached dwelling units.
<p>LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.</p> <p>LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.</p>	<p>The residential lots have been designed to reflect the general character of the existing homes in the adjacent neighborhoods, which are primarily one- to two-story single-family homes. The Project will be consistent with adjacent neighborhoods by making use of architectural styles including, but not limited to, Traditional, Craftsman, and Spanish Revival. As discussed above, the Project will include a “D” special area designator which will ensure the development is consistent with the surround area. This includes regulations on architectural style, lot coverage, landscaping, varied setbacks, and limits to maximum building height and one-story structures.</p> <p>The Lakeside Community Plan includes a standard that sets a maximum density of 4.3 du/acre for the developed areas. The developed area within Phase I is 11.96 acres in size per the Final Map. With 31 residential dwelling units, this equates to a developed net density of 2.63 du/acre. The developed area within Phase II is 17.39 acres in size per the Tentative Map. With 63 residential dwelling units this equates to a net developed density of 3.63 du/acre. Both developed areas within the specific plan are under the 4.3 du/acre standard in the Lakeside Community Plan.</p>
<p>COS-12.2 Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.</p>	<p>A mix of single- and two-story homes have been located along the southwestern portion of the site so new development does not silhouette against the sky. Landscaping is also required to reduce views of the proposed residences. The “D” special area designator will ensure that these design criteria are implemented prior to construction.</p>
<p>H-2.1 Development that Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element.</p>	<p>The Project requires a Zone Reclassification (REZ) to add a “D” special area designator (Design Review) and to replace the existing “H” setback designator with the “V” setback designator. The “D” special area designator and “V” setback designator will require Site Plan approval prior to recordation of the Final Map for</p>

General Plan Policy	Explanation of Project Conformance
	<p>the Project. The Site Plan will ensure future development remains consistent with the GRSP and surrounding area, which includes criteria related to architectural style, landscaping, accessory structures, lot coverage, setbacks, one- and two-story homes, lighting, fencing, and gates.</p>
<p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project has been reviewed and approved by the Lakeside Fire Protection District who has concluded there is adequate service available to the proposed Project. A FPP and Evacuation Plan has been prepared and accepted for the project.</p>
<p>S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.</p>	<p>A 100-foot perimeter of cleared and/or thinned vegetation is provided with substitute measures such as walls and/or sprinklers where such a perimeter is not feasible and where reduced fuel modification zones are appropriate as indicated by modeling located in the approved Fire Protection Plan. Building construction will comply with all fire codes including the use of fire-retardant roofs and other building materials.</p>
<p>S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.</p>	<p>All on-site roads will be designed to County standards and will provide for concurrent access of emergency equipment (i.e., fire engines and ambulances) and civilian vehicles. The primary access roads, Adlai Road, Audubon Road and the intersection of Greenhills Way and Lake Jennings Park Road, will be improved off-site in accordance with County standards. The Project has prepared a Fire Protection Plan that evaluated the project to ensure it complies with the policies of the General Plan and County Fire Code and identifies the measures necessary to ensure that the project is adequately served by fire and emergency medical services.</p>

4. Community Plan Consistency

The proposed Project is consistent with the following relevant Lakeside Community Plan goals, policies, and actions as described in Table E-2.

Table E-2: Lakeside Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
<p>Residential Goal. Provide for gradual residential growth, while retaining the rural atmosphere of Lakeside.</p>	<p>The Project will dedicate 18.64 acres to open space lands, designed to protect the site's topographic features, large tracts of native vegetation and open space connectivity. The proposed open space includes the slopes found over most of the western portion of the site.</p> <p>Approximately 17.39 acres out of the total 36.03 acres will be dedicated to residential development and will be located primarily on previously disturbed areas that consist of dirt roads and previously graded/cleared areas largely in conjunction with the surrounding residential developed areas. Under Phase II, residential lot sizes will range from 5,119 square feet to 11,578 square feet in size. The Project's exterior lots have been designed to maintain a transition between the Project and existing adjacent development. Large non-developable lots, including open space and detention basins, provide a buffer between the project and adjacent. The "D" designator implements additional measures to ensure the future dwellings retain the rural atmosphere of Lakeside.</p>
<p>Residential Policies and Recommendations 2. Preserve the rural atmosphere of the community by blending roads into the natural terrain and minimizing urban improvements such as curbs, gutters, and sidewalks.</p>	<p>The Project conforms to this policy because it proposes private roads, which are narrower than public roads and require less grading. Although the private roads include concrete curbs and gutters to assist in the control of stormwater run-off, the proposed sidewalks are decomposed granite. The roads have been designed to avoid steep section of the property which will be placed into open space.</p>
<p>Residential Policies and Recommendations 3. Confine higher density residential development to the areas that:</p> <ul style="list-style-type: none"> a) have all necessary public facilities; b) are within the existing sewer districts; and c) are adjacent to major roads and commercial areas. 	<p>The Lakeside Community Plan designates the property with a density of 1.6 du/acre. The entire GRSP is approximately 92 acres in size, thus yielding a maximum potential of 147 dwelling units. Phase I and Phase II includes 31 homes and 63 homes, respectively. The two phases will yield 94 homes, approximately 63 percent of what the General Plan allows. As proposed, the GRSP will have an overall density of 1.03 du/acre. The density</p>

Community Plan Policy	Explanation of Project Conformance
	<p>of the overall developed areas is 3.23 du/acre, under 4.3 du/acre which is the designated density of the area to the south of Phase II.</p> <p>The Project has also been reviewed and conditions have been incorporated to ensure adequate access is proposed and that all utilities, including water and sewer, are available and adequate to serve the project.</p>

5. Zoning Ordinance Consistency

The Project site is zoned Specific Planning Area (S88). Residential uses are permitted in the S88 zone. As discussed in the project analysis section above, a Zone Reclassification (REZ) is proposed to change the existing “H” setback designator to the “V” setback designator which will facilitate the setback standards within the SPA. The REZ also changes the Minimum Lot Size from 6,000 square feet to 5,100 square feet to accommodate for smaller lots to achieve the planned residential density. Lastly, the REZ will add the “D” Design Review Special Area Designator to require Site Plan approval prior to the recordation of a Final Map to ensure the proposed structures and development of the site will be consistent with the development regulations in the SPA and complement the surrounding areas.

Table E-3: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	PROPOSED	CONSISTENT?
Use Regulation	S88	S88	Yes
Density	1.6	1.6	Yes
Lot Size	6,000	5,100	Yes (Upon Approval of SPA)
Building Type	C	C	Yes
Height	G	G	Yes
Lot Coverage	-	-	-
Setback	H	V	Yes (Upon Approval of REZ)
Open Space	-	-	Yes
Special Area Regulations	-	D	Yes (Upon Approval of REZ)

Table E-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 4230 of the Zoning Ordinance allows lots in a subdivision to be smaller than would be allowed by the applicable lot area designator, provided the overall density of the subdivision is not increased.	The Project proposes a minimum lot size of 5,100 which is smaller than the current lot size designated in the Zoning Ordinance. The smaller lot size allows the Project to cluster development and avoid placing development in areas containing environmentally sensitive habitat to the maximum extent possible.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of the SPA.
Section 4600 of the Zoning Ordinance requires that the project meet the "G" building height requirements of 35 feet and 2 stories.	The Project will limit maximum building height to 35 feet and two stories, and 20 feet and one story for ten lots located on the Project's southern boundary that are visible to nearby residences. Therefore, the Project complies with the building height requirements of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of the SPA.
Section 4800 of the Zoning Ordinance requires that the project meet the "H" setback designator of 10 feet interior side yard, and 50 feet front yard.	The Project proposes "V" setbacks for the residential lots with the project site. The "V" setback will allow each lot to establish setbacks through the approval of a Site Plan by PDS. Therefore, the Project complies with the setback requirements of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of the REZ.
Special Area Regulations	The Project proposes a "D" Special Area Designator to require a Site Plan to ensure the proposed structures and development of the site will be consistent with the development regulations in the SPA.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of the REZ.

6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 46-day public review period from March 23, 2023, through May 8, 2023, on file with PDS under PDS2016-ER-98-14-020B. The MND found that the Project, with incorporation of mitigation measures for biological resources, cultural resources, geology and soils, and noise would not cause any significant effects on the environment. Mitigation measures for biological resources, cultural resources, geology and soils, and noise have been included in the conditions of approval for the Project. The Initial Study and MND can be found in Attachment F of this report.

7. Applicable County Regulations

Table E-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO. The Project site contains no wetland habitats and is not located near any floodway or floodplain fringe area. Steep slopes exist on 8.73 acres of the site and an open space easement is proposed over the majority of steep slope lands. A small portion of steep slopes (0.85 acres or 9.7% of Project site) are within the development footprint, but this area is exempt per RPO Section 86.604(e)2(bb)ii because it will be used for local public roads or private driveways which are necessary for primary or secondary access to that portion of the site. Sensitive habitat lands were identified on the site. However, all feasible measures necessary to protect and preserve the sensitive habitat lands will be required as a condition of permit approval and mitigation will provide an equal or greater benefit to the affected species.
County Consolidated Fire Code	The Project and Fire Protection Plan have been reviewed by the Lakeside Fire Protection District and San Diego County Fire Protection District and have been found to comply with the County Consolidated Fire Code.
Noise Ordinance	The Project could generate potentially significant noise levels from grading and construction activities. Noise mitigation measures are proposed to reduce the noise impacts to applicable limits. Temporary noise barriers of at least 8 feet high would be required to screen grading activities and reduce noise levels at the adjacent occupied residences. The Project will be conditioned to develop a specific noise mitigation plan prior to approval of a grading plan to ensure blasting and rock drilling activities will comply with the County's Noise Ordinance for construction and impulsive noise thresholds.
Light Pollution Code	The Project will implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code.
Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Project in compliance with the WPO.
Multiple Species Conservation Plan and Biological Mitigation Ordinance.	The Project is located within the South County MSCP. The Project will preserve 19.11 acres of habitat through an onsite and offsite open space easement, which will be managed in perpetuity. These areas to be conserved are adjacent to preserved habitat located within the Pre-Approved Mitigation Area (PAMA). The development footprint is limited to the southern and eastern portions of the project site, adjacent to existing residential and commercial development. The proposed project design minimizes the area and perimeter of development while maximizing the ratio of surface area to perimeter of conserved habitats. MSCP Conformance findings are included in Attachment F.

G. COMMUNITY PLANNING GROUP (CPG)

On October 6, 2021, the Lakeside Community Planning Group voted to recommend approval of the Project as proposed by a vote of 10-2-1-0-0 (10 ayes, 2 noes, 1 absent, 0 abstain, 0 vacant). The Lakeside CPG had previously heard the project on April 6, 2016, May 2, 2018, April 7, 2021, and July 7, 2021. The minutes for each meeting can be found in Attachment H – Public Documentation.

H. PUBLIC INPUT

The Project was first submitted to PDS in March 2016. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to 361 property owners within a minimum radius of 300 feet of the Project site.

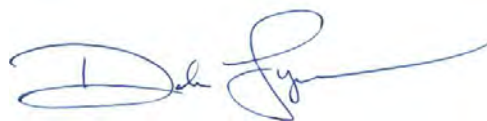
On July 29, 2021, the applicant held a meeting with residents within the surrounding neighborhood at the offices of the project engineer (REC) to discuss concerns on the project. Community members raised concerns about legal access to the project, impacts to traffic on surrounding public and private roads, cut through traffic using the projects internal roads as a pass through, appropriate visual screening along the project boundaries, and drainage runoff. On January 31, 2024, staff held a meeting and provided information on the project schedule and upcoming public hearings. Residents raised concerns about potential traffic congestion in the neighborhood, traffic counts, and entrance and exit points to the Project site. Staff sent a follow up email responding to the concerns.

A total of 17 comment letters were received during the public review period of the Mitigated Negative Declaration from March 23, 2023, to May 8, 2023 (46 days). Comments were received from members of the public residing in the surrounding neighborhood, local agencies, and environmental groups. Concerns were related to traffic congestion and safety due to the additional homes, overcapacity of existing roads, cut through traffic, blasting and noise impacts, wildfire evacuation and location in a very high fire hazard zone, aesthetics and community character, visual resources, and sensitive habitats and species, which were discussed in the Analysis and Discussion section of this report.

In addition, comments were received from the US Fish and Wildlife Service and the California Department of Fish and Wildlife in a combined comment letter raising concerns on the impacts to biological open space, core resources areas, and avian species. The Helix Municipal Water District raised concerns with the impact of temporary construction blasting, and noise to the adjacent water treatment facility. The County has responded to these comments and found that the Project is compatible with the Specific Plan with an Amendment. The comment letters and corresponding responses are in Attachment F – Environmental Documentation.

Report Prepared By:
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bianca.lorenzana@sdcounty.ca.gov

Report Approved By:
Dahvia Lynch, Director
858-694-2962
dahvia.lynch@sdcounty.ca.gov



AUTHORIZED REPRESENTATIVE: _____
DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Tentative Map Resolution PDS2016-TM-5611

Attachment C – Specific Plan Amendment Resolution PDS2016-SPA-16-001

Attachment D – Zoning Reclassification Resolution PDS2016-REZ-16-002

Attachment E – Environmental Findings

Attachment F – Environmental Documentation

Attachment G – Service Availability Forms

Attachment H – Public Documentation

Attachment I – Ownership Disclosure

Attachment A – Planning Documentation

The Specific Plan Amendment for
Greenhills Ranch Phase 2 is available at:

<https://www.sandiegocounty.gov/pds/ceqa/PDS2016-SPA-16-001.html>

GENERAL NOTES:

- ASSESSORS PARCEL NUMBERS WITHIN SPECIFIC PLAN AREA (SPA), 395-101-16 & 73, 395-160-10, 398-900-09, 09, 10, 20, 54 & 55
- TAX RATE AREA: 82001
- GROSS AREA = 26.03 ACRES, NET AREA = 39.02 ± ACRES

- NUMBER OF PROPOSED LOT:
 - 63 RESIDENTIAL LOTS (1-63, INCLUSIVE)
 - 7 PRIVATE STREET (LOTS 64-70, INCLUSIVE)
 - 3 HOA LOTS (LOTS A AND B)
 - 4 OPEN SPACE LOT (LOT C-F, INCLUSIVE)
 - 36 TOTAL LOTS

- MINIMUM LOT SIZE: 8,000 SF

USE REGULATIONS	398	USE REGULATIONS	398
MINIMUM LOT SIZE	8,000 SF	MINIMUM LOT SIZE	8,000 SF
MINIMUM FRONT YARD SETBACK	15 FT	MINIMUM FRONT YARD SETBACK	15 FT
MINIMUM SIDE YARD SETBACK	5 FT	MINIMUM SIDE YARD SETBACK	5 FT
MINIMUM REAR YARD SETBACK	5 FT	MINIMUM REAR YARD SETBACK	5 FT
MINIMUM LOT COVER	15%	MINIMUM LOT COVER	15%
MINIMUM OPEN SPACE	15%	MINIMUM OPEN SPACE	15%
SPECIAL AREA REGS	---	SPECIAL AREA REGS	---

- GENERAL PLAN: GENERAL PLAN DESIGNATION: SPECIFIC PLAN AREA; REGIONAL CATEGORY: SEMI-RURAL; COMMUNITY PLAN: LAKESIDE
- NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED
- PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED
- STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS
- TOPOGRAPHY OBTAINED FROM JESS L. MCMARTHIN PHOTOGRAMMETRY CONSULTANTS, DATED: 7-17-2015
- SEWER SERVICE: LAKESIDE SANITATION DISTRICT
- WATER SERVICE: HELIX WATER DISTRICT
- FIRE PROTECTION SERVICE: LAKESIDE FIRE PROTECTION DISTRICT
- SCHOOLS: ELEMENTARY: LAKESIDE UNION ELEMENTARY SCHOOL DISTRICT; HIGH SCHOOLS: CROSSMARTIN UNION HIGH SCHOOL DISTRICT
- STREET LIGHTING: PRIVATE SERVICE
- ALL STREETS TO BE PRIVATE
- THE PROJECT AREA IS NOT SUBJECT TO 100 YEAR FLOOD INUNDATION PER FEMA FIRM PANEL: DTW830000 (DATED 5-15-2012)
- ALL CUT AND FILL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED
- ALL EXISTING STRUCTURES TO BE DEMOLISHED
- EXISTING WELL TO BE DESTROYED IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL HEALTH REGULATIONS
- A BOUNDARY ADJUSTMENT WITH HELIX WATER DISTRICT FOR THE REALIGNMENT OF DE PAVED ACCESS ROAD (SEE SHEET 3) HAS BEEN ACCEPTED IN CONCEPT BY HELIX WATER DISTRICT
- AIRP 205-160-15 IS TO BE DETACHED FROM LAKESIDE WATER DISTRICT AND ADDED TO HELIX WATER DISTRICT
- STORM URNWAY RETENTION FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS.

LEGAL DESCRIPTION

PORTIONS OF LOTS 5, 6, 7, 8 AND 10 IN BLOCK 47 OF THE SUBDIVISION OF THE "35 TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF RECORDS, OF SAN DIEGO COUNTY.

SOLAR ACCESS STATEMENT

ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.

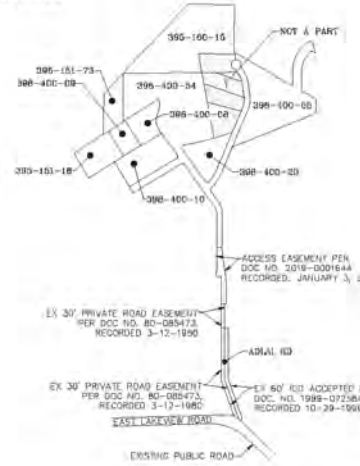
GRADING QUANTITIES

CUT 145,000 CY
 FILL 180,000 CY
 EXPORT NONE CY

PLAN NOTE

THIS PLAN IS PREPARED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OF APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING WORK HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

TENTATIVE MAP PDS2016-TM-5611
"GREENHILLS RANCH - PHASE 2"
 County of San Diego, California



LEGEND

PROPOSED:	
[Symbol]	BOUNDARY
[Symbol]	EASEMENTS
[Symbol]	PROPOSED STORM DRAIN FEET
[Symbol]	PROPOSED STORM DRAIN CLEANOUT
[Symbol]	PROPOSED 8" PVC SEWER MAIN
[Symbol]	PROPOSED 12" PVC WATER MAIN
[Symbol]	PROPOSED STORM URNWAY
[Symbol]	PROPOSED 6" CUPS AND GUTTERS
[Symbol]	ACCESS TO BE ADJUSTED
[Symbol]	OPEN SPACE FENCING
[Symbol]	OPEN SPACE BOARD

EXISTING:	
[Symbol]	EXISTING FW
[Symbol]	EXIST. CONTOUR
[Symbol]	EX. POWER POLE
[Symbol]	EX. STREET LIGHT
[Symbol]	EX. PVC SEWER MAIN (SIZE AS SHOWN)
[Symbol]	EX. PVC WATER MAIN (SIZE AS SHOWN)
[Symbol]	EX. STORM DRAIN (SIZE AS SHOWN)

SEE TYPICAL PAD DRAINAGE DETAIL - SHEET 6

EASEMENTS NOTES

(ITEM NUMBERS ARE FOR PRELIMINARY TITLE REPORT BY CINCOS TITLE INSURANCE COMPANY, ORDER NO. 12205743-998-501 DATED 8-11-2015)

- RIGHT OF WAY AND EASEMENT TO THE COUNTY OF SAN DIEGO PER DOC. REC. JUL 31, 1983 AS INSTR. NO. 110410 O.R. (PARTIAL PER EASEMENT, PART BY SLOPES RIGHTS)
- EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1969 AS FILE NO. 200101 OF O.R. (TO BE VACATED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. APR. 27, 1953 AS DOC. NO. 52744 IN BOOK 5614, PG. 199 O.R. (PORTIONS TO BE OBTAINED)
- EASEMENT TO RAYMOND B. BRULE, ET AL, FOR ROAD PURPOSES PER DOC. REC. JULY 1, 1930 AS DOC. NO. 85848 IN BOOK 5701, PGS. 4 OF O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. FEB. 2, 1955 AS DOC. NO. 116458 IN BOOK 5701, PG. 174 OF O.R. (PORTIONS TO BE OBTAINED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. JAN. 24, 1956 AS DOC. NO. 10307 IN BOOK 5951, PG. 104 OF O.R. (TO BE OBTAINED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. JAN. 24, 1956 AS DOC. NO. 10307 IN BOOK 5951, PG. 479 O.R. (TO BE OBTAINED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. FEB. 8, 1956 IN BOOK 5965, PG. 497 O.R. (TO BE OBTAINED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. MAR. 6, 1956 IN BOOK 5955, PG. 497 O.R. (TO BE OBTAINED)
- EASEMENT TO JOHN BERSCH FOR ROAD PURPOSES PER DOC. REC. APR. 23, 1959 AS DOC. NO. 35029 IN BOOK 6069, PG. 316 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. JUL. 7, 1959 AS DOC. NO. 78487 IN BOOK 8131, PG. 290 OF O.R. (TO BE OBTAINED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. SEP. 4, 1957 AS DOC. NO. 139034 IN BOOK 6734, PG. 278 O.R. (TO BE OBTAINED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. SEP. 4, 1957 AS DOC. NO. 135043 IN BOOK 6734, PG. 278 O.R. (TO BE OBTAINED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. MAR. 15, 1967 AS FILE NO. 35419 OF O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED)
- EASEMENT TO CLARA BERSCH FOR ROAD PURPOSES PER DOC. REC. MAR. 15, 1967 AS FILE NO. 35419 OF O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED)
- EASEMENT TO SAN DIEGO COUNTY FLOOD CONTROL DISTRICT FOR INGRESS AND EGRESS PER DOC. REC. SEP. 1, 2003 AS FILE NO. 2003-0197627 OF O.R. (PORTIONS TO BE OBTAINED AND REGRANTED IN PROPOSED GREENHILLS WAY)
- EASEMENT TO KENNEDY DEVELOPMENT FOR PRIVATE ROAD AND SLOPE MANAGEMENT PER DOC. REC. OCT. 9, 2003 AS FILE NO. 2003-0246566, O.R.
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. OCT. 15, 2004 AS FILE NO. 2004-0980668, O.R.
- EASEMENT TO ARTHUR LOUIS MALLORY, ET AL, FOR INGRESS AND EGRESS PER DOC. REC. MAY 28, 1954 AS DOC. NO. 70147 IN BOOK 5151, PG. 483 O.R. RE-RECORDING PER DOC. REC. JULY 21, 1954 AS DOC. NO. 95380 IN BOOK 5307, PG. 18 OF O.R. (PORTIONS TO BE OBTAINED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. APR. 27, 1969 AS FILE NO. 200101 OF O.R. (PORTIONS TO BE OBTAINED)
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- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. FEB. 8, 1956 AS DOC. NO. 10312 IN BOOK 5951, PG. 479 O.R. (TO BE OBTAINED)
- EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. FEB. 8, 1956 IN BOOK 5965, PG. 497 O.R. (TO BE OBTAINED)
- EASEMENT TO CLARA BERSCH FOR ROAD PURPOSES PER DOC. REC. MAR. 15, 1967 AS FILE NO. 35419 OF O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED)
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- EASEMENT TO ARTHUR LOUIS MALLORY, ET AL, FOR INGRESS AND EGRESS PER DOC. REC. MAY 28, 1954 AS DOC. NO. 70147 IN BOOK 5151, PG. 483 O.R. RE-RECORDING PER DOC. REC. JULY 21, 1954 AS DOC. NO. 95380 IN BOOK 5307, PG. 18 OF O.R. (PORTIONS TO BE OBTAINED)

SITE ADDRESS:

8385 ADLAI ROAD
 LAKESIDE, CA 92046

APPLICANT/OWNER:

DANA JILL GOODMAN, TRUSTEE OF THE GOODMAN PROVOCKABLE TRUST DATED OCTOBER 11, 1992

11681 SAN VICENTE BLVD., STE 701
LOS ANGELES, CA 90049

7/11/2019
 DATE
 DANA JILL GOODMAN
 SIGNATURE
 7/11/19
 DATE
 STEPHEN RICHARD GOODMAN
 SIGNATURE

ENGINEER OF WORK:

REC CONSULTANTS, INC.
 2442 SECOND AVENUE
 SAN DIEGO, CA 92101
 PH. (619) 232-9200

JONATHAN RAAB HYDEN
 EXPRESS ON 6/30/23
 R.C.E. 84811
 DATE



NO.	DATE	APPROVED	DESCRIPTION

Civil Engineering-Environmental
 Land Surveying
 2442 Second Avenue
 San Diego, CA 92101
 (619) 232-9200 (619) 232-9310 Fax
 Rec Consultants, Inc.

REC

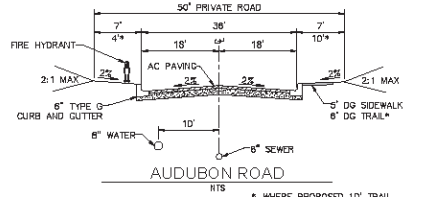
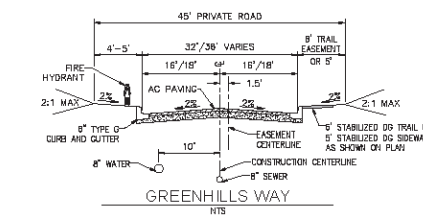
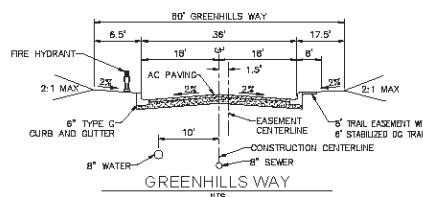
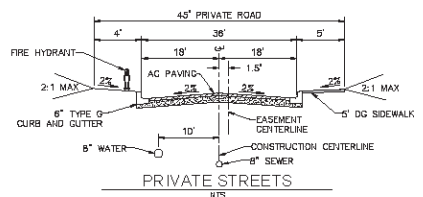
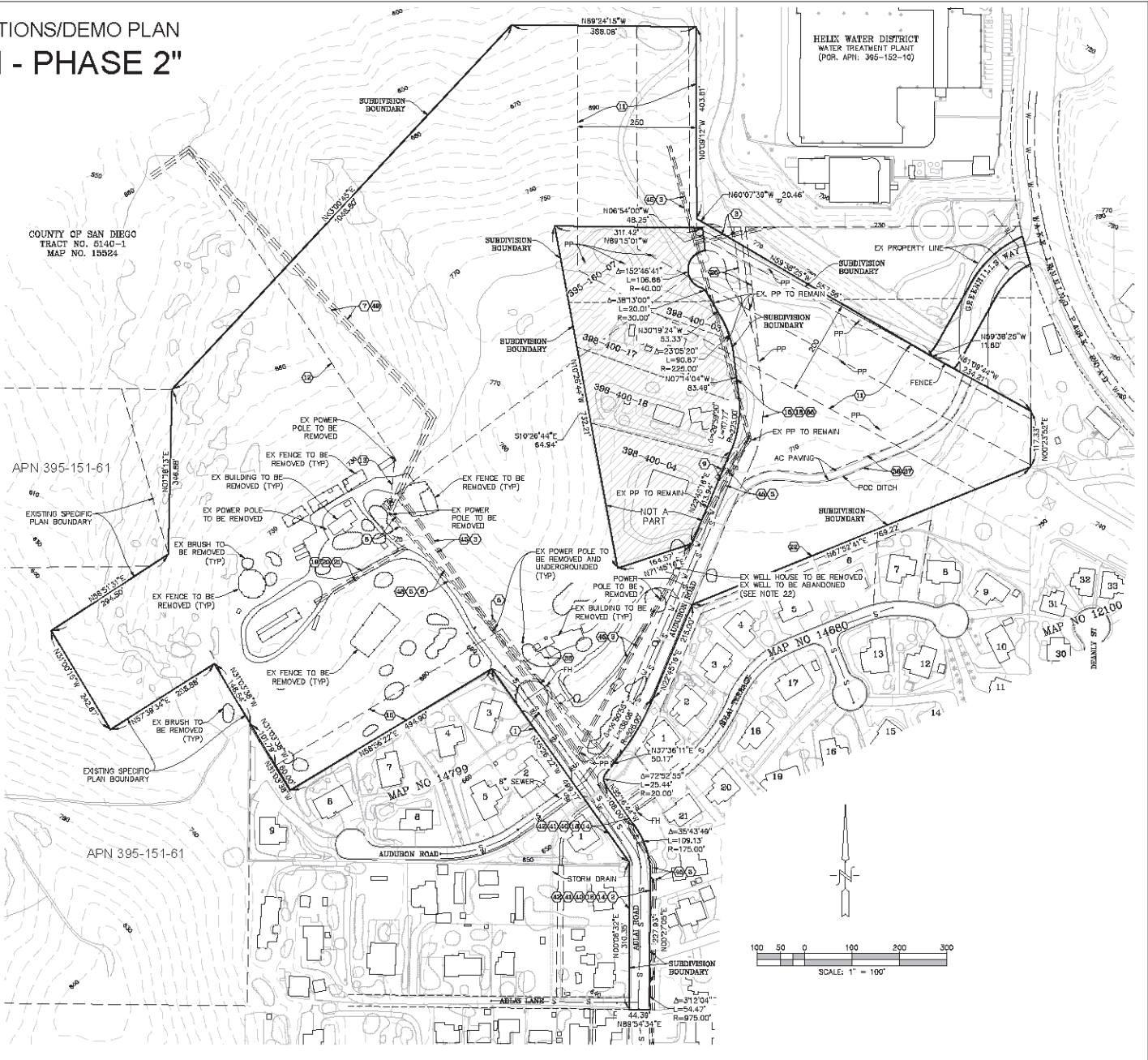
DATE: 7/11/2019
 SCALE: 1" = 100'
 DRAWN: JLR
 CHECKED: JLR
 I.R.R.

SHEET TITLE: TENTATIVE MAP - TITLE SHEET
 PROJECT: GREENHILLS RANCH PHASE 2
 COUNTY OF SAN DIEGO, CA

SHEET 1 OF 6 SHEETS

TENTATIVE MAP - EXISTING CONDITIONS/DEMO PLAN
"GREENHILLS RANCH - PHASE 2"

County of San Diego, California
 PDS2016-TM-5611



* WHERE PROPOSED 10' TRAIL EASEMENT, AND 6' TRAIL, AS SHOWN

NO.	REVISIONS DESCRIPTION	DATE	APP'D

Civil Engineering-Environmental
 Land Surveying
REC
 2442 Second Avenue
 San Diego, CA 92106
 Consultants, Inc. (619)331-8200 (619)331-9210 FAX

DATE: 8-9-2020
 SCALE: 1" = 100'
 DRAWN: J.R.P.
 CHECKED: J.R.P.

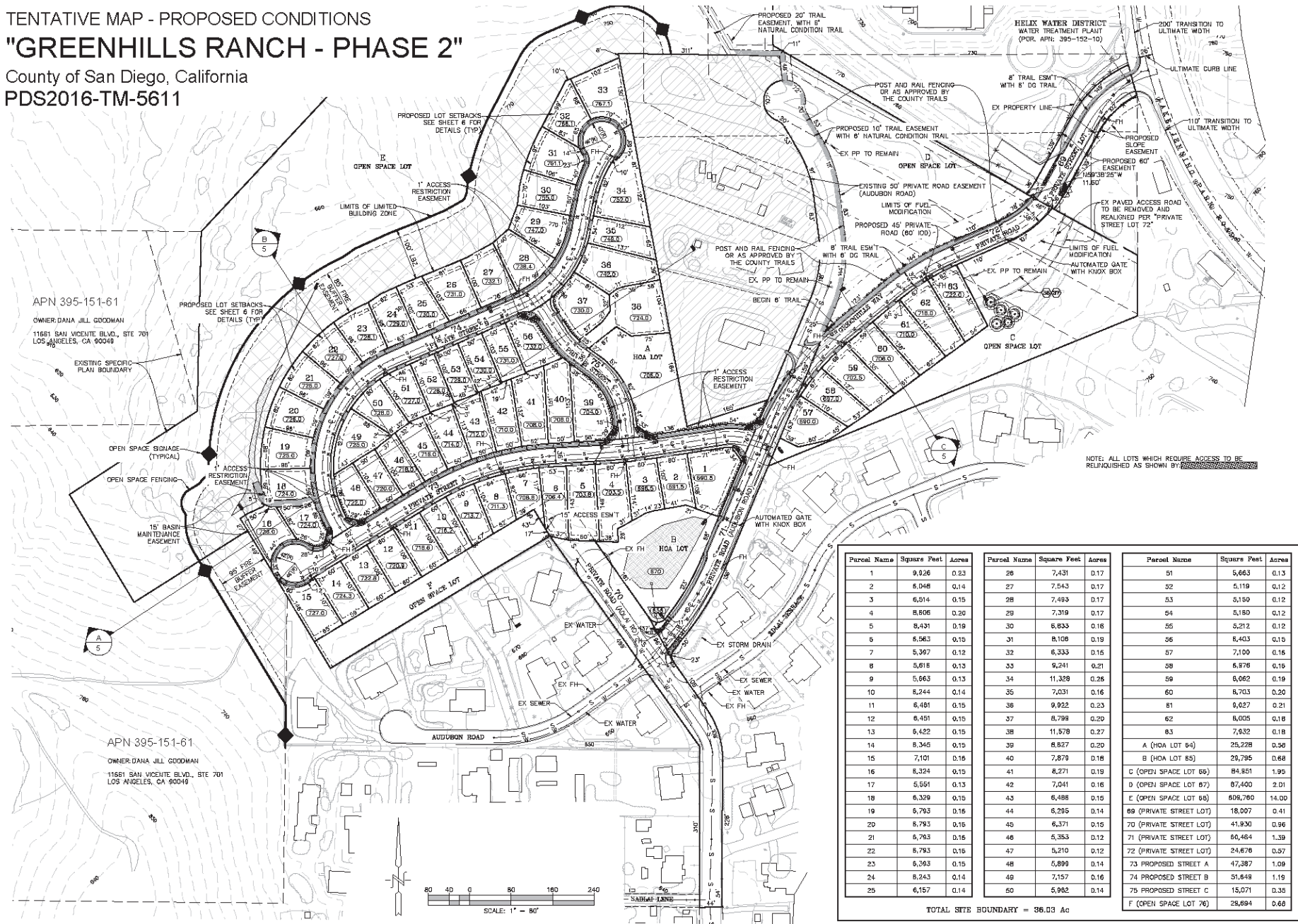
SHEET TITLE: EXISTING CONDITIONS - DEMO PLAN
 PROJECT: GREENHILLS RANCH PHASE 2
 COUNTY OF SAN DIEGO, CA

2
 OF 6 SHEETS

1-28

TENTATIVE MAP - PROPOSED CONDITIONS
"GREENHILLS RANCH - PHASE 2"

County of San Diego, California
 PDS2016-TM-5611



NOTE: ALL LOTS WHICH REQUIRE ACCESS TO BE RELINQUISHED AS SHOWN BY [Hatched Area]

Parcel Name	Square Feet	Acre	Parcel Name	Square Feet	Acre	Parcel Name	Square Feet	Acre
1	9,926	0.23	27	7,431	0.17	51	5,663	0.13
2	8,048	0.14	28	7,543	0.17	52	5,119	0.12
3	6,514	0.15	29	7,319	0.17	53	5,190	0.12
4	8,606	0.20	30	6,833	0.16	54	5,180	0.12
5	8,431	0.19	31	8,106	0.19	55	5,212	0.12
6	5,563	0.13	32	6,333	0.15	56	8,403	0.19
7	5,307	0.12	33	9,241	0.21	57	7,100	0.16
8	5,618	0.13	34	11,328	0.26	58	6,978	0.16
9	5,663	0.13	35	7,031	0.16	59	6,662	0.15
10	8,244	0.14	36	9,922	0.23	60	8,703	0.20
11	6,481	0.15	37	8,798	0.20	61	9,027	0.21
12	6,451	0.15	38	11,578	0.27	62	8,005	0.18
13	6,422	0.15	39	8,827	0.20	63	7,932	0.18
14	8,345	0.19	40	7,879	0.18	A (HOA LOT 64)	25,228	0.58
15	7,101	0.16	41	8,271	0.19	B (HOA LOT 65)	29,795	0.68
16	8,324	0.19	42	7,041	0.16	C (OPEN SPACE LOT 66)	84,851	1.95
17	5,591	0.13	43	6,488	0.15	D (OPEN SPACE LOT 67)	87,400	2.01
18	6,329	0.15	44	6,295	0.14	E (OPEN SPACE LOT 68)	808,760	14.00
19	6,793	0.16	45	6,371	0.15	69 (PRIVATE STREET LOT)	18,007	0.41
20	6,793	0.16	46	5,353	0.12	70 (PRIVATE STREET LOT)	41,930	0.96
21	6,793	0.16	47	5,210	0.12	71 (PRIVATE STREET LOT)	80,464	1.39
22	6,793	0.16	48	5,899	0.14	72 (PRIVATE STREET LOT)	24,676	0.57
23	6,303	0.15	49	7,157	0.16	73 PROPOSED STREET A	47,387	1.09
24	8,243	0.14	50	5,982	0.14	74 PROPOSED STREET B	51,648	1.18
25	6,157	0.14				75 PROPOSED STREET C	15,071	0.35
TOTAL SITE BOUNDARY = 36.03 Ac						F (OPEN SPACE LOT 76)	28,694	0.66

NO.	REVISIONS	DESCRIPTION	DATE	APP'D

Civil Engineering-Environmental
 Land Surveying
REC
 2442 Second Avenue
 San Diego, CA 92101
 (619) 532-9200 Fax: (619) 532-9210

DATE: 8-9-2020
 SCALE: 1" = 80'
 DRAWN: [Name]
 CHECKED: J.P.R.

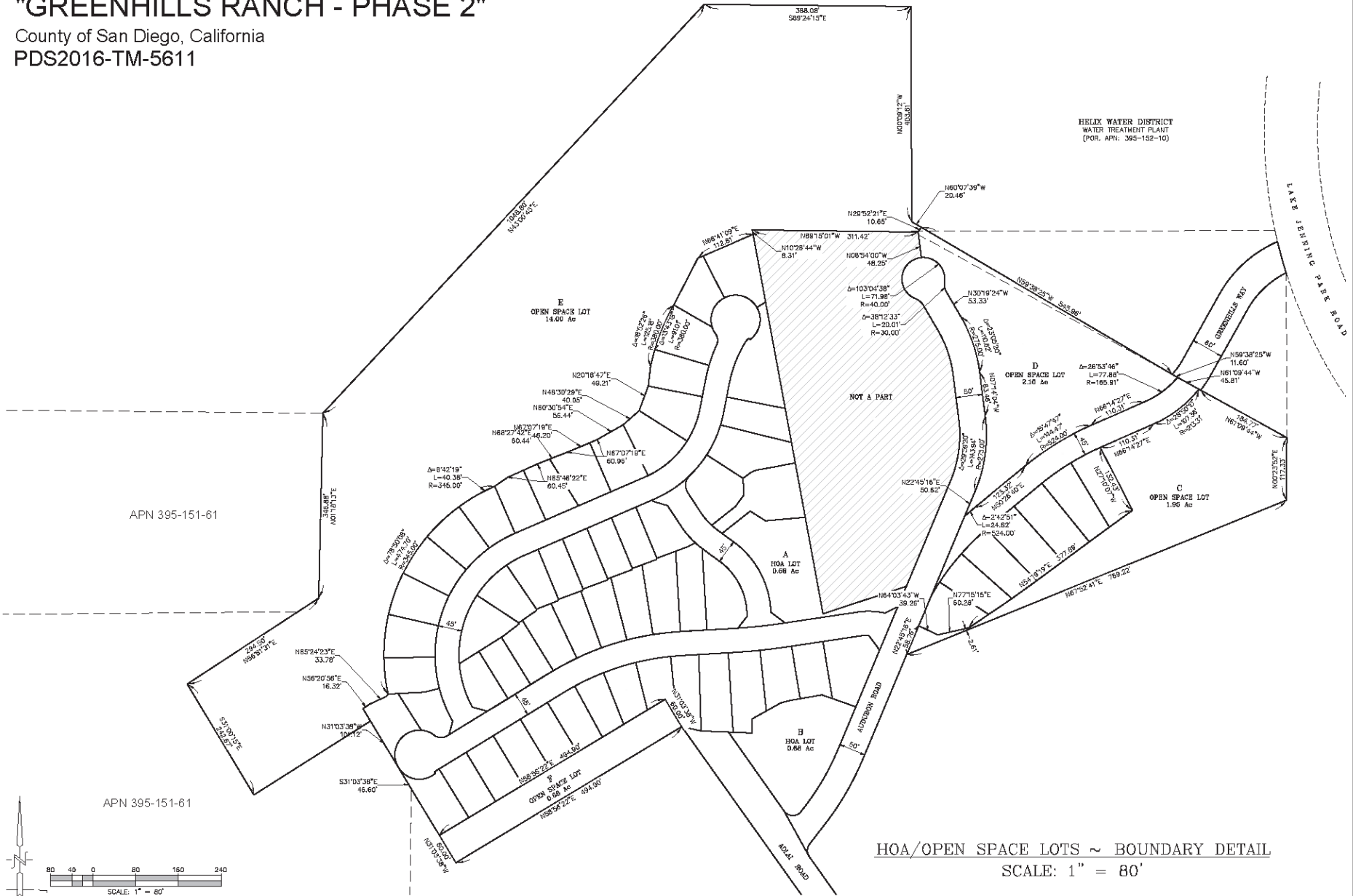
SHEET TITLE: PROPOSED CONDITIONS
 PROJECT: GREENHILLS RANCH PHASE 2
 COUNTY OF SAN DIEGO, CA

3
 OF 5 SHEETS

1-29

TENTATIVE MAP - PROPOSED CONDITIONS
"GREENHILLS RANCH - PHASE 2"

County of San Diego, California
 PDS2016-TM-5611



HOA/OPEN SPACE LOTS ~ BOUNDARY DETAIL
 SCALE: 1" = 80'

NO.	REVISIONS DESCRIPTION	DATE	APP'D

REC Civil Engineering-Environmental
 Land Surveying
 2442 Second Avenue
 Consultants, Inc. (619)331-8200 (619)331-8210 FAX

DATE: 8-9-2020
 SCALE: 1" = 80'
 DRAWN: J.R.F.
 CHECKED: J.R.F.

SHEET TITLE: PROPOSED CONDITIONS
 PROJECT: GREENHILLS RANCH PHASE 2
 COUNTY OF SAN DIEGO, CA

4
 OF 6 SHEETS

1-30

TENTATIVE MAP - BMP PLAN
"GREENHILLS RANCH - PHASE 2"

County of San Diego, California
 PDS2016-TM-5611



ITEM	CALTRANS #	SYMBOL
RIPRAP ENERGY DISSIPATOR	SS-10	[Symbol]
SILT FENCE	SE-1	[Symbol]
STORM DRAIN INLET PROTECTION	SE-10	[Symbol]
GRAVEL BAGS	SE-4, SE-8	[Symbol]
DRAINAGE SWALE		[Symbol]
STABILIZED CONSTRUCTION ENTRANCE	TC-1	[Symbol]
FIBER ROLL:		[Symbol]
WATER DELIVERY & STORAGE:		
STOCKPILE MANAGEMENT:	WM-1	[Symbol]
SPILL PREVENTION AND CONTROL:	WM-3	[Symbol]
SOLID WASTE MANAGEMENT:	WM-4	[Symbol]
HAZARDOUS WASTE MANAGEMENT:	WM-5	[Symbol]
CONCRETE WASTE MANAGEMENT:	WM-6	[Symbol]
SANITARY WASTE MANAGEMENT:	WM-8	[Symbol]
WATER CONSERVATION PRACTICES:	NS-1	[Symbol]
PAVING AND GRINDING OPERATIONS:	NS-3	[Symbol]
VEHICLE AND EQUIPMENT MAINT.	NS-10	[Symbol]
STREET SWEEPING AND VACUUMING:	SE-7	[Symbol]
HYDRAULIC MULCH:	SS-3	[Symbol]
HYDROSEEDING:	SS-4	[Symbol]
PAD STABILIZATION:	SS-5	[Symbol]

NO.	REVISIONS DESCRIPTION	DATE	APP'D

Civil Engineering-Environmental
 Land Surveying
REC
 2442 Second Avenue
 San Diego, CA 92106
 Consultants, Inc. (619)532-8200 (619)532-8210 Fax

DATE: 8-6-2020
 SCALE: 1" = 60'
 DRAWN: J.R.F.
 CHECKED: J.R.F.

SHEET TITLE: BMP PLAN
 PROJECT: GREENHILLS RANCH PHASE 2
 COUNTY OF SAN DIEGO, CA

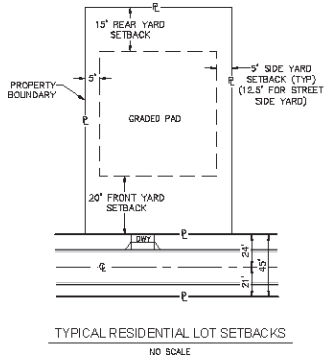
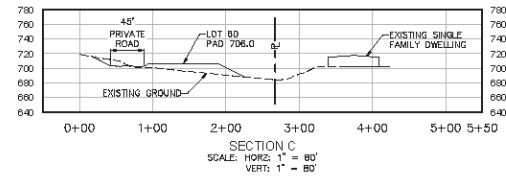
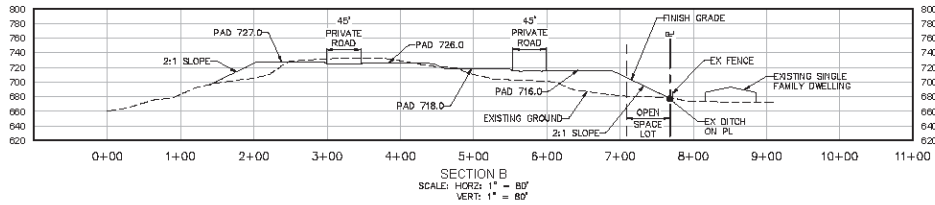
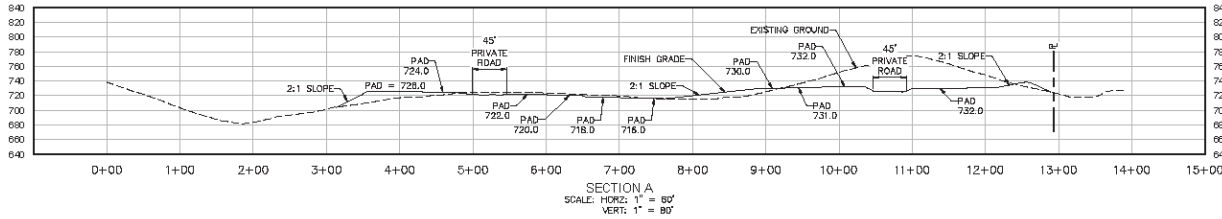
SHEET: 5
 OF 6 SHEETS

1-31

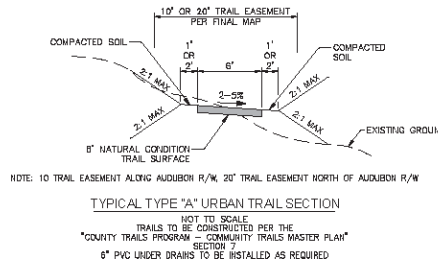
TENTATIVE MAP - SITE CROSS SECTIONS

"GREENHILLS RANCH - PHASE 2"

County of San Diego, California
PDS2016-TM-5611



- NOTES:
- ELEVATION "A*" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
 - MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
 - ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
 - ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.



NO.	REVISIONS DESCRIPTION	DATE	APP'D

Civil Engineering-Environmental
Land Surveying
REC
2442 Second Avenue
San Diego, CA 92106
(619)331-8200 (619)331-8210 FAX
Consultants, Inc.

DATE: 8-9-2020
SCALE: 1" = 100'
DRAWN: J.R.F.
CHECKED: J.R.F.

SHEET TITLE: SITE CROSS SECTION
PROJECT: GREENHILLS RANCH PHASE 2
COUNTY OF SAN DIEGO, CA

SHEET 6
OF 6 SHEETS

1-32

GENERAL NOTES:

- ASSESSORS PARCEL NUMBERS WITHIN SPECIFIC PLAN AREA (SPA) 385-101-16 & 73, 385-180-10, 386-100-06, 09, 10, 20, 54 & 65
- TAX RATE AREA #2001
- GROSS AREA = 30.33 ACRES, NET AREA = 30.33 ± ACRES
- NUMBER OF PROPOSED LOTS:
 - 63 RESIDENTIAL (LOTS 1-63, INCLUSIVE)
 - 7 PRIVATE STREETS (LOTS 70-76, INCLUSIVE)
 - 3 HOA LOTS (LOTS A AND B)
 - 4 OPEN SPACES (LOT LOT C-F, INCLUSIVE)
 - 16 TOTAL LOTS
- MINIMUM LOT SIZE: 6,000 SF
- TOPOGRAPHY OBTAINED FROM JESS L. MUMFORTH PHOTOGRAMMETRIC CONSULTANTS, DATED: 7-17-2019
- SEWER SERVICE: LAKESIDE SANITATION DISTRICT
- WATER SERVICE: HELIX WATER DISTRICT
- FIRE PROTECTION SERVICE: LAKESIDE FIRE PROTECTION DISTRICT
- SCHOOLS: ELEMENTARY: LAKESIDE UNION ELEMENTARY SCHOOL DISTRICT HIGH SCHOOL: GROSSMONT WILSON HIGH SCHOOL DISTRICT
- STREET LIGHTING: PRIVATE SERVICE
- ALL STREETS TO BE PRIVATE.
- THE PROJECT AREA IS NOT SUBJECT TO 100 YEAR FLOOD INUNDATION PER FEMA FIRM PANEL: D6073C1860G (DATED 5-16-2012)
- ALL CUT AND FILL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED.
- ALL EXISTING STRUCTURES TO BE DEMOLISHED
- EXISTING WELLS TO BE DESTROYED IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL HEALTH REGULATIONS.
- APY 385-180-16 TO BE DETACHED FROM LAKESIDE WATER DISTRICT AND ANNEXED TO HELIX WATER DISTRICT
- STORM DRAIN DETENTION FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENT OF THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS

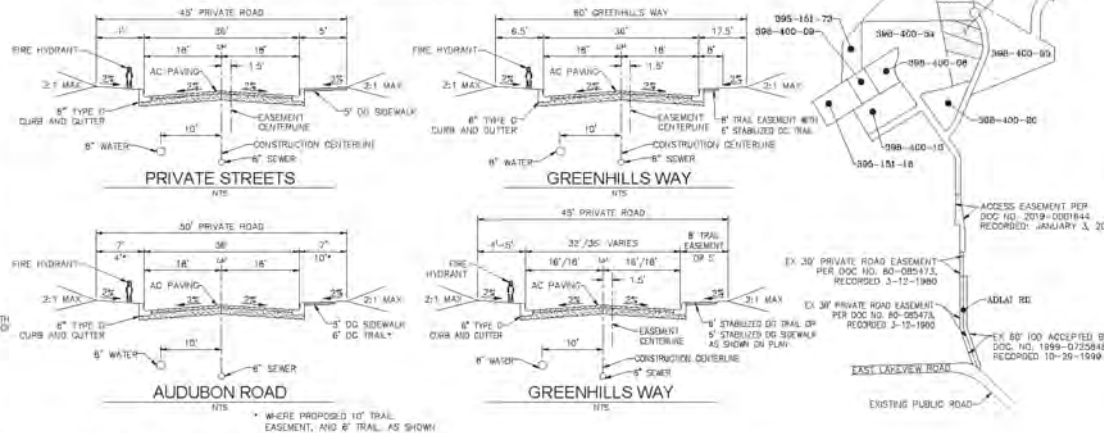
PRELIMINARY GRADING PLAN PDS2016-TM-5611

"GREENHILLS RANCH - PHASE 2"

County of San Diego, California

LEGEND

PROPOSED:		DESCRIPTION:	
[Symbol]	PROPOSED 8" WATER MAIN	[Symbol]	SOLEMNITY EASEMENTS
[Symbol]	PROPOSED 12" PVC SEWER MAIN	[Symbol]	PROPOSED STORM DRAIN CLEANOUT
[Symbol]	PROPOSED STORM DRAIN	[Symbol]	PROPOSED 8" CURB AND GUTTER
[Symbol]	ACCESS TO BE REMOVED	[Symbol]	EXISTING CONCRETE
[Symbol]	OPEN SPACE TENDING	[Symbol]	EXISTING FINISH
[Symbol]	OPEN SPACE BOUNDARY	[Symbol]	EXIST POWER POLE
[Symbol]		[Symbol]	EXIST STREET LIGHT
[Symbol]		[Symbol]	EXIST PVC SEWER MAIN (SIZE AS SHOWN)
[Symbol]		[Symbol]	EXIST PVC WATER MAIN (SIZE AS SHOWN)
[Symbol]		[Symbol]	EXIST STORM DRAIN (SIZE AS SHOWN)



EASEMENTS NOTES (SEE SHEET 3 FOR LOCATION)

- ITEM NUMBERS ARE PER PRELIMINARY TITLE REPORT BY OGDONAH TITLE INSURANCE COMPANY, PROJECT NO. 12005748-196-504 DATED 8-11-2005
- RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LINED WITHIN THE AREA COMMONLY KNOWN AS AUDUBON ROAD AND ADJACENT ROAD.
 - EASEMENT TO ARTHUR LOUIS MALLOY, ET UX, FOR ROAD PURPOSES PER DOC. REC. JULY 21, 1934 AS DOC. NO. 95380 IN BOOK 5307, PG. 18 O.R.
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. APR. 21, 1958 AS DOC. NO. 32744 IN BOOK 5814, PG. 158 O.R. (PORTIONS TO BE OUTLINED).
 - EASEMENT TO RAYMOND R. BRULE, ET UX, FOR ROAD PURPOSES PER DOC. REC. JULY 1, 1950 AS DOC. NO. 80570, PG. 4 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. JAN. 24, 1956 AS DOC. NO. 10037 IN BOOK 5951, PG. 104 O.R. (TO BE OUTLINED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. JAN. 24, 1956 AS DOC. NO. 15670 IN BOOK 5965, PG. 479 O.R. (TO BE OUTLINED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. FEB. 8, 1956 IN BOOK 5965, PG. 497 O.R. (TO BE OUTLINED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. MAR. 8, 1956 IN BOOK 5965, PG. 497 O.R. (TO BE OUTLINED).
 - EASEMENT TO JOHN BERSCH FOR ROAD PURPOSES PER DOC. REC. APR. 23, 1958 AS DOC. NO. 52519 IN BOOK 6059, PG. 398 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. JAN. 7, 1956 AS DOC. NO. 10037 IN BOOK 5951, PG. 104 O.R. (TO BE OUTLINED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. SEP. 4, 1957 AS DOC. NO. 130044 IN BOOK 6734, PG. 376 O.R. (TO BE OUTLINED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. SEP. 4, 1957 AS DOC. NO. 130044 IN BOOK 6734, PG. 376 O.R. (TO BE OUTLINED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. SEP. 4, 1957 AS DOC. NO. 130044 IN BOOK 6734, PG. 376 O.R. (TO BE OUTLINED).
 - EASEMENT TO JESSIE C. G. OGDONAH FOR ROAD PURPOSES PER DOC. REC. NOV. 12, 1958 AS DOC. NO. 188626 IN BOOK 7345, PG. 413 O.R.
 - EASEMENT TO HELIX IRRIGATION DISTRICT FOR WATER PIPELINE PER DOC. REC. JAN. 25, 1962 AS FILE NO. 14707 O.R. (TO BE OUTLINED).
 - EASEMENT TO H. GOLDMAN FOR ROAD PURPOSES PER DOC. REC. SEP. 5, 1963 AS DOC. NO. 150609 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
 - RIGHT OF WAY AND EASEMENT TO THE COUNTY OF SAN DIEGO PER DOC. REC. JUN. 21, 1965 AS INSTR. NO. 110410 O.R. (PARTIAL EASEMENT, PART BE SUBJECT RIGHTS).
 - EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200101 O.R. (TO BE VACATED).
 - EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200102 O.R. (TO BE VACATED).
 - EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200103 O.R. (TO BE VACATED).
 - EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200104 O.R. (TO BE VACATED).
 - EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200105 O.R. (TO BE VACATED).
 - EASEMENT TO CLARA BERSCH FOR ROAD PURPOSES PER DOC. REC. MAR. 15, 1967 AS FILE NO. 35419 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
 - EASEMENT TO THE SAN DIEGO MUNICIPAL WATER DISTRICT FOR WATER PIPELINE PER DOC. REC. NOV. 15, 1976 AS INSTR. NO. 78-381612 O.R.
 - EASEMENT TO KENNEDY DEVELOPMENT FOR PRIVATE ROAD AND PUBLIC ACCESS PER DOC. REC. JULY 23, 2003 AS FILE NO. 2003-0874601 O.R. (PORTIONS TO BE OUTLINED AND REDEVELOPED IN PROPOSED GREENHILLS WAY).
 - EASEMENT TO SAN DIEGO COUNTY FLOOD CONTROL DISTRICT FOR INGRESS AND EGRESS PER DOC. REC. SEP. 4, 2003 AS FILE NO. 2003-0957897 O.R. (PORTIONS TO BE OUTLINED AND REDEVELOPED IN PROPOSED GREENHILLS WAY).
 - EASEMENT TO KENNEDY DEVELOPMENT FOR PRIVATE ROAD AND SLOPE MANAGEMENT PER DOC. REC. OCT. 5, 2003 AS FILE NO. 2003-01244556 O.R.
 - EASEMENT TO KENNEDY DEVELOPMENT FOR PRIVATE ROAD AND SLOPE MANAGEMENT PER DOC. REC. APR. 19, 2004 AS FILE NO. 2004-0337609 O.R.
 - EASEMENT TO SAN DIEGO COUNTY FLOOD CONTROL DISTRICT FOR INGRESS AND EGRESS PER DOC. REC. MAY 20, 2004 AS FILE NO. 2004-0461255 O.R.
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. OCT. 16, 2004 AS FILE NO. 2004-0980689 O.R.
 - EASEMENT TO ARTHUR LOUIS MALLOY, ET UX, FOR INGRESS AND EGRESS PER DOC. REC. MAY 24, 1934 AS DOC. NO. 70147 IN BOOK 545, PG. 462 O.R. RE-RECORDING PER DOC. REC. JULY 21, 1934 AS DOC. NO. 95380 IN BOOK 5307, PG. 18 O.R. (PORTIONS TO BE OUTLINED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. APR. 21, 1958 AS DOC. NO. 32744 IN BOOK 5814, PG. 158 O.R. (PORTIONS TO BE OUTLINED).
 - EASEMENT TO RAYMOND R. BRULE AND ADOLINE K. BRULE FOR ROAD PURPOSES PER DOC. REC. JULY 1, 1950 AS DOC. NO. 80568 IN BOOK 5701, PG. 4 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. SEP. 2, 1955 AS DOC. NO. 116458 IN BOOK 5791, PG. 174 O.R. (PORTIONS TO BE OUTLINED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. JAN. 24, 1956 AS DOC. NO. 10037 IN BOOK 5951, PG. 104 O.R. (PORTIONS TO BE OUTLINED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. FEB. 8, 1956 AS DOC. NO. 15670 IN BOOK 5965, PG. 479 O.R. (PORTIONS TO BE OUTLINED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. FEB. 8, 1956 AS DOC. NO. 15670 IN BOOK 5965, PG. 479 O.R. (PORTIONS TO BE OUTLINED).
 - EASEMENT TO JULENE NICELI CUMBERBATH AND HENRY MORRIS CUMBERBATH FOR ROAD PURPOSES PER DOC. REC. APR. 23, 1958 AS DOC. NO. 52520 IN BOOK 6059, PG. 398 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
 - EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. APR. 23, 1958 AS DOC. NO. 52519 IN BOOK 6059, PG. 398 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
 - EASEMENT TO CLARA BERSCH FOR ROAD PURPOSES PER DOC. REC. MAR. 15, 1967 AS FILE NO. 35419 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
 - EASEMENT TO THE COUNTY OF SAN DIEGO FOR OPEN SPACE PER DOC. REC. FEB. 8, 1956 AS FILE NO. 95-106806 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
 - COVENANT RUNNING WITH THE LAND AND GRANT OF ACCESS AND UTILITY EASEMENT PER DOC. REC. MAY 11, 2015 AS DOC. NO. 2015-0730499 O.R.



LEGAL DESCRIPTION
 PORTIONS OF LOTS 5, 6, 7 & 8 AND 10 IN BLOCK 47 OF THE SUBDIVISION OF THE 70 TRACT OF RAYMOND EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY

SOLAR ACCESS STATEMENT:
 ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION

STREET LIGHT STATEMENT
 THE SUBDIVIDER INTENDS TO COMPLY WITH THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.

GRADING QUANTITIES:
 CUT = 180,000 CY
 FILL = 180,000 CY
 EXPORT = 1000 CY

PLAN NOTE:
 THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING WORK HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY

SITE ADDRESS:
 9365 AD A ROAD
 LAKESIDE, CA 92040

APPLICANT/OWNER:
 DANIEL GOODMAN, TRUSTEE OF THE GOODMAN REVOCABLE TRUST DATED DECEMBER 11, 1992

ENGINEER OF WORK:
 REC CONSULTANTS, INC.
 3445 SECOND AVENUE
 SAN DIEGO, CA 92101
 PH: (619) 233-5200

DATE: 7/11/2019

DATE: 7/11/19

DATE:

DATE	APPROVED	DESCRIPTION

Civil Engineering-Environmental
 Land Surveying
 3445 Second Avenue
 San Diego, CA 92101
 (619) 233-5200
 Consultants, Inc.

DATE: 6-6-2020
 SCALE: 1" = 100'
 DRAWN: JLR
 CHECKED: JLR
 J.R.R.

PRELIMINARY GRADING PLAN
GREENHILLS RANCH
PHASE 2
COUNTY OF SAN DIEGO, CA

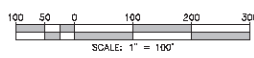
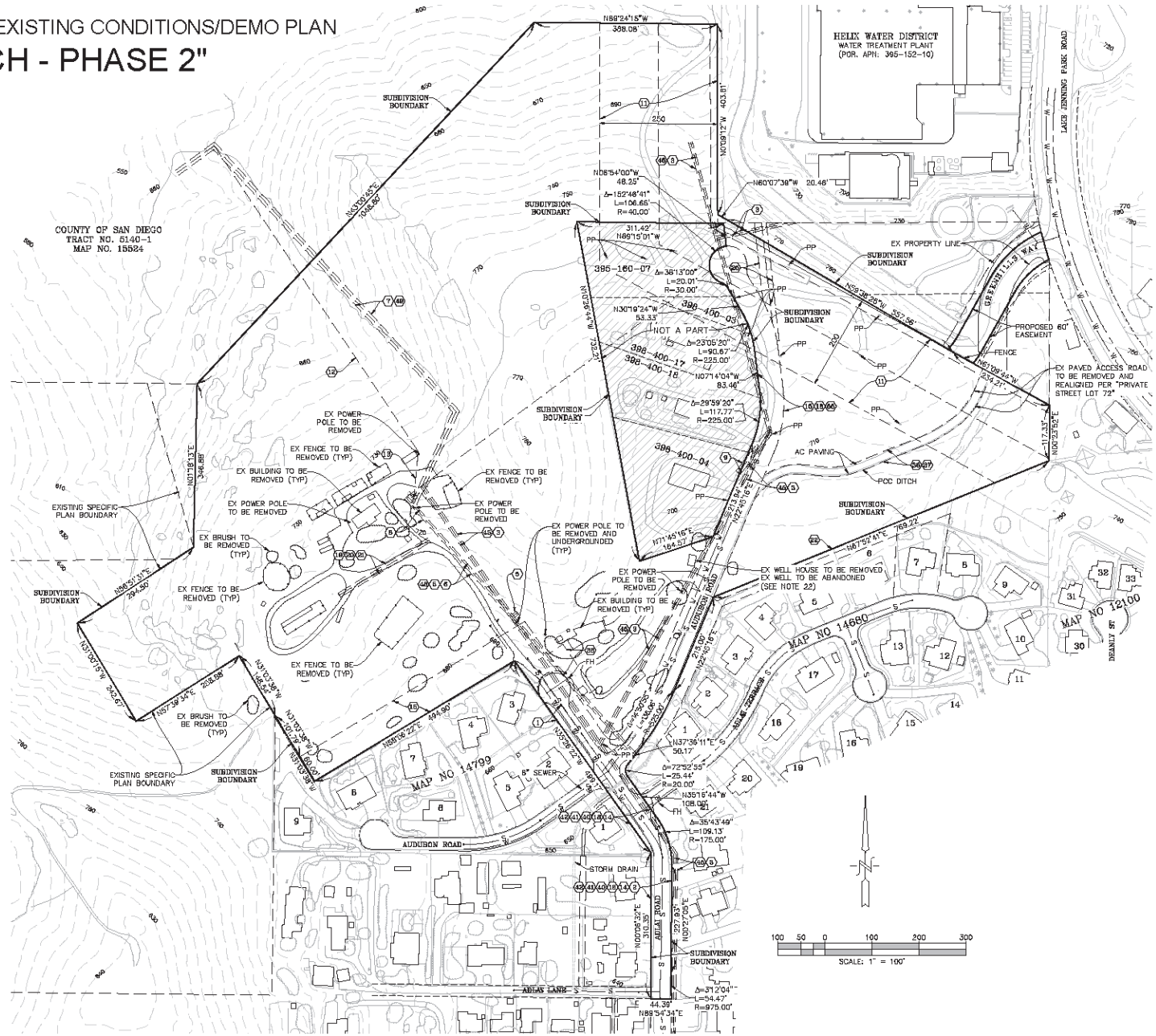
SHEET 1
 OF 6 SHEETS

1-33

PRELIMINARY GRADING PLAN - EXISTING CONDITIONS/DEMO PLAN

"GREENHILLS RANCH - PHASE 2"

County of San Diego, California
PDS2016-TM-5611



NO.	REVISIONS DESCRIPTION	DATE	APP'D

Civil Engineering - Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92106
(619) 332-8000 (619) 332-8010 Fax
Consultants, Inc.



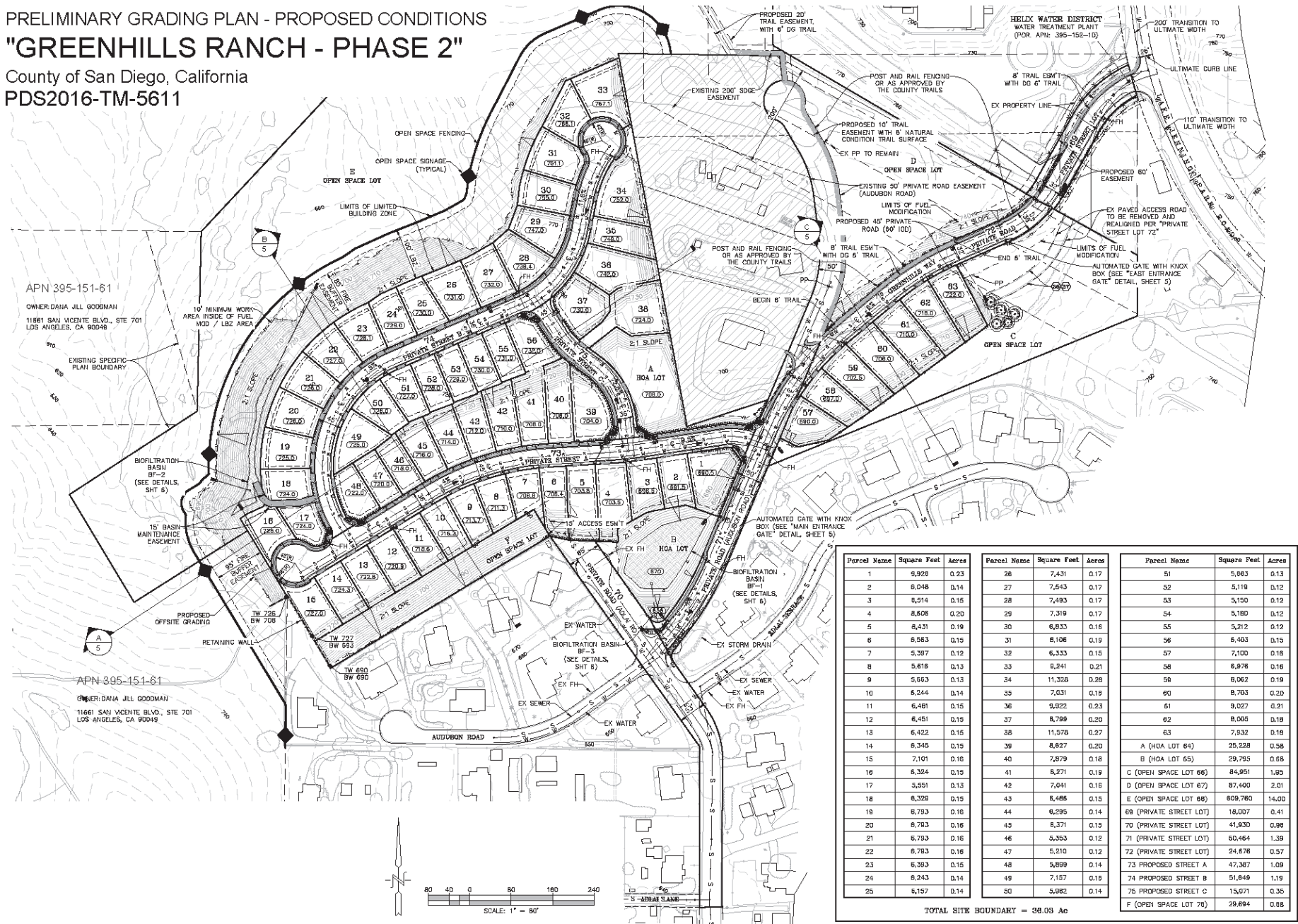
DATE: 8/28/2021
SHEET: 2
PROJECT: GREENHILLS RANCH PHASE 2
COUNTY OF SAN DIEGO, CA

OF 6 SHEETS

1-34

PRELIMINARY GRADING PLAN - PROPOSED CONDITIONS
"GREENHILLS RANCH - PHASE 2"

County of San Diego, California
 PDS2016-TM-5611



APN 395-151-61
 OWNER: DANIA JILL GOODMAN
 11861 SAN VICENTE BLVD., STE 701
 LOS ANGELES, CA 90048

APN 395-151-61
 OWNER: DANIA JILL GOODMAN
 11861 SAN VICENTE BLVD., STE 701
 LOS ANGELES, CA 90048

Parcel Name	Square Feet	Acres	Parcel Name	Square Feet	Acres	Parcel Name	Square Feet	Acres
1	9,928	0.23	26	7,431	0.17	51	5,863	0.13
2	8,048	0.14	27	7,543	0.17	52	5,119	0.12
3	6,514	0.15	28	7,493	0.17	53	5,150	0.12
4	8,608	0.20	29	7,319	0.17	54	5,180	0.12
5	8,431	0.19	30	6,833	0.16	55	5,212	0.12
6	6,583	0.15	31	8,106	0.19	56	6,403	0.15
7	5,397	0.12	32	6,333	0.15	57	7,100	0.16
8	5,618	0.13	33	8,241	0.21	58	6,976	0.16
9	5,663	0.13	34	11,328	0.26	59	8,062	0.19
10	6,244	0.14	35	7,031	0.16	60	8,703	0.20
11	6,481	0.15	36	9,922	0.23	61	9,027	0.21
12	6,451	0.15	37	8,799	0.20	62	8,005	0.18
13	6,422	0.15	38	11,578	0.27	63	7,532	0.17
14	8,345	0.19	39	8,627	0.20	64 (HOA LOT 64)	25,228	0.58
15	7,101	0.16	40	7,879	0.18	65 (HOA LOT 65)	29,795	0.68
16	6,324	0.15	41	8,271	0.19	66 (OPEN SPACE LOT 66)	84,891	1.95
17	5,591	0.13	42	7,641	0.18	67 (OPEN SPACE LOT 67)	87,400	2.01
18	6,328	0.15	43	8,486	0.15	68 (OPEN SPACE LOT 68)	609,760	14.00
19	8,793	0.16	44	8,295	0.14	69 (PRIVATE STREET LOT)	18,007	0.41
20	8,783	0.16	45	8,371	0.15	70 (PRIVATE STREET LOT)	41,830	0.98
21	6,793	0.16	46	8,353	0.12	71 (PRIVATE STREET LOT)	60,464	1.39
22	8,783	0.16	47	5,210	0.12	72 (PRIVATE STREET LOT)	24,878	0.57
23	6,393	0.15	48	8,899	0.14	73 PROPOSED STREET A	47,307	1.09
24	8,243	0.14	49	7,187	0.16	74 PROPOSED STREET B	51,649	1.19
25	6,157	0.14	50	5,982	0.14	75 PROPOSED STREET C	15,071	0.35
			TOTAL SITE TOTAL = 38.05 Ac			76 (OPEN SPACE LOT 76)	29,694	0.68

NO.	REVISIONS	DATE	APP'D

Civil Engineering - Environmental
 Land Surveying
 2442 Second Avenue
 San Diego, CA 92101
 Consultants, Inc. (619) 532-9000 Fax (619) 532-9210

REC

DATE: 5-17-2017
 SCALE: 1" = 80'
 DRAWN: JLR
 CHECKED: JLR

SHEET TITLE: PROPOSED CONDITIONS
 PROJECT: GREENHILLS RANCH PHASE 2
 COUNTY OF SAN DIEGO, CA

3 OF 6 SHEETS

1-35

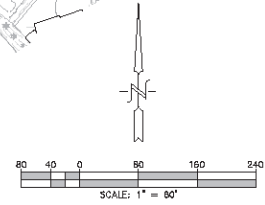
PRELIMINARY GRADING PLAN - BMP PLAN
"GREENHILLS RANCH - PHASE 2"

County of San Diego, California
 PDS2016-TM-5611



LEGEND

ITEM	CALTRANS #	SYMBOL
RIPRAP ENERGY DISSIPATOR	SS-10	[Symbol]
SILT FENCE	SE-1	[Symbol]
STORM DRAIN INLET PROTECTION	SE-10	[Symbol]
GRAVEL BASS	SE-6, SE-8	[Symbol]
DRAINAGE SWALE		[Symbol]
STABILIZED CONSTRUCTION ENTRANCE	TC-1	[Symbol]
FIBER ROLL	SE-5	FR - FR
MATERIAL DELIVERY & STORAGE	WM-1	[Symbol]
STOCKPILE MANAGEMENT	WM-3	[Symbol]
SPILL PREVENTION AND CONTROL	WM-4	[Symbol]
SOLID WASTE MANAGEMENT	WM-5	[Symbol]
HAZARDOUS WASTE MANAGEMENT	WM-6	[Symbol]
CONCRETE WASTE MANAGEMENT	WM-8	[Symbol]
SANITARY WASTE MANAGEMENT	WM-9	[Symbol]
WATER CONSERVATION PRACTICES	NS-1	[Symbol]
PAVING AND GRINDING OPERATIONS	NS-3	[Symbol]
VEHICLE AND EQUIPMENT MAINT.	NS-10	[Symbol]
STREET SWEEPING AND VACUUMING	SE-7	[Symbol]
HYDRAULIC MULCH	SS-3	[Symbol]
HYDROSEEDING	SS-4	[Symbol]
PAD STABILIZATION	SS-5	[Symbol]



NO.	REVISIONS DESCRIPTION	DATE	APP'D

REC Civil Engineering - Environmental
 Land Surveying
 2442 Second Avenue
 San Diego, CA 92106
 Consultants, Inc. (619) 332-8210 Fax
 (619) 332-8200

DATE: 5-17-2017
 SCALE: 1" = 80'
 DRAWN: J.R.P.
 CHECKED: J.R.P.

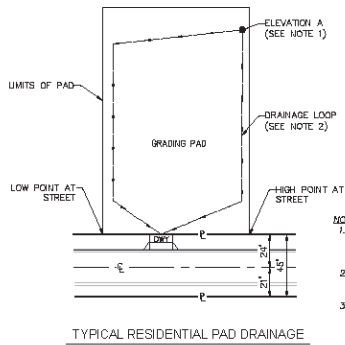
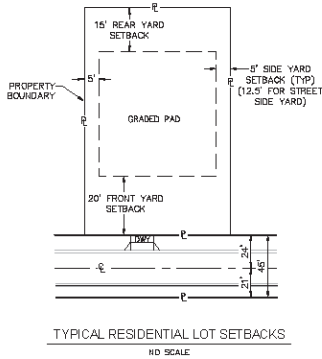
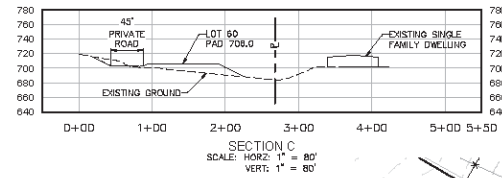
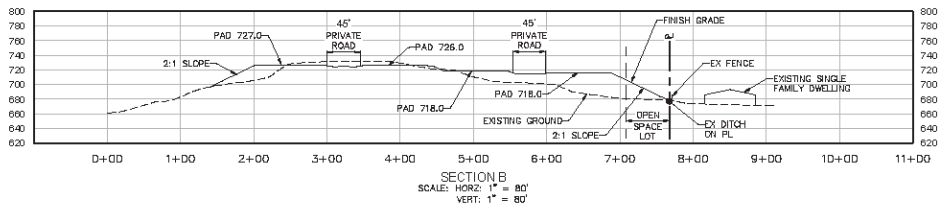
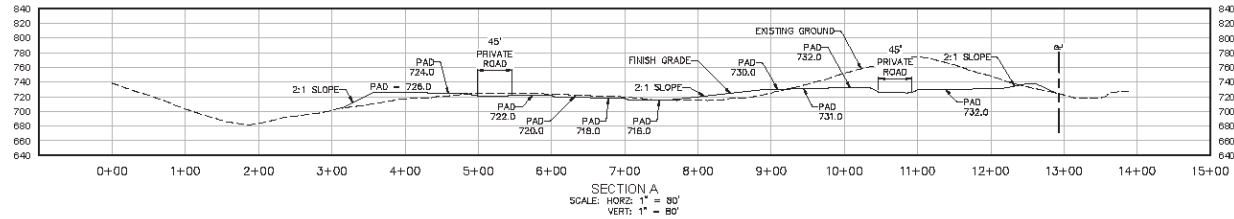
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 PROJECT: **GREENHILLS RANCH PHASE 2**
 COUNTY OF SAN DIEGO, CA

4
 OF 6 SHEETS

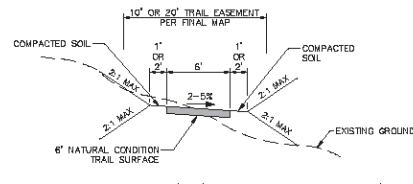
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PRELIMINARY GRADING PLAN - SITE CROSS SECTIONS "GREENHILLS RANCH - PHASE 2"

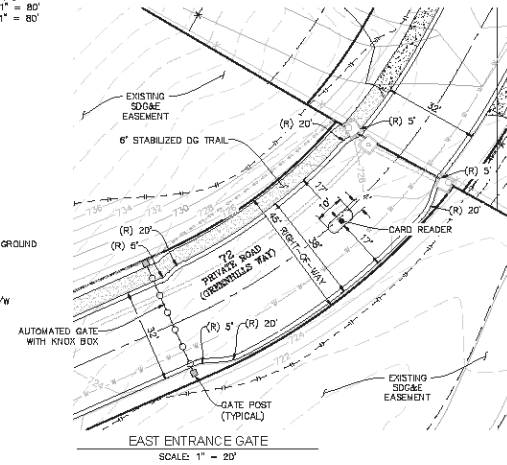
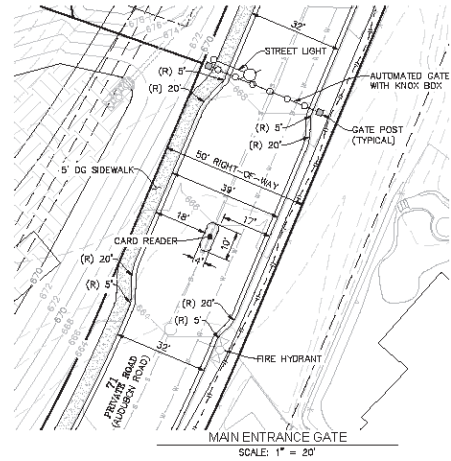
County of San Diego, California
PDS2016-TM-5611



- NOTES:
- ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
 - MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
 - ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
 - ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.



NOTE: 10' TRAIL EASEMENT ALONG AUDUBON R/W, 20' TRAIL EASEMENT NORTH OF AUDUBON R/W



NO.	REVISIONS DESCRIPTION	DATE	APP'D

Civil Engineering • Environmental Land Surveying
2442 Second Avenue
San Diego, CA 92106
(619) 432-8000 (619) 432-8010 Fax
Consultants, Inc.

DATE: 5-17-2017
SCALE: 1" = 100'

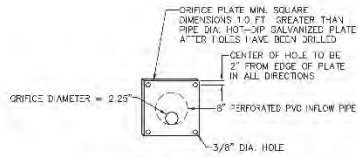
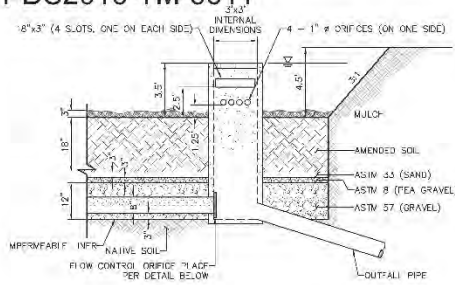
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PROJECT: GREENHILLS RANCH PHASE 2
COUNTY OF SAN DIEGO, CA

SHEET 5
OF 6 SHEETS

1-37

PRELIMINARY GRADING PLAN - SITE CROSS SECTIONS "GREENHILLS RANCH - PHASE 2"

County of San Diego, California
PDS2016-TM-5611

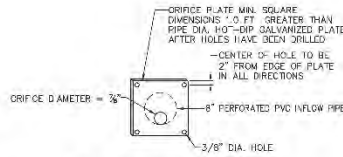
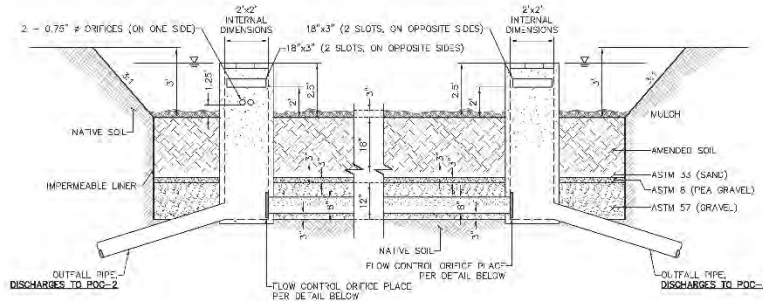


FLOW CONTROL ORIFICE PLATE
NTS

NOTES:

1. SOIL MIX PER COUNTY OF SAN DIEGO LID MANUAL.
2. "WELL DRAINED SOIL" SHALL BE "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

1 BMP-1 BASIN DETAIL
NOT TO SCALE

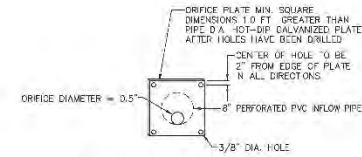
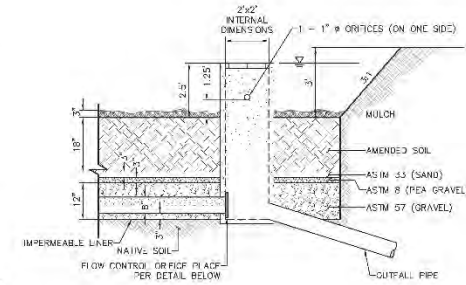


FLOW CONTROL ORIFICE PLATE
NTS

NOTES:

1. SOIL MIX PER COUNTY OF SAN DIEGO LID MANUAL.
2. "WELL DRAINED SOIL" SHALL BE "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

2 BMP-2 BASIN DETAIL
NOT TO SCALE



FLOW CONTROL ORIFICE PLATE
NTS

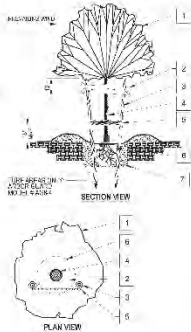
NOTES:

1. SOIL MIX PER COUNTY OF SAN DIEGO LID MANUAL.
2. "WELL DRAINED SOIL" SHALL BE "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

3 BMP-3 BASIN DETAIL
NOT TO SCALE

TREE WELL NOTES

1. TREE CANOPY DIAMETER (FT)
2. PROPOSED DEPTH (IN)
3. AREA (SQ-FT)
4. PROPOSED DIAMETER (FT)
5. VOLUME PROVIDED (CU-FT)
6. 1.5 X CANOPY RADIUS (FT)
7. DIAMETER OF SOIL < 1.5 RADIUS OF CANOPY?
8. 2 X CANOPY AREA (SQ-FT)
9. VOLUME > 2X CANOPY AREA?



4 TREE WELL DETAILS
NOT TO SCALE

DMA	TREE NUMBER	TREE CANOPY DIAMETER (FT)	PROPOSED STRUCTURAL SOIL PER TREE WELL								
			REQUIRED VOLUME (CU-FT)	PROPOSED DEPTH (IN)	AREA (SQ-FT)	PROPOSED DIAMETER (FT)	VOLUME PROVIDED (CU-FT)	1.5 X CANOPY RADIUS (FT)	DIAMETER OF SOIL < 1.5 RADIUS OF CANOPY?	2 X CANOPY AREA (SQ-FT)	VOLUME > 2X CANOPY AREA?
OFF-STREET-1	1-1	30	1413.7	45.0	377.0	22.0	1426	22.5	YES	1414	YES
	1-2	30	1413.7	45.0	377.0	22.0	1426	22.5	YES	1414	YES
	1-3	30	1413.7	45.0	377.0	22.0	1426	22.5	YES	1414	YES
	1-4	30	1413.7	45.0	377.0	22.0	1426	22.5	YES	1414	YES
	1-5	25	981.8	45.0	261.8	18.3	986	18.75	YES	982	YES
OFF-STREET-2	2-1	30	1413.7	45.0	377.0	22.0	1426	22.5	YES	1414	YES

NO.	REVISIONS	DESCRIPTION	DATE	APP'D

Civil Engineering - Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92106
(619) 222-9210 fax
Consultants, Inc.

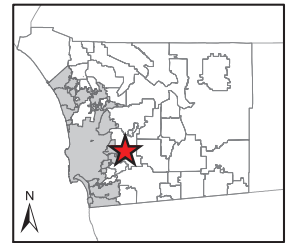
DATE: 9-17-2017
SCALE: 1" = 100'
DRAWN: J.M.W.
CHECKED: J.R.R.

SHEET TITLE: STRUCTURAL BMPs DETAILS
PROJECT: GREENHILLS RANCH PHASE 2
COUNTY OF SAN DIEGO, CA
SHEET: 6
OF 6 SHEETS

1-88

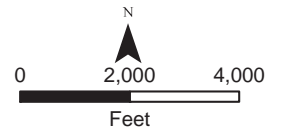
Greenhills Ranch Phase II PDS2016-SPA-16-001 Vicinity Map

Lakeside
Community Plan Area



1:3,500,000

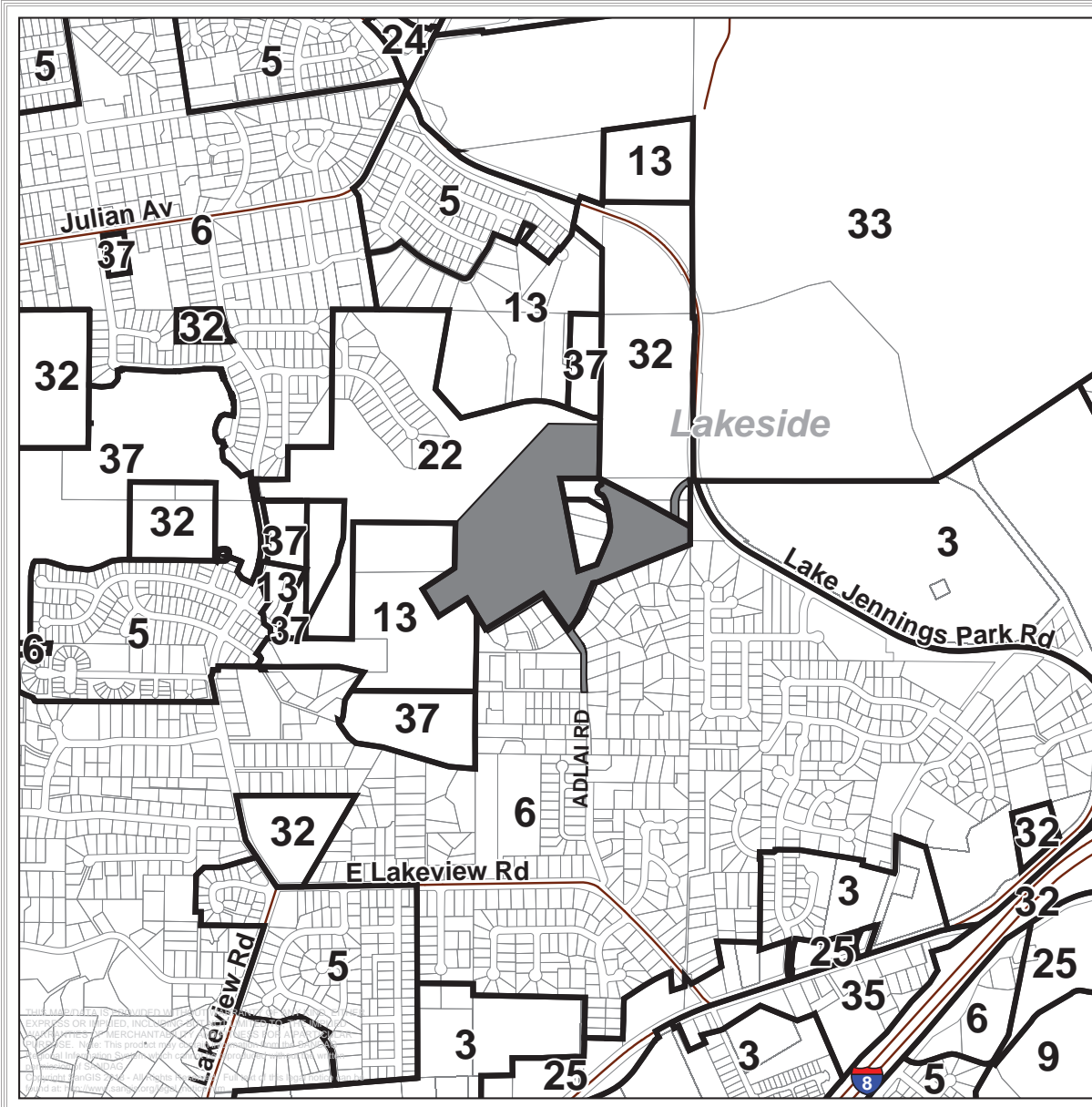
- Roads
- Site
- Parcels



Date: 12/27/2023
Path: P:\reg\2016-SPA-16-001_122623\maps.aprx



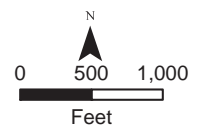
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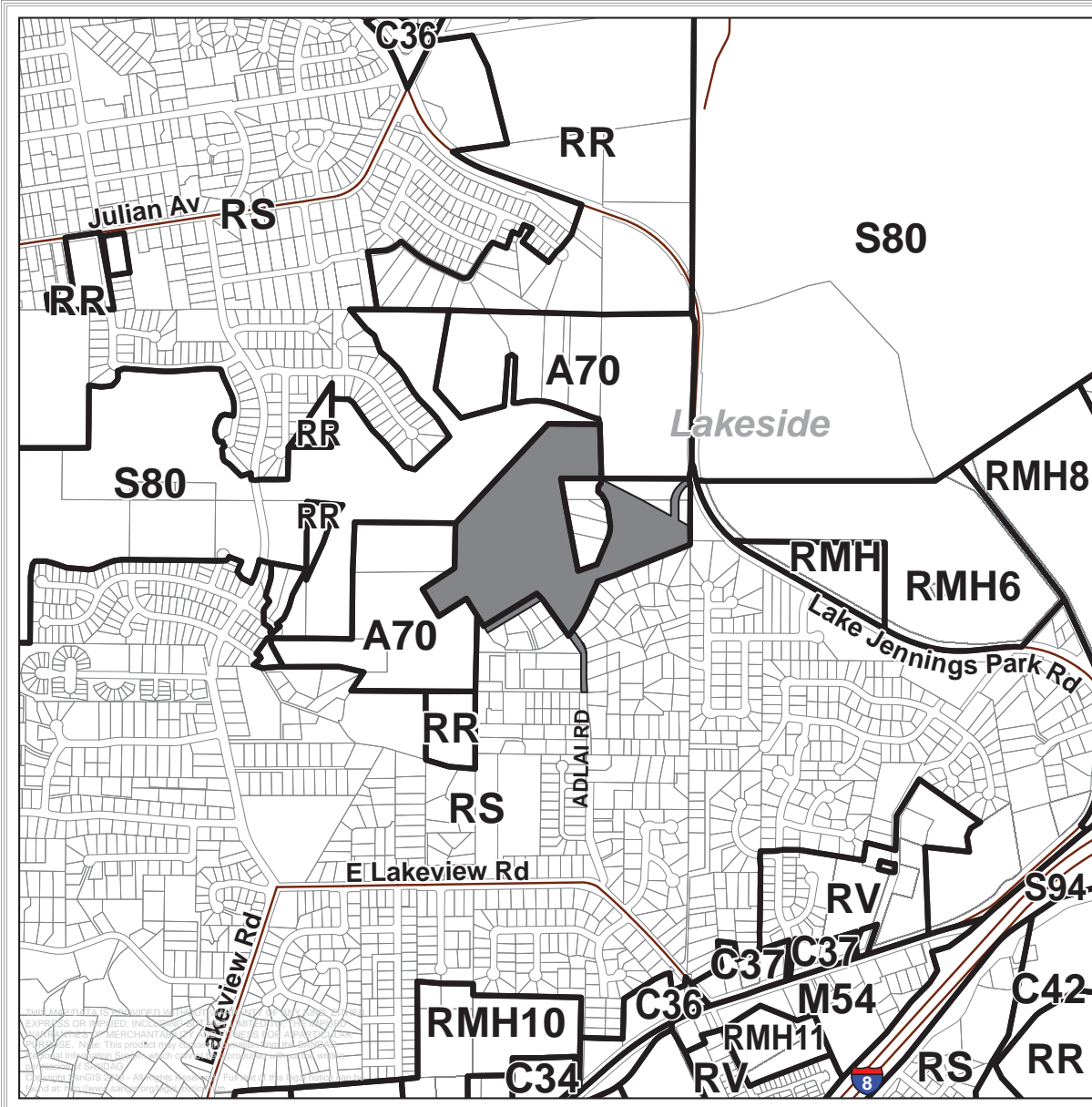
Greenhills Ranch Phase II
PDS2016-SPA-16-001
General Plan
Lakeside
Community Plan Area

- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)
- (13) Semi-Rural Residential (SR-4)
- (22) Specific Plan Area
- (24) Neighborhood Commercial
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (35) Medium Impact Industrial
- (37) Open Space (Conservation)

	Roads
	Site
	Parcels
	Planning



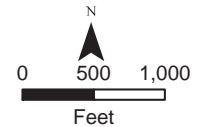
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**Greenhills Ranch Phase II
PDS2016-SPA-16-001
Zoning**
*Lakeside
Community Plan Area*

- A70 - Limited Agricultural
- C34 - General Commercial/Residential
- C36 - General Commercial
- C37 - Heavy Commercial
- C42 - Visitor Serving Commercial
- M54 - General Impact Industrial
- RMH - Mobilehome Residential
- RMH10 - Mobilehome Residential
- RMH11 - Mobilehome Residential
- RMH6 - Mobilehome Residential
- RMH7 - Mobilehome Residential
- RMH8 - Mobilehome Residential
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S80 - Open Space
- S88 - Specific Planning Area
- S94 - Transportation/Utility Corridor

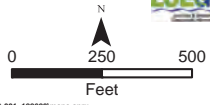
	Roads
	Site
	Parcels
	Zoning



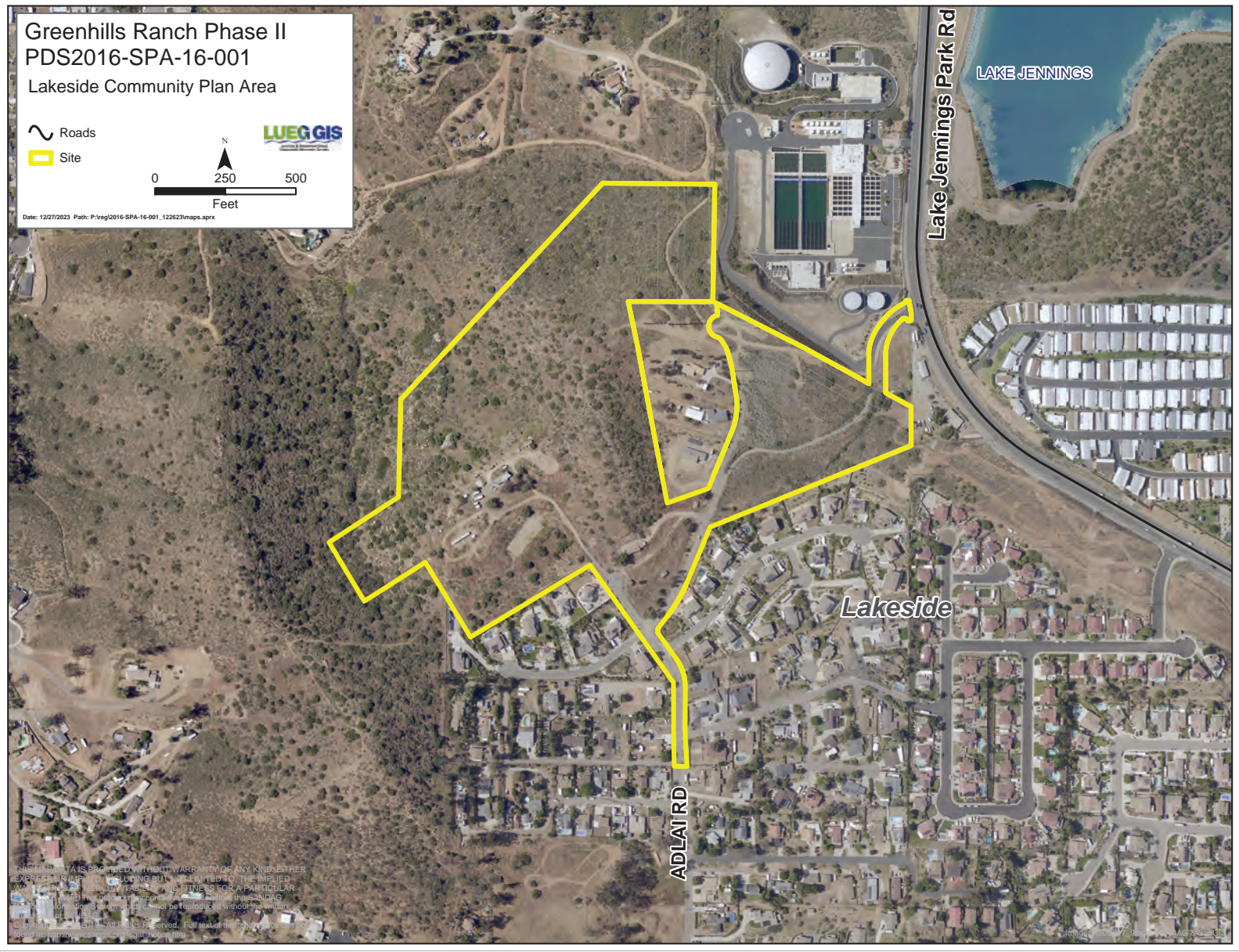
Date: 12/27/2023
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Greenhills Ranch Phase II
PDS2016-SPA-16-001
Lakeside Community Plan Area

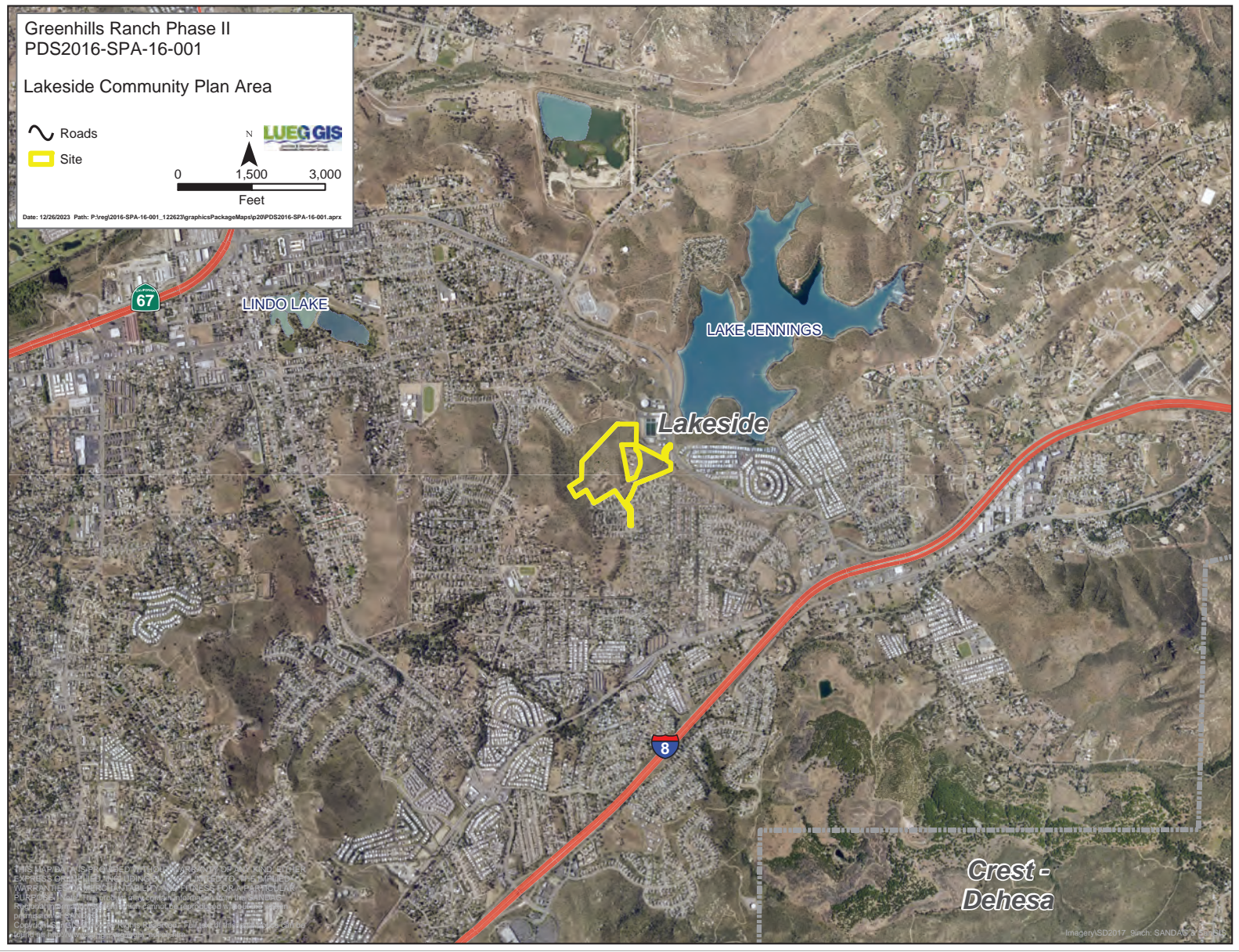
- Roads
- Site

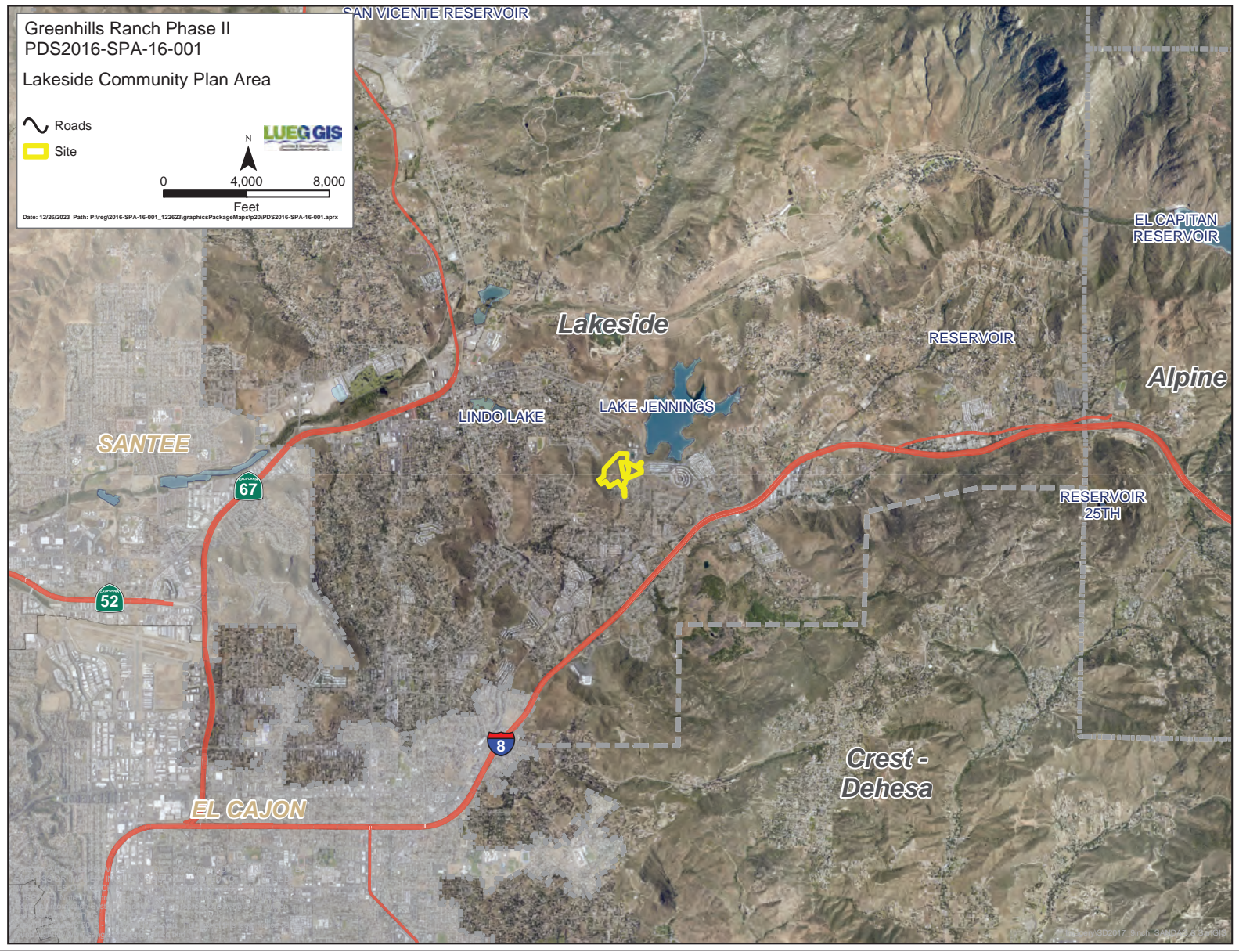


Date: 12/27/2023 Path: P:\reg\2016-SPA-16-001_122623\maps.aprx



THIS MAP DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ANY INFORMATION SHOWN ON THIS MAP. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY. ALL RIGHTS ARE RESERVED. Full title block information is located on the next page.





**Attachment B – Tentative Map Resolution
PDS2016-TM-5611**

Hearing Date: _____

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2016-TM-5611)

WHEREAS, Tentative Map No. PDS2016-TM-5611 proposing the division of property located at Adlai Road and Audubon Road and generally described as:

Portions of Lots 5, 6, 7, 8 and 10 in block 47 of the subdivision of the "S" tract of Ranch El Cajon, in the County of San Diego, State of California, According to Map thereof recorded in book 170, page 71, of Deeds, Records of San Diego County. (APNs: 395-151-16 & 73; 395-160-15; 398-400-08, 09, 10, 20, 54 & 55)

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on March 17, 2016; and

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

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

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

MAP EXPIRATION: The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading dated August 29, 2021, totaling 12 sheets, pursuant to [Section 81.305 of the County Subdivision Ordinance](#). In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a

final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A FINAL MAP IS APPROVED BY THE BOARD OF SUPERVISORS AND FILED WITH THE COUNTY RECORDER OF SAN DIEGO COUNTY (AND, WHERE SPECIFICALLY, INDICATED, SHALL ALSO BE COMPLIED WITH PRIOR TO APPROVAL OF ANY PLANS, AND ISSUANCE OF ANY GRADING OR OTHER PERMITS AS SPECIFIED):

1-29. The "[Standard Conditions \(1-29\) for Tentative Subdivision Maps](#)" approved by the [Board of Supervisors on June 16, 2000](#), and filed with the Clerk, as Resolution No. 00-199 (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. The following Standard Subdivision Conditions are here by waived:

A. County Subdivision Ordinance:

a. Standard Conditions for Tentative Maps:

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 22: Said conditions apply to a private subsurface sewage disposal system. The project proposes a public sewer system.
- (4) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

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

1. GEN#1-COST RECOVERY

Intent: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **Description of requirement:** The applicant shall pay off all existing deficit accounts associated with processing this map.

Documentation: The applicant shall provide a receipt to the Department of Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No map can be issued if there are deficit deposit accounts. **Timing:** Prior to the approval of any map and prior to the approval of any grading or improvement plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. GEN#1-FILING NOD

INTENT: In order to comply with CEQA and State law, the permit NOD shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOD and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD was filed and that a copy of the document is on file at PDS.

3. ROADS#1-PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, Lake Jennings Park Road (SA 810) shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Lake Jennings Park Road (SA 810)**, along the project frontage in accordance with Public Road Standards for a 4.1B Major Road with Intermittent Turn Lanes and Bike Lane, to a graded width of forty-eight feet (48') from ultimate centerline and to an improved width of thirty-eight feet (38') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and curb ramps, with face of curb at thirty-eight feet (38') from ultimate centerline. Provide a minimum two-hundred-foot (200') deceleration lane to the north of the intersection with **Greenhills Way** and a minimum one hundred and ten feet (110') deceleration lane to the south of the intersection with **Greenhills Way**. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Work/PDS.
- b. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

DOCUMENTATION: The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve **Lake Jennings Park Road (SA 810)**.
- d. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#)
- e. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDC].
- f. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

4. ROADS#2–PRIVATE ROAD IMPROVEMENTS

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

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for the private easement road, **Greenhills Way**, from **Lake Jennings Park Drive** southerly to **Private Street A** (Lots 69 and 72), to a graded width of sixty feet (60') transitioning to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement transitioning to thirty-two feet (32') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') transitioning to sixteen feet (16') from centerline. The portion of **Greenhills Way** with pavement width less than thirty-six feet (36') shall either be posted with "NO PARKING" signs or improved with red-painted curbs marked "No Parking Fire Lane" along one side to the satisfaction of the Lakeside Fire Protection District. The north side of the private easement road shall have a five foot

(5') wide disintegrated granite (D.G.) walkway or an eight foot (8') wide trail easement with a six foot (6') wide D.G. trail as shown on the approved Preliminary Grading Plan. The improvement and design standards of Section 3.1(B) of the County Standards for Private Roads for seven hundred fifty (750) trips or less shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.

- b. Improve or agree to improve and provide security for the private easement road, **Audobon Road**, from **Private Street A** southerly to **Adlai Road** (Lot 71), to a graded width of fifty feet (50') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline. The north side of the private easement road shall have a five foot (5') wide disintegrated granite (D.G.) walkway or a ten foot (10') wide trail easement with an eight foot (8') wide D.G. trail as shown on the approved Preliminary Grading Plan. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- c. Improve or agree to improve and provide security for the private easement road, **Private Street A**, from **Audobon Road** westerly to Lots 15 and 16, to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline. Provide a five foot (5') wide disintegrated granite (D.G.) walkway along the north side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- d. **Private Street A** shall terminate with a cul-de-sac at Lots 15 and 16 graded to a radius of forty-six feet (46') and surfaced to a radius of forty-two feet (42') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at forty-two feet (42') from the radius point, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- e. Improve or agree to improve and provide security for the private easement road, **Private Street B**, from Private Street A northerly then easterly to Lot 33, to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline. Provide a five foot (5') wide disintegrated granite (D.G.) walkway along the north side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101)

to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.

- f. **Private Street B** shall terminate with a cul-de-sac at Lot 33 graded to a radius of forty-six feet (46') and surfaced to a radius of forty-two feet (42') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at forty-two feet (42') from the radius point, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- g. Improve or agree to improve and provide security for the private easement road, **Private Street C**, from **Private Street A** northerly to **Private Street B**, to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline. Provide a five foot (5') wide disintegrated granite (D.G.) walkway along the west side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- h. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the graded and improved width by a minimum six feet (6') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1.C footnote.
- i. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- j. Process and obtain approval of Improvement Plans to construct **Greenhills Way, Audobon Road, Private Street A, Private Street B, and Private Street C**.
- k. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#).

- I. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- m. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

5. ROADS#3-PRIVATE ROAD CERTIFICATION

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), and the requirements of the Lakeside Fire Protection District, the improved quality and the pavement shall stay within the private road easement, **Adlai Road**, and be certified. **DESCRIPTION OF REQUIREMENT:** The private easement road, **Adlai Road**, shall be certified to ensure that it is graded to a minimum width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base from **Audobon Road** southerly to the nearest County-maintained road, **East Lakeview Road**, and is to the satisfaction of the Lakeside Fire Protection District, and is constructed within the easement for the benefit of the land division. The private road shall be improved to meet design standards of Section 3.1(C) of the [San Diego County Standards for Private Roads](#). **DOCUMENTATION:** The applicant shall have a Registered Civil Engineer provide a signed statement that the private easement road, meets the standards of this condition. The engineer shall further certify that the road meets all other Sections of the [San Diego County Standards for Private Roads\(approved June 30, 1999\)](#). **TIMING:** Prior to the recordation of the Final Map, the road shall be certified by a registered Civil Engineer with the State of California. **MONITORING:** The [PDS, LDR] shall review the certification for consistency with the condition and County Standards.

6. ROADS#4-PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with [County Policy RO-7](#), adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts

for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

7. ROADS#5–SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____feet of unobstructed intersectional sight distance in both directions from the proposed private easement road, **Greenhills Way**, along **Lake Jennings Park Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”
- b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____feet of unobstructed intersectional sight distance in both directions from the existing private easement road, **Adlai Road**, along **East Lakeview Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”
- c. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

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

8. **ROADS#6–ONSITE IRREVOCABLE OFFER OF DEDICATION**

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.703](#), an irrevocable offer of dedication (IOD) shall be granted by separate document prior to map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. Cause to be granted and Irrevocable Offer of Dedication onsite for **Greenhills Way** to the County of San Diego for road purposes that provides a sixty-foot (60') wide, one-half right-of-way width from Lake Jennings Park Road westerly to Private Street A in accordance with [County of San Diego Public Road Standards](#) for a Residential Collector Road [minimum centerline radius three hundred feet (300')], plus the right to construct and maintain slopes and drainage improvements as required beyond the sixty-foot (60') limit, including a twenty-foot (20') radius property line corner rounding at the street intersection.
- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.704.a, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall prepare a separate document for the IOD as indicated above and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the onsite granting for compliance with this condition.

9. **ROADS#7–PRIVATE ROAD EASEMENT**

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

- a. The Final Map shall show a minimum fifty foot (50') wide private road

easement, **Audobon Road**, from **Private Street A** southerly to **Adlai Road** (Lot 71).

- b. The Final Map shall show a minimum forty-four foot (44') wide private road easement, **Adlai Road**, from Lots 5 and 6 southerly to the subdivision boundary (Lot 70).
- c. The Final Map shall show a minimum forty-five foot (45') wide private road easement, **Private Street A**, from **Audobon Road** westerly to a terminus cul-de-sac at Lots 15 and 16.
- d. The Final Map shall show a minimum forty-five foot (45') wide private road easement, **Private Street B**, from **Private Street A** northerly then easterly to a terminus cul-de-sac at Lot 33.
- e. The Final Map shall show a minimum forty-five foot (45') wide private road easement, **Private Street C**, from **Private Street A** northerly to Private Street B.

DOCUMENTATION: The applicant shall show the easements on the Final Map.

TIMING: Prior to approval of the Final Map, the easements shall be shown.

MONITORING: The [PDS, LDR] shall review the Final Map to ensure that the easements are indicated pursuant to this condition.

10. **ROADS#8-PRIVATE ROAD MAINTENANCE AGREEMENT**

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with Subdivision Ordinance Section 81.402(c), the applicant shall assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to **Pvt Street A**, **Pvt Street B**, **Pvt Street C**, and **Pvt Street D** private road easements, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by a private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall execute the Private Road Maintenance Agreement (PRMA), to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the approval of the Final Map the PRMA shall be executed and the ownership shall be indicated on

the Final Map. **MONITORING:** The [PDS, LDR] shall review the executed PRMA and the Final Map for compliance with this condition.

11. ROADS#9–ONE FOOT ACCESS DEDICATION

INTENT: In order to ensure that the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.401 \(g\)](#), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**

- a. Lot 1: Show one foot (1') access restriction easement along the lot fronting the private road easement, ***Audobon Road***.
- b. Lots 5 and 6: Show one foot (1') access restriction easement along the lots fronting the private road easement, ***Adlai Road***.
- c. Lots 17 and 48: Show one foot (1') access restriction easement along the lots fronting the private road easement, ***Private Street A***.
- d. Lot 37: Show one foot (1') access restriction easement along the lot fronting the private road easement, ***Private Street B***.
- e. Lots 39, 40, and 56: Show one foot (1') access restriction easement along the lot fronting the private road easement, ***Private Street C***.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to or concurrently with approval of the Final Map, the easements shall be granted. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that one foot access (1') restriction easements are indicated pursuant to this condition.

12. ROADS#10–TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have A Registered Civil Engineer or licensed Traffic Control Contractor prepare a TCP to the satisfaction of the Director of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to approval of the Final Map, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

13. ROADS#11–HAUL ROUTE PLAN

INTENT: In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is

not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

14. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

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

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.
- b. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW

and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.

- c. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

15. STRMWTR#2-EROSION CONTROL

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

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to

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

16. TRAILS#1–TRAIL EASEMENT

INTENT: In order to promote orderly development by providing a trail connection pursuant to the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant shall dedicate a public non-motorized multi-use trail easement. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate to the County of San Diego, a twenty-foot (20') wide non-motorized multi-use trail easement from the northern boundary of the subdivision southerly to a ten-foot wide (10') easement along **Audobon Road** connecting to an eight-foot (8') wide easement along **Greenhills Way** easterly to a twenty-foot (20') wide easement to the southerly boundary of the subdivision, as shown on the approved Tentative Map. **DOCUMENTATION:** The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the recordation of the Final Map, the applicant shall dedicate the trail easement to the County of San Diego. **MONITORING:** [PDS, LDR] shall route the Final Map to [DPR, TC] and [PDS, TC] for preapproval and acceptance of the dedication prior to map recordation. [PDS, LDR] shall satisfy the condition after recordation.

17. TRAILS#2–TRAIL/PATHWAY IMPROVEMENTS

INTENT: In order to promote orderly development by providing a trail/pathway connection pursuant to the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the [Subdivision Ordinance Section 81.403. through 81.406.1](#), the applicant shall improve the dedicated trail easement. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of DPR and PDS a non-motorized public trail to a width of eight feet (8') from the northern boundary of the subdivision thence southerly along **Audobon Road** connecting to trail width of six feet (6') along **Greenhills Way** easterly to a trail width of eight feet (8') to the southerly boundary of the subdivision within the non-motorized public trail easement as indicated on the approved Tentative Map. **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the trail/pathway and all associated work. All plans and improvements shall be completed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#), and the [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans,

execution of the agreements, and acceptance of the securities. The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve the non-motorized public trail.
- 30.
- b. Provide Secured Agreements in accordance with [Subdivision Ordinance Sec. 81.405 through 81.406.1.](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI] and [DPR, TC]

The plans shall be submitted to [DPR, TC] and [PDS, LDR], for review and approval. **TIMING:** Prior to the recordation of the Final Map, the applicant shall improve the trail. **MONITORING:** The [DPR, TC] and [PDS, LDR] shall review the plans for conformance and approve all financial securities for the construction of the trail facility.

18. UTILITIES#1-EASEMENT VACATION

INTENT: In order to promote orderly development, the Easement to Helix Irrigation District shall be vacated. **DESCRIPTION OF REQUIREMENT:** Vacate with the map the existing easement to Helix Irrigation District for water pipeline purposes per Doc. Rec. November 12, 1958 as File No. 14707 O.R. and dedicate it as Open Space Lot F. **DOCUMENTATION:** The applicant shall vacate the easement on the map. **TIMING:** Prior to or concurrently with approval of the Final Map, the easement vacation shall be provided. **MONITORING:** The [PDS, LDR] shall verify that the vacation is indicated on the map and dedicated as Open Space Lot F.

19. MISC#1-SITE PLAN

INTENT: In order to demonstrate conformance with the Greenhills Ranch Specific Plan and associated design guidelines, a site plan must be prepared and approved. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit and receive approval for a site plan for the Phase II project area in accordance with County of San Diego permitting requirements. **DOCUMENTATION:** The applicant shall provide an approved site plan and recorded decision. **TIMING:** Prior to the recordation of the Final Map, the applicant shall receive approval for a site plan for the Phase II project area and record the final decision. **MONITORING:** [PDS, PP] shall review the approved site plan and recorded decision.

20. BIO#1-BIOLOGICAL EASEMENT (MM-BIO-1) [PDS, FEE X 2]

INTENT: In order to protect sensitive biological resources, pursuant to the County's Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego and the California Department of Fish & Wildlife by separate document, an open space easement, or grant to the

California Department of Fish & Wildlife a conservation easement, as shown on the approved Tentative Map. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
31.
 - d. Continued access, use, and maintenance of public utilities (SDG&E easement).
 - e. Construction, use, and maintenance of multi-use, non-motorized trails.

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

21. BIO#2-LBZ EASEMENT (MM-BIO-1) [PDS, FEEX 2]

INTENT: In order to protect sensitive biological resources, pursuant to the County's Guidelines for Determining Significance for Biological Resources, a

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

- a. Decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

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

22. BIO#3–OPEN SPACE SIGNAGE (MM-BIO-8) [PDS, FEE]

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary, where open space is adjacent to residential uses and along internal streets, as indicated on the approved Grading Plan for PDS2016-SPA-16-001. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2016-SPA-16-001

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or

licensed surveyor, that the open space signs have been installed at the boundary of the open space easement(s). **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

23. BIO#4–OPEN SPACE FENCING (MM-BIO-8) [PDS, FEE]

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing or walls shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary where open space is adjacent to residential uses, not including the impact neutral open space or easements, as indicated on the approved Grading Plan for PDS2016-SPA-16-001. The fencing or wall design shall consist of vertical metal fencing or other suitable construction material, as approved by Department of Planning and Development Services and the Director of Parks and Recreation. **DOCUMENTATION:** The applicant shall install the fencing or walls as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing or walls has been installed. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

24. BIO#5–RESOURCE MANAGEMENT PLAN (MM-BIO-1)

INTENT: In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, an RMP. The RMP shall be for the perpetual management of the open space preserve and coastal sage scrub. The RMP shall be consistent with the conceptual RMP dated August 2018 on file with PDS as Environmental Review Number PDS2016-ER-98-14-020B. The plan shall be prepared and approved pursuant to the most current version of the [County of San Diego Biological Report Format and Content Requirements](#). The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

- a. The plan shall be prepared and approved pursuant to the most current version of the [County of San Diego Biological Report Format and Content Requirements](#).
- b. The habitat land to be managed shall be completely purchased.
- c. The easements shall be dedicated to ensure that the land is protected in perpetuity.

- d. A Resource Manager shall be selected and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager.
- e. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship.
- f. A contract between applicant and County shall be executed for the implementation of the RMP.

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

25. BIO#6–BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE X2]

INTENT: In order to prevent inadvertent disturbance to areas outside the limits of grading, all grading shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:

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

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

26. CULT#1-ARCHAEOLOGICAL MONITORING

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

27. FIRE#1-FIRE REQUIREMENTS

INTENT: The map shall comply with the fire requirements from the fire protection plan as shown on the map and the grading plan pursuant to the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall met the ignition

resistant building requirements, the 100-foot limited building zone, the fire buffer easements, the solid 6-foot wall, window and vent requirements as required in the January 10, 2018 Fire Protection Plan. **DOCUMENTATION:** The applicant shall include the fire requirements on the map and grading plan and obtain a letter of approval from the San Diego Fire Authority. **TIMING:** Prior to recordation of the final map, the applicant shall obtain a letter from the San Diego Fire Authority stating that the above requirements have been satisfied. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

28. LNDSKP#1-LANDSCAPE DOCUMENTATION PACKAGE

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

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.

- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway. All trail easements and improved trail widths shall be as shown on Sheets L-2 and L-3 of the red-lined conceptual landscape plans submitted 7/19/21.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: All elements addressed on the Conceptual Landscape Plans, submitted electronically on May 26, 2021 shall be provided on the Landscape Documentation Package set of plans, including fencing (open space, bmp's, fire walls, and individual lots), signage (open space, bmp's), fuel management areas, vegetated bio basins, tree wells, tree planting associated with carbon sequestration, pathways and trails (including easement widths and fencing), and street trees and roadside treatments.
- i. Provide construction details and specifications for all elements, including coordination with the civil engineer on soil specifications for tree wells and bio basins.
- j. In order to establish outdoor water use authorization for each lot within the subdivision with less than 2,500 sq. ft. of landscape area prior to issuance of a building permit, the Landscape Documentation Package shall include a separate sheet showing compliance with Section 1 (D.2) of the Water Efficient Landscape Design Manual, and in coordination with Concept Notes 8 and 12 on Sheet 4 of the Conceptual Landscape Plans.
- k. All water budget calculations for all common areas, erosion control slope planting, streetscapes, fuel modification zones, vegetated structural bmp's, and individual lots shall be compliant with Section's 86.712 and 86.713 of the Water Conservation in Landscaping Ordinance.
- l. Plans shall be compliant with Section 86.709 (b) (10) of the Water Conservation in Landscaping Ordinance and Section 5 (Tree Planting Guidelines) of the Water Efficient Landscape Design Manual.
- m. Plans shall be compliant with Section 4907 of the County's 2020 Consolidated Fire Code, including establishment of Home Ignition Zones, and the projects' approved Fire Protection Plan. Label and dimension all Fuel Modification Zones. Provide maintenance notes and responsibilities.
- n. Prior to approval of all landscape plans associated with this project, plant palettes shall be reviewed by the Project Biologist to minimize the effects

that proposed landscape plants could have on biological resources outside of the impact footprint due to potential naturalization of landscape plants in the open space. Landscape plants will not include invasive plant species on the most recent version of the Cal-IPC California Invasive Plant Inventory for the project region. Landscape plans will include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates. Sections of Fuel Mod Zone 2 adjacent to Preserve Open Space will include only fire-safe native plants, such as those described in page 4 of County form PDS 199 and Appendix H (Low Water Use and Ignition Resistive Plants) of the Water Efficient Landscape Design Manual.

- o. A note shall be provided on the title sheet of all applicable landscape plans submitted during all phases of construction that indicates the Project Biologist shall include a signed letter certifying that they have monitored all planting adjacent to all open space areas and that no invasive species were planted. The note shall acknowledge the letter will be current and included with each applicable Certificate of Completion.

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

29. ROADS#12-DEBRIS MANAGEMENT PLAN (DMP)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5,000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

- a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:

- a. The type of project.
 - b. The total cubic yardage for the project.
 - c. The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
 - d. The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
 - e. The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
 - f. The name of the facility (or facilities) which debris will be exported to.
- b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:
- a. Identify the project location.
 - b. Log the date that material was transported off site.
 - c. Log the type of graded or cleared material.
 - d. Estimated material weight, tonnage, or cubic yards.
 - e. Name of entity transporting the material.
 - f. Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
 - g. Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
 - h. Daily logs shall include separate entries for each occurrence of materials reused on site.
 - i. Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.
- c. Exemption:
- a. Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (I) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code.

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations, a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcountry.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.htm. I. **TIMING:** Prior to approval of any plan, the Debris Management Plan shall be prepared, submitted and approved by the DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMP documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

30. AQ/GHG#1-FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities. **DESCRIPTION OF REQUIREMENT:** The project applicant or designee shall comply with the San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

- a. The Project applicant or designee shall employ a construction relations officer who shall address community concerns regarding on-site construction activity. The Project applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer who shall document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations and noted on Grading and Improvement Plans.
- b. Grading areas shall be watered, or another SDAPCD-approved dust control non-toxic agent shall be used, at least three times daily, to minimize fugitive dust only where chemical stabilizers are not used.
- c. All permanent roads and the paved access roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. Foundations shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth-moving operations.
- d. Grading areas shall be stabilized as quickly as possible to minimize fugitive dust.
- e. Wheel washers, grates, rock, or road washers shall be installed adjacent to the site access points for tire inspection and washing prior to vehicle entry on public roads.
- f. Visible track-out into traveled public streets shall be removed with the use

- of sweepers, water trucks, or similar method within 30 minutes of occurrence.
- g. Haul trucks shall be covered or at least 2 feet of freeboard shall be maintained to reduce blow-off during hauling.
 - h. A 15-mile-per-hour speed limit on unpaved surfaces shall be enforced.
 - i. Haul truck staging areas shall be provided for loading and unloading of soil and materials and shall be located away from sensitive receptors at the farthest feasible distance.

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

31. AQ/GHG#2-CONSTRUCTION EXHAUST EMISSIONS

INTENT: In order to mitigate for exhaust emissions during construction activities.

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

- a. The applicant shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4 diesel engines. An exemption from these requirements may be granted by the County if the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.
- b. The project shall require the construction contractor to equip all heavy-duty diesel-powered construction equipment with diesel particulate filters (DPFs).
- c. Construction equipment shall be outfitted with best available control technology (BACT) with Tier 4 diesel engines and DPFs certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.

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

32. HAZ#1-WELL DESTRUCTION

INTENT: In order to ensure that the water well located on the property is removed, and to comply with the County Regulatory Code Section 67.431, all unused and non-operational wells shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** All unused wells shall be properly destroyed by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the [DEH, LWQ] and all applicable inspection fees shall be paid. **DOCUMENTATION:** The applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] Upon completion of the well destruction. **TIMING:** Prior to the approval of any plan, issuance of any permit (Excluding Well Destruction Permit), and prior to occupancy or use of the premises in reliance of this permit, the applicant shall destroy the well. **MONITORING:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the well has been properly destroyed.

33. HAZ#2-STRUCTURE AND DEBRIS REMOVAL

INTENT: In order to comply with the proposed project design for PDS2016-TM-5611, structure(s) to be removed and debris pile(s) identified on the approved plan set shall be remodeled/demolished/removed, as applicable. Additional debris located throughout the project site shall also be properly disposed of. **DESCRIPTION OF REQUIREMENT:** The structure(s)/debris pile(s) shown on the approved plan set shall be remodeled/demolished/removed. **DOCUMENTATION:** The applicant shall submit to the [PDS, PPD] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structure(s)/debris pile(s) have been remodeled/demolished/removed. The letter report shall also include before and after pictures of the area and structure. **TIMING:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD] shall review the statement and, photos, and any additional evidence for compliance with this condition.

34. HAZ#3-ASBESTOS SURVEY

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structures identified on the approved PDS2021-TM-5645 plan set for demolition shall be surveyed for the presence of ACMs because

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

If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 –Standard for Demolition and Renovation. **DOCUMENTATION:** The applicant shall submit to the [DEH HAZ MAT, APCD] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior demolition permit and/or removal of structures, the applicant shall comply with this condition. **MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional evidence for compliance with this condition. The [PDS, PCC] shall review the completed and stamped report and any additional evidence for compliance with this condition.

35. HAZ#4-LEAD SURVEY

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

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

- b. All LBP and LCM scheduled for demolition or disturbed during remodeling must comply with applicable regulations for demolition methods and dust suppression.

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

36. NOISE#1-BLASTING OPERATIONS (MM-NOI-3) [PDS, CODES] [OG]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.410 and 36.409](#), as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are in conformance with ordinances and guidelines.

DESCRIPTION OF REQUIREMENT:

- a. Prior to approval of the grading or improvement plan for any phase of the proposed project, the project applicant, or its designee, shall direct that the designated contractor shall prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at NSLU of each blast. Where potential exceedance of the County of San Diego Noise Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410, the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant, or its designee, prior to the issuance of the grading permit. Additionally, all Proposed Project phases involving blasting shall conform to the following requirements:
 - a. All blasts shall be performed by a blast contractor and blasting personnel licensed to operate in the County.
 - b. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process approved and performed by the County Sheriff's Department.

- c. Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines., Section 4.3.

TIMING: Prior to approval of the grading or improvement plan, the blasting plan shall be submitted for review and approval for conformance with the noise control measures. **MONITORING:** The [PDS Noise] is responsible for reviewing and approval of the blasting plan.

37. **NOISE#2-ROCK CRUSHING AND DRILLING (MM-NOI-2)**

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.408 through 36.410](#), the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **DESCRIPTION OF REQUIREMENT:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback 225 feet from the nearest property line. This mitigation is designed and placed to reduce noise levels from the rock crushing and drilling operations that potentially would affect the adjacent residential uses. The rock crushing and drilling shall comply with the following requirements:

- a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 225 feet from the nearest property line where an occupied structure is located.
- b. If the rock crushing or drills are staged within 225 feet of any occupied noise sensitive land it is recommended that a specific mitigation plan based upon the location of the construction equipment, topography and construction schedule be identified by a County certified acoustical engineer. The mitigation plan may include a temporary noise barrier along any property line where the impacts could occur. Based on previous projects, a barrier ranging from 8 to 12 feet in height maybe needed.
 - a. The temporary barrier should be non-gapping, free of any cut-outs and be constructed of ¾ inch plywood or equivalent materials.
- c. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.
- d. If new information is provided to prove and certify that the equipment being

used is different than what was proposed in the noise report, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. may be approved if the construction activities will not create noise greater than the noise standards at the property line as indicated above.

DOCUMENTATION: The applicant shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed. **TIMING:** The following actions shall occur throughout the duration of the rock crushing and drilling activities. Rock crushing and drilling shall only occur during grading activities and conclude prior to rough grading approval. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [Sheriff Department] is responsible for enforcement of the blasting permit. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

38. NOISE#3-VIBRATION IMPACTS (MM-NOI-4)

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and vibratory requirements within the County Noise Guidelines, the following noise attenuation measures shall be implemented to reduce the temporary construction operations. **DESCRIPTION OF REQUIREMENT:** Prior to and during all phases of grading activities, the project applicant shall:

- a. Not allow heavy equipment to be operated within 225 feet of any inhabited residence.
- b. Rock blasting shall not be performed within 225 feet of a residential structure.
- c. Prior to beginning construction of any project component that involves the usage of heavy construction equipment within 300 feet of an existing or future occupied residence, the applicant, or its designee, shall require preparation of a vibration monitoring plan for submittal to the County for review. The vibration monitoring plan shall require data be sent to the County Noise Specialist or designee on a weekly basis or more frequently as determined by the Specialist. The vibration monitoring plan shall include: the vibration level measurements taken during the previous work period, location of the vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures.
- d. The applicant shall submit a vibration analysis of the proposed blasting and

material handling associated with the project. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process performed by the County Sheriff's Department.

- e. If new information is provided to prove and certify that the assessment being used is different than what was proposed in the noise report, then a new noise analysis maybe reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and County noise standards. Any proposed alternative methods, or the reduction or elimination of any noise measure would be determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant shall comply with the temporary vibration measures of this condition. Should a revised noise report be completed for this project during grading, the report shall be submitted for review and approval. **TIMING:** The following actions shall occur throughout the duration of the grading activities. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor complies with the vibration control measures of this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant fails to comply with this condition

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

39. ROADS#13-DEBRIS MANAGEMENT REPORT (DMR)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. **DESCRIPTION OF REQUIREMENT:** Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

- a. Project name.
- b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- c. Provide copies of receipts for export facilities, haulers, or materials reused on site.

- d. Signed self-certification letter (see template).

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at:

https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.htm

i. TIMING: Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMR documents for the project. The [DPW, CO], shall forward the approval of the DMR to [DPW, PDCI] and [PDS, Building PCC] for compliance with this condition.

40. AQ/GHG#3-BLASTING

INTENT: In order to mitigate for blasting emissions and fugitive dust.

DESCRIPTION OF REQUIREMENT: The construction contractor shall comply with the following Air Quality measures during blasting and rock crushing activities:

- a. During blasting activities, the construction contractor shall implement measures to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains, or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions.
- b. All project phases involving blasting shall conform to the following requirements: (1) each blasting event shall employ a maximum of 6.0 tons of ammonium nitrate/fuel oil (ANFO); (2) each blasting activity shall not blast an area greater than 20,000 square feet per day; and (3) all blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the County.

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

41. AQ/GHG#4-CONSTRUCTION ARCHITECTURAL COATINGS

INTENT: In order to reduce emissions of volatile organic compounds (VOC).

DESCRIPTION OF REQUIREMENT: According to SDAPCD Rule 67.0.1, the project shall use architectural coatings with a VOC content of 100 grams per liter (g/L) or less for exterior coatings and 50 g/L or less for interior coatings.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings. **MONITORING:** The [DLPU, B] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DLPU, B] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

42. AQ/GHG#5-SUSTAINABILITY MEASURES

INTENT: In order to promote sustainable project designs. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following sustainability measures:

- a. Install heating, ventilation, and air conditioning (HVAC) systems with sealed (tight) air ducts that minimize heating and cooling HVAC losses.
- b. Install tankless water heaters in each residential unit.
- c. Install low efficacy (Low E) dual pane windows.
- d. Install high efficiency light-emitting diode (LED) street and area lighting.
- e. Install ten 300-watt solar panels on each of the proposed 63 residential units or a total of 630 300-watt solar panels.
- f. Low-flow faucets, kitchen faucets, toilets, and showers shall be installed at each residential unit with maximum flow rates of 1.5 gallons per minute at 60 psi.
- g. Project will not include natural gas appliances or natural gas plumbing.
- h. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
- i. The Project will also look to get power from the community choice power program, that consists of 50 percent renewable power.
- j. Through communication with County staff and the regional/local water district, the project will determine if incentives/rebates are available for the purchase and installation of rain barrels.
- k. Seek to also achieve a 75 percent diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion.
- l. A Landscape Document Package shall be submitted that complies with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor water use.
- m. Install weather-based irrigation systems which include rain sensing timers.

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

43. PARKS#1–PARK LAND DEDICATION ORDINANCE (PLDO) FEE

INTENT: As a condition of approval of any residential development, the applicant shall dedicate park land and/or pay fees in-lieu of park land dedication, pursuant to the provisions of Title 8, Division 10 of the Code of Regulatory Ordinances and Section 810.101, et seq of the Park Lands Dedication Ordinance (PLDO), for the construction of new parks and recreational facilities that will serve future residents of the proposed residential development. **DESCRIPTION OF REQUIREMENT:** The TM-5611 Project residential subdivision comprised of 63 dwelling units are subject to the Park Land Dedication Ordinance (PLDO) and In-Lieu Park Impacts Fee shall be paid. **DOCUMENTATION:** This condition shall be noted/placed on the final map. **TIMING:** PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter]. Park fees shall be collected on a per dwelling unit basis. **MONITORING:** The [PDS, BD] shall calculate the fee and provide a receipt of payment for the applicant and [PDS, PCC] shall verify that prior to issuing the first building permit the PLDO fee has been paid. PLDO fee payment shall be verified for each subsequent building permit issuance.

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

44. BIO#7–FIRE PROTECTION PLAN (MM-BIO-11)

INTENT: In order to minimize impacts to biological resources from fire hazards, the site shall be maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** To minimize the potential exposure of the project area to fire hazards, all features of the Greenhills Ranch II Fire Protection Plan shall be implemented in conjunction with development of the Greenhills Ranch II. **DOCUMENTATION:** The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the FPP requirements shall be implemented. **MONITORING:** The [PDS, PPD] and County of San Diego Fire Authority (SDCFA) shall verify that the mitigation measures have been initially implemented pursuant to the approved building plans and the fire protection plan.

ONGOING: The following conditions shall apply during the life of the use defined in the permit.

45. BIO#8–REGULATION OF CHEMICAL POLUTANTS (MM-BIO-10)

INTENT: In order to comply with Mitigation Measure M-BI-10, the following shall be complied with during the operations of the project. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure MM-BIO-10 as described in the Biological Resources Report. Weed control

treatments shall include all legally permitted chemical, manual, and mechanical methods applied with the authorization of the San Diego County agriculture commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a licensed pest control advisor (PCA) and implemented by a licensed applicator. Where manual and/or mechanical methods are used, disposal of the plant debris shall follow the regulations set by the San Diego County agriculture commissioner. The timing of weed control shall be determined for each plant species in consultation with the PCA, the San Diego County agricultural commissioner, and Cal-IPC with the goal of controlling populations before they start producing seeds. Weed control shall be implemented at least once per year throughout the life of the project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, the condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

GRADING PLAN NOTES

Notice: If the grading project is not a single lot, conformance to the Conditions of Approval are required on a lot-by-lot basis for subdivisions, or pad-by-pad basis for multiple building pads.

PRE-CONSTRUCTION MEETING: Prior to any clearing, grubbing, trenching, grading, or any land disturbances.

GP1. BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to areas outside the limits of grading, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan:

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

DOCUMENTATION: The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be

completed. **MONITORING:** The [DPW, PDCI] shall invite the [PDS, PPD] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PPD] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

GP2. TEMPORARY FENCING AND SIGNAGE (MM-BIO-4) [PDS, FEE]

INTENT: In order to prevent inadvertent disturbance to sensitive vegetation communities and other biological resources, temporary construction fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary construction fencing and signs shall be placed to protect from inadvertent disturbance of all open space easements and sensitive vegetation communities that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing and signs shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PPD] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PPD] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

GP3. RESOURCE AVOIDANCE (MM-BIO-2, MM-BIO-6, MM-BIO-7) [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds and the coastal California gnatcatcher, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA) shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird and gnatcatcher nesting habitat during the breeding season of the migratory bird and gnatcatcher as indicated on these plans. The breeding season is defined as occurring between February 15 and August 31. If clearing or grading would occur during the breeding season, a pre-construction survey shall be conducted 72-hours prior to starting work to determine whether breeding birds occur in or within 500 feet of the impact area(s). If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have

failed, or young have fledged. Construction near an active nest (within 300 feet for passerines, 500 feet for raptors, or as otherwise determined by a qualified biologist) shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure the noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

GP4. ARCHAEOLOGICAL MONITORING

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

GP5. FIRE REQUIREMENTS

INTENT: The grading plan shall include notes with the fire requirements in order to comply with the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the 100-foot limited building zone, the fire buffer easements, the solid 6-foot wall, window and vent requirements as required in the January 10, 2018 Fire Protection Plan. **DOCUMENTATION:** The grading notes on grading plan shall include all the fire requirements. **TIMING:** Prior to issuance of the grading plan, it shall be confirmed that the grading notes are included to demonstrate compliance with all the fire requirements. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

GP6. HAZARDS NOTICE

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS, SEPTIC TANKS, WELLS, SITE DEBRIS, AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

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

GP7. DPW RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

- a. Identify the project location.
- b. Log date that material was transported off the site.
- c. Log type of grading or clearing material.
- d. Weight of the material or its approximate tonnage or cubic yards.
- e. Name of the party transporting the materials.
- f. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
- g. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
- h. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
- i. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement.

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

GP8. BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE X3]

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

- a. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector;
- b. Perform periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
- c. Conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction;
- d. Discuss procedures/training for minimizing harm to or harassment of wildlife encountered during construction with the contractor and other key construction personnel prior to clearing, grubbing, or grading;
- e. Supervise and monitor vegetation clearing, grubbing, and periodically during grading to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved;
- f. Verify that the construction site is implementing the stormwater pollution prevention plan (SWPPP) best management practices (BMPs);
- g. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
- h. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
- i. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [PDS PPD] within 24 hours; (8) produce periodic (monthly during grading) and final reports and submit to the Wildlife

Agencies and the PDS (final report will release bond);

- j. Confer with the Wildlife Agencies and [PDS PPD] within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
- k. Attend construction meetings and other meetings as necessary.

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

GP9. STORMWATER POLLUTION PREVENTION PLAN (MM-BIO-5)

INTENT: To order to avoid impacts to adjacent habitats and special-status species, sensitive vegetation communities, and/or jurisdictional waters during construction, measures and/or restrictions shall be incorporated into the Stormwater Pollution Prevention Plan (SWPPP) and noted on construction plans. **DESCRIPTION OF REQUIREMENT:** The applicant shall prepare a Stormwater Pollution Prevention Plan, which at a minimum shall include the Best Management Practices (BMP) listed below. The BMPs shall remain in place during construction and kept operating as long as needed. The Project Biologist shall verify the implementation of the following design requirements:

- a. Fully covered trash receptacles that are animal-proof and weather-proof shall be installed and used by the operator to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Littering shall be prohibited and trash shall be removed from construction areas daily. All food-related trash and garbage shall be removed from the construction sites on a daily basis.
- b. Pets on or adjacent to construction sites will not be permitted by the operator.
- c. Construction activity shall not be permitted in jurisdictional waters, including wetlands or riparian areas, except as authorized by applicable law and permit(s), including permits and authorizations approved by the U.S. Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB).
- d. Temporary structures and storage of construction materials shall not be located in jurisdictional waters.

- e. Staging/storage areas for construction equipment and materials will not be located in jurisdictional waters.
- f. Any equipment or vehicles driven and/or operated within jurisdictional waters shall be checked and maintained by the operator daily to prevent leaks of oil or other petroleum products that could be deleterious to aquatic life if introduced to the watercourse.
- g. No stationary equipment, such as motors, pumps, generators, and welders, or fuel storage tanks shall be located within jurisdictional waters, including wetlands and riparian areas.
- h. No debris, bark, slash sawdust, rubbish, cement, or concrete, or washing thereof, or oil, or petroleum products shall be stored where it may be washed by rainfall or runoff into jurisdictional waters, including wetlands or riparian areas.
- i. When construction operations are completed, any excess materials or debris shall be removed from the work area.
- j. No equipment maintenance shall be performed within or near jurisdictional waters, including wetlands and riparian areas, where petroleum products, or other pollutants from the equipment, may enter these areas.

DOCUMENTATION: The applicant shall submit a Stormwater Pollution Prevention Plan for review by the County of San Diego. **TIMING:** The following actions shall occur throughout the duration of construction and operation activities. **MONITORING:** The County of San Diego shall review the Stormwater Pollution Prevention Plan and ensure its implementation.

GP10. ARCHAEOLOGICAL MONITORING (M-CR-1)

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

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and

location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.

b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

- a. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
- b. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
- c. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
- d. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
- e. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
- f. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. **Human Remains.** If any human remains are discovered:

- a. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
- b. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.

- c. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 - d. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - e. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 - f. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

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

GP11. PALEONTOLOGICAL MONITORING

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2016-TM-5611, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall

be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

GP12. NOISE BLASTING OPERATIONS (MM-NOI-3) [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the contractor shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Prior to approval of the grading permit for any portion of the proposed project, the project applicant, or its designee, shall direct that the designated contractor shall prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at NSLU of each blast. Where potential exceedance of the County of San Diego Noise Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410, the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant, or its designee, prior to the issuance of the grading permit. Additionally, all Proposed Project phases involving blasting shall conform to the following requirements:
 - a. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process approved by the County Sheriff's Department.
 - b. All blasts shall be performed by a blast contractor and blasting personnel licensed to operate in the County.
 - c. Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines., Section 4.3.
- b. Blasting is only allowed Monday through Saturday, between the hours of

7:00 a.m. and 6:00 p.m. or ½ hour before sunset, whichever occurs first, unless special circumstances requiring other time or days is approved by the County.

- c. Requires that the property owner is required to provide notice in writing (at a minimum of 24 hours prior to blasting operations) for any proposed blasting to the local fire agency and to all residences, including mobile homes, and businesses within 600 feet of any potential major blast location or 300 feet from any potential minor blast location.
- d. The blaster shall retain an inspector to inspect all structures, including mobile homes, within 300 feet of the blast site before blasting operations, unless inspection is waived by the owner and/or occupant. The inspector shall obtain permission of the owner and/or occupant before conducting the inspection. The inspection shall be only for the purpose of determining the existence of any visible or reasonably recognizable preexisting defects or damages in any structure. Waiver of inspection shall be in writing signed by the owner and/or occupant. Refusal to allow inspection shall also constitute a waiver. The inspector shall notify the owner and/or occupant of the consequences of refusing an inspection shall include a refusal in the summary report filed with the Sheriff. The blaster shall request an inspector conduct post-blast inspections upon receipt of a written complaint of property damage if the complaint is made within 60 days of completion of blasting operations. If the blaster has knowledge of alleged property damage independent of the written complaint, the blaster shall also retain an inspector to conduct a post-blast inspection.
- e. An inspector shall complete and sign pre-blast inspection reports identifying all findings and inspection waivers. The blaster shall retain the inspection reports for three years from the date of the blasting and upon a complaint of alleged damage the blaster shall immediately file a copy of the report with the Sheriff and provide a copy to the complainant. If there is a change in the blasting contractor after blasting has commenced on a project, a re-inspection shall be conducted in accordance with the preceding paragraph before the new blasting contractor undertakes any additional blasting.
- f. The blaster shall retain an inspector to conduct a post-blast inspection of any structure for which a written complaint alleging blast damage has been received. A written report of the inspection shall be immediately filed with the Sheriff and provided to any person who made a complaint for damages.
- g. The blaster shall allow any representative of the Sheriff to inspect the blast site and blast materials or explosives at any reasonable time.
- h. If the blaster wants a representative of the Sheriff to witness a blasting operation the blaster shall make a request with the Sheriff at least 12 hours

before the blast. The blaster shall confirm the request for a witness with the Sheriff at least one hour before the blast. The blaster shall be responsible for any cost incurred by the Sheriff in having a representative witness the blast.

- i. The blaster shall notify the Sheriff on the day of a scheduled blasting operation not less than one hour before blasting.
- j. All major blasting operations shall be monitored by an approved seismograph located at the nearest structure within 600 feet of the blasting operation. All daily seismograph reports shall be maintained by the blaster for three years from the blasting.

DOCUMENTATION: The property owner(s) and grading contractor shall conform to these requirements. Failure to conform to this condition may result in a Stop Work order until conformance is complied with. **TIMING:** The following actions shall occur throughout the duration of the grading and blasting activities. Blastings shall only occur during grading activities and conclude prior to rough grading approval. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [Sheriff Department] is responsible for enforcement of the blasting permit. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

GP13. CONSTRUCTION EQUIPMENT NOISE IMPACTS (MM-NOI-1b) [PDS, PCC] [DPW, PDCI] [PDS, FEE X3].

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#), the following noise attenuation measures shall be implemented to reduce construction equipment and grading operational noise in proximity to occupied residences. **DESCRIPTION OF REQUIREMENT:** The noise design measures are placed to reduce construction related noise that may potentially affect the adjacent occupied residences:

- a. 8-foot high Temporary noise attenuation barriers shall be installed and remain in place for the following cases:
 - a. Grading activities consist of more than two pieces of equipment operating within 50 feet of occupied residences and/or;
 - b. Grading activities consist of more than four pieces of equipment are located within 100 feet of occupied residences.
- b. Temporary barriers may be removed and/or relocated based on the location of grading activities, in order to demonstrate compliance with the County Noise Ordinance and properly screen the impacted residence, respectively by phase.

- c. Please refer to the Noise Assessment Report prepared by LDN Consulting dated September 28, 2020 for potential temporary noise barrier locations.
- a. The barrier would need to be located at the edge of the project's property line adjacent to the occupied residence.
 - b. The temporary barrier should be non-gapping, free of any cut-outs and be constructed of $\frac{3}{4}$ inch plywood or equivalent materials.
- d. Temporary noise barriers shall be installed as needed in their phased locations of work respectively, for compliance with this condition.
- e. If new information is provided to prove and certify that Noise Ordinance compliance can be demonstrated by other measures, then what was proposed in the noise report, then a new Construction Noise Analysis (or Construction Noise Mitigation Plan) must be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of the barrier maybe approved if the construction activities will not create noise greater than 75 dB at the property line and demonstrates compliance with the County Noise Ordinance to the satisfaction of the Director of Planning and Development Services.

DOCUMENTATION: The applicant shall maintain the sound attenuation design measures as indicated above until all respective grading activities have been completed. If the noise barrier wall is required, the project engineer shall submit a signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the noise measures have been constructed pursuant to this condition. Any engineering certification must be submitted to [PDS, PCC] for review and approval. **TIMING:** The following actions shall occur throughout the duration of the grading construction activities. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition.

GP14. TEMPORARY CONSTRUCTION NOISE (MM-NOI-1a) [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

- c. Use equipment with effective mufflers.
- d. Configure traffic pattern to minimize backing movement.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

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

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

GP15. DPW RECYCLING - GRADING MATERIAL DIVERSION

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the [DPW, CO] and shall include:

- a. Project name.
- b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- c. Provide copies of receipts for export facilities, haulers, or materials reused on site.
- d. Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection. **MONITORING:** The [DPW, PDCI] shall ensure that the grading contractor has prepared and submitted the final report to [DPW, CO]. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

GP16. BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE]

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-SPA-16-001, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of sensitive biological resources. The report shall conform to the [County of San Diego Report Format Guidelines for Biological Resources](#). It shall also include but not be limited to the following items:

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

- c. Photos of the site after the grading and clearing activities.

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

GP17. ARCHAEOLOGICAL MONITORING

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

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

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

GP18. PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-TM-5611, and the [County of San Diego](#)

[Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a “No Fossils Found” letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

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

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

GP19. OPEN SPACE SIGNAGE & FENCING (MM-BIO-8) [PDS, FEE]

INTENT: In order to protect the open space for PDS2016-SPA-16-001, open space fencing/walls and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences/walls shall be installed along the biological open space boundary where open space is adjacent to residential uses, not including the impact neutral open space or easements. Open space signs shall be installed along the biological open space boundary where open space is adjacent to residential uses and along internal streets. Open space fencing/walls and signs shall be installed as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2016-SPA-16-001.

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

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2016-SPA-16-001

DOCUMENTATION: The applicant shall install the fencing/walls and signage and provide the documentation photos and certification statement to the [PDS, PPD]. **TIMING:** Prior to the occupancy of any structure, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)) the fencing/walls and signage shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

GP20. EASEMENT AVOIDANCE (MM-BIO-1) [PDS, FEE]

INTENT: In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources, including coastal sage scrub, and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose

other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the [County Grading Ordinance Section 87.112](#) and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
- d. Continued use of SDG&E easement.

DOCUMENTATION: The applicant shall provide a letter statement to the [PDS, PPD] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [DPW, PDC] shall not allow any grading, clearing or encroachment into the open space easement.

GP21. ARCHAEOLOGICAL MONITORING

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

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

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs

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

or

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

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

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy,

final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Specific Plan Area Land Use Designation of the Greenhills Ranch Specific Plan within the Lakeside Community Plan because it proposes a subdivision of land and future development will be subject to comply with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes 63 new residential lots that will meet the minimum lot size requirements upon approval of SPA-16-001 and REZ-16-002 ranging from 5,119 square feet to 11,578 square feet;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Lakeside Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the subdivision because a Preliminary Grading Plan was prepared and demonstrates compliance with drainage and stormwater requirements, and access is available to the site via two access points;
5. The site is physically suitable for the proposed subdivision because all public facilities are available to serve the subdivision. The project has received service availability forms for water, sewer, schools and fire.
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of the Mitigated Negative

Declaration on file with Planning & Development Services (PDS2016-ER-98-14-020B), dated February 29, 2024;

8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the San Diego County Sanitation sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

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

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:

- All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
- At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
- The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

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

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

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

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

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

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

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

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

PARK LAND DEDICATION ORDINANCE (PLDO) FEE:

As a condition of approval of any residential development, the applicant shall dedicate park land and/or pay fees in-lieu of park land dedication, pursuant to the provisions of

Title 8, Division 10 of the Code of Regulatory Ordinances and Section 810.101, et seq of the Park Lands Dedication Ordinance (PLDO), for the construction of new parks and recreational facilities that will serve future residents of the proposed residential development. The TM-5611 Project residential subdivision comprised of 63 dwelling units are subject to the Park Land Dedication Ordinance (PLDO) and In-Lieu Park Impacts Fee shall be paid. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter]. Park fees shall be collected on a per dwelling unit basis. The [PDS, BD] shall calculate the fee and provide a receipt of payment for the applicant and [PDS, PCC] shall verify that prior to issuing the first building permit the PLDO fee has been paid. PLDO fee payment shall be verified for each subsequent building permit issuance.

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

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

ON MOTION of Board Member _____, seconded by Board Member _____, this Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this ___ day of _____, in Board of Supervisors North Chamber Room, 1600 Pacific Highway, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

**Attachment C – Specific Plan Amendment
Resolution PDS2016-SPA-16-001**

Hearing Date: _____

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN AMENDMENT SPA-16-001)
(Greenhills Ranch Specific Plan)

ON MOTION of Supervisor _____, seconded by Supervisor _____, the following Resolution is adopted:

WHEREAS, a Specific Plan known as the Greenhills Ranch Specific Plan (SP-98-004), having been prepared by TRS Consultants for an area comprising a total of 92 acres located in the Lakeside Community Plan Area was adopted by Resolution of the Board on June 23, 2004; and

WHEREAS, Atlas Investments (hereinafter referred to as "applicant"), submitted an amendment to the Greenhills Ranch Specific Plan (SPA-16-001) on March 17, 2016, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of approximately 36 acres located in Phase II of the Greenhills Ranch Specific Plan; and

WHEREAS, said Specific Plan Amendment is based upon the Lakeside Community Plan which designates the site as Specific Plan Area (SPA) (1.6 dwelling units per acre), and provides for guidelines for developing the Specific Plan within the Community Plan text; and

WHEREAS, the applicant has stated the intent of said Amendment to change the Greenhills Ranch Specific Plan as follows:

1. Subdivide approximately 36 acres of land into 76 lots, including 63 residential lots, 7 private street lots, 4 open space lots, and 2 HOA lots. (TM-5611)
2. Rezone approximately 36 acres of land (Phase II area) to add the "D" Special Area Regulation which will require that prior to the recordation of any Final Map, a Site Plan must be submitted and approved by the County of San Diego conforming to the appropriate Site Plan guidelines in the Specific Plan text. (REZ-16-002)
3. Amend the setback designation from "H" to "V" to allow for additional flexibility in the design and siting of homes.
4. Amend the minimum lot size from "6,000" to "5,100" to allow for smaller lots to achieve the approved density of the Specific Plan.

5. For Lots 1, 2, 3, 5, 6, 7, 8, 9, 11, 13, and 14, limit all structures to a maximum building height of 20 feet and one story.
6. Establish specific criteria for development within the project area relating to open space and trail easements, limited building zone, on-site private road improvements, grading, design criteria for future homes beginning at Section 4.4 of the Specific Plan Amendment.
7. Preserve 19.11 acres of natural open space through dedications of easements to the County of San Diego.
8. Provide all typical and necessary public services and facilities in such a manner that will not create a financial obligation on the County or other public agency.

WHEREAS, implementation of said Specific Plan Amendment will occur in concurrent application(s) for Zone Reclassification (REZ-16-002); Tentative Map (TM-5611); and

WHEREAS, pursuant to Section 65090, et seq. of the Government Code, the Planning Commission on February 29, 2024, conducted a duly advertised hearing on said Specific Plan Amendment and by a vote of _____ recommended that the Board of Supervisors (approve/deny) the Greenhills Ranch Specific Plan Amendment because it is consistent with the General Plan and the Lakeside Community Plan; and

WHEREAS, Pursuant to Section 65355 of the Government Code, the Board of Supervisors on _____, conducted a duly advertised public hearing on said Specific Plan Amendment and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on _____, the Board of Supervisors has made findings pursuant to Attachment E, Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Greenhills Ranch Specific Plan Amendment (SPA-16-001) is consistent with the San Diego County General Plan and the Lakeside Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Greenhills Ranch Specific Plan Amendment as SPA-16-001, consisting of the text and map entitled Greenhills Ranch Phase 2, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (SPA-16-001) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's amended Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan Amendment from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the amended Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
3. Except to the extent they do not apply to the Specific Plan Amendment or have been altered or superseded to conform to the Specific Plan Amendment, the mitigation measures and the project design features described in the Mitigated Negative Declaration for the Greenhills Ranch Specific Plan Phase II (PDS2016-ER-98-14-020B) dated February 29, 2024 are hereby made requirements for the Specific Plan Amendment (SPA-16-001) and shall be made conditions of subsequent development permits and approvals where applicable.
4. All permits (e.g. Zone Reclassification, Tentative Map, and Site Plan) requested within the Specific Plan Amendment shall be consistent with the conceptual figures, plans, design guidelines, and standards identified in the Specific Plan Amendment. Any deviation from the figures, plans, design guidelines, or standards, shall require prior written approval from Planning & Development Services or the applicable decision-making authority.
5. All permits (e.g. Zone Reclassification, Tentative Map, and Site Plan) requested within the Specific Plan Amendment shall require the construction of all necessary service infrastructure (e.g., buildings for commercial services and buildings for institutional uses) concurrently with the development of the particular phase to which the Tentative Map and Site Plan applies, to the satisfaction of Planning & Development Services.

BE IT FURTHER RESOLVED that all references within this Resolution to “applicant”, “developer”, or “subdivider” shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Greenhills Ranch Specific Plan Amendment (SPA-16-001), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

A public agency shall provide [that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

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

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

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

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

1. GEN-1 to GEN-2
2. ROADS-1 to ROADS-13
3. STRMWTR-1 to STRMWTR-2
4. TRAILS-1 to TRAILS-2
5. MISC-1
6. BIO-1 to BIO-8
7. CULT-1
8. FIRE-1
9. LNDSCP-1
10. AQ/GHG-1 to AQ/GHG-5
11. HAZ-1 to HAZ-4
12. NOISE-1 to NOISE-3
13. PARKS-1
14. GP1 to GP21

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

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

property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

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

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

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

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of

construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

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

PARK LAND DEDICATION ORDINANCE (PLDO) FEE:

As a condition of approval of any residential development, the applicant shall dedicate park land and/or pay fees in-lieu of park land dedication, pursuant to the provisions of Title 8, Division 10 of the Code of Regulatory Ordinances and Section 810.101, et seq of the Park Lands Dedication Ordinance (PLDO), for the construction of new parks and recreational facilities that will serve future residents of the proposed residential development. The TM-5611 Project residential subdivision comprised of 63 dwelling units are subject to the Park Land Dedication Ordinance (PLDO) and In-Lieu Park Impacts Fee shall be paid. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter]. Park fees shall be collected on a per dwelling unit basis. The [PDS, BD] shall calculate the fee and provide a receipt of payment for the applicant and [PDS, PCC] shall verify that prior to issuing the first building permit the PLDO fee has been paid. PLDO fee payment shall be verified for each subsequent building permit issuance.

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first

submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [PDS, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

**Attachment D – Zoning Reclassification
Resolution PDS2016-REZ-16-002**

1 - 118

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN AREA, REF: PDS2016-REZ-
16-002

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real properties is hereby changed as set forth herein, and more precisely delineated on the Rezone plat, as illustrated in Exhibit "A". All documents are on file with the Clerk of the Board of Supervisors of the County of San Diego.

<i>ZONING REGULATIONS</i>	<i>CURRENT</i>	<i>PROPOSED</i>
Use Regulation:	<i>S88</i>	<i>S88</i>
Animal Regulation:	<i>Q</i>	<i>Q</i>
Density:	<i>1.6</i>	<i>1.6</i>
Lot Size:	<i>6,000</i>	<i>5,100</i>
Floor Area Ratio:	<i>--</i>	<i>--</i>
Building Type:	<i>C</i>	<i>C</i>
Height:	<i>G</i>	<i>G</i>
Lot Coverage:	<i>--</i>	<i>--</i>
Setback:	<i>H</i>	<i>V</i>
Open Space	<i>--</i>	<i>--</i>
Special Area Regulations:	<i>--</i>	<i>D</i>

Section 2. The "D" Designator is hereby adopted, as shown on the map found in Exhibit "A".

Objective:

To ensure future development is consistent with criteria contained within the Specific Plan for Greenhills Ranch Phase 2 (PDS2016-SPA-16-001).

Standards:

1. A site plan shall be submitted and approved to implement the requirements of this specific plan and ensure all development is consistent with the specific plan. The site plan shall show that the project conforms with Section 4.4.2 of the specific plan text for PDS2016-SPA-16-001, including the Development – General Standards, Setbacks, and Site Plan Design Guidelines. The site plan is required prior to recordation of a Final Map and issuance or approval of any permit.

Section 3. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

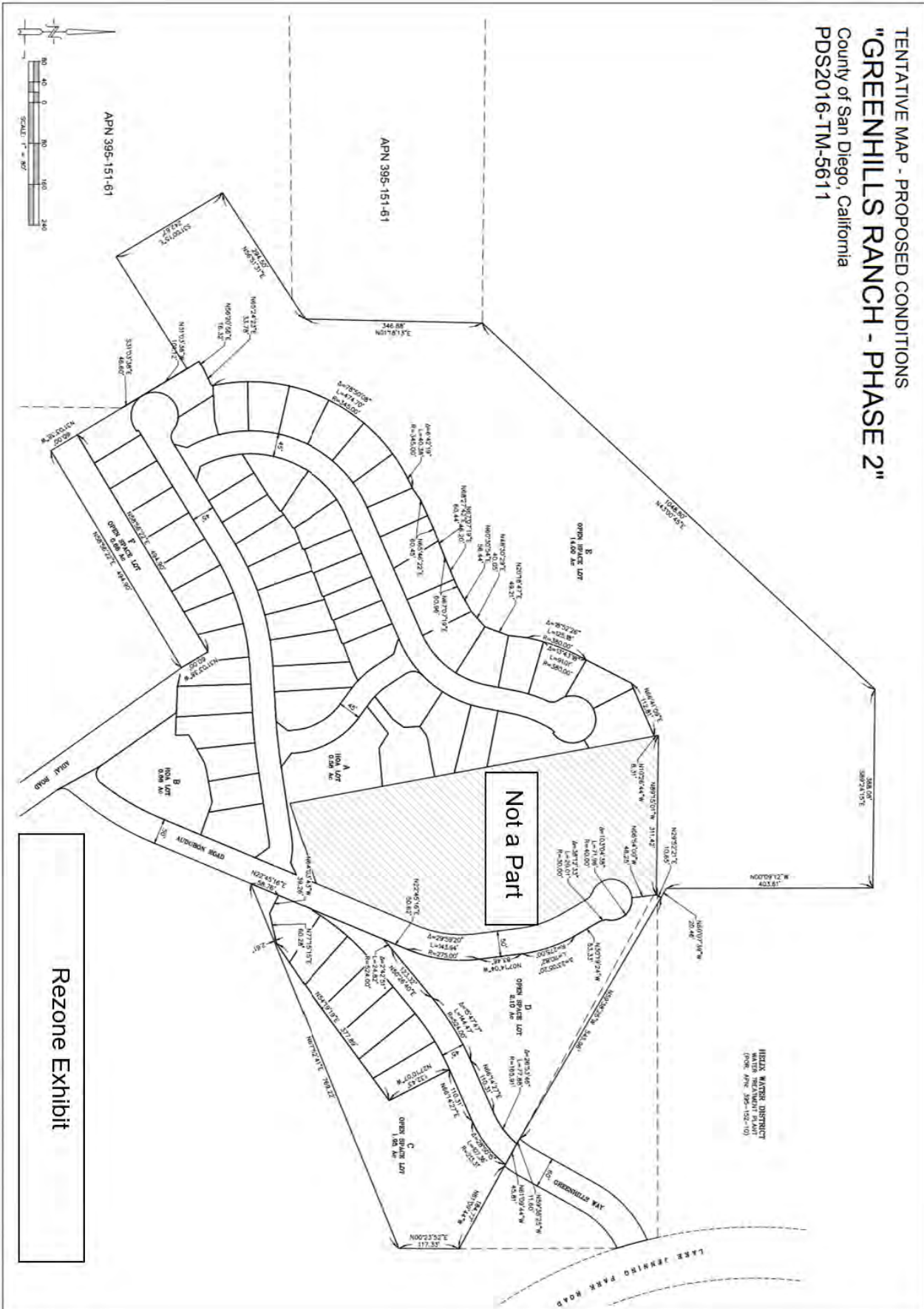
Approved as to Form and Legality
County Counsel

By: _____

Justin Crumley, Senior Deputy
County Counsel

Exhibit A
Rezone Plat

TENTATIVE MAP - PROPOSED CONDITIONS
"GREENHILLS RANCH - PHASE 2"
County of San Diego, California
PDS2016-TM-5611



Description of affected real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT PORTION OF LOT 10 IN BLOCK 47 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE WESTERLY ALONG THE NORTHERLY LINE THEREOF TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 1659.00 FEET OF SAID LOT 10 AND ITS NORTHERLY PROLONGATION; THENCE SOUTH ALONG SAID WEST LINE 420.00 FEET MORE OR LESS TO THE NORTHWESTERLY LINE OF LAND DESCRIBED IN DEED TO BENSON H. HUFF, ET UX, RECORDED NOVEMBER 30, 1955 IN BOOK 5887, PAGE 413 OF OFFICIAL RECORDS; THENCE NORTH 57° 50' 00" EAST ALONG SAID NORTHWESTERLY LINE OF SAID HUFF'S LAND 350.000 FEET MORE OR LESS TO THE MOST NORTHERLY CORNER BEING A POINT IN THE ARC OF A 132.37 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE AND SAID BOUNDARY LINE 117.82 FEET TO THE BEGINNING OF A 170 FOOT REVERSE CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE 193.25 FEET TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED I DEED TO RAYMOND R. BRULE, ET UX, RECORDED JULY 1, 1955 IN BOOK 5701, PAGE 4 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINE OF SAID LAND SOUTH 35° 59' 45" EAST, 230.24 FEET TO A TANGENT 20 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE 32.94 FEET AND TANGENT TO SAID CURVE SOUTH 58° 18' 45" WEST, 460 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF SAID LAND; THENCE SOUTH 31° 41' 15" EAST, 60 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THE LAND DESCRIBED IN DEED TO JOHN BERSCH RECORDED APRIL 23, 1956 AS DOCUMENT NO. 55529 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINE OF SAID LAND NORTH 58° 18' 45" EAST, 494.00 FEET; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE MOST EASTERLY CORNER OF SAID LAND BEING ALSO THE NORTHEAST CORNER OF THE LAND DESCRIBED IN DEED TO ARTHUR LOUIS MALLORY, ET UX AND RECORDED JULY 21, 1954 IN BOOK 5307, PAGE 18 OF OFFICIAL RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID LAND AND THE SOUTHERLY PROLONGATION THEREOF TO THE SOUTHERLY LINE OF SAID LOT 10 IN BLOCK 47; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 10; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS A AND B:

PARCEL A:

THAT PORTION OF LOTS 10 AND 14 IN BLOCK 47 OF THE SUBDIVISIONS OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 2 OF LAKEVIEW SUBDIVISION ACCORDING TO MAP THEREOF NO. 737, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1892; THENCE NORTH 88° 20' EAST 973.50 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN DEED TO ELIZABETH HOOVER ROBERTS DATED FEBRUARY 4, 1913 AND RECORDED IN BOOK 629, PAGE 160 OF DEEDS; THENCE ALONG THEEASTERLY LINE OF SAID ROBERTS' LAND NORTH 19° 27' WEST, 346.30 FEET AND NORTH 651° 10' TO THE NORTHWEST CORNER OF LAND CONVEYED TO JACK N. DALTON, ET UX, BY DEED MARCH 16, 1950 AND RECORDED IN BOOK 3614, PAGE 476 OF OFFICIAL RECORDS; THENCE SOUTH 89° 39' 25" EAST ALONG THE NORTHERLY LINE OF SAID LAND 45.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 1° 24' 50" WEST, 150.71 FEET TO THE BEGINNING OF A TANGENT 725 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 15' 35" A DISTANCE OF 129.82 FEET; THENCE TANGENT TO SAID CURVE, NORTH 11° 40' 25" WEST, 63.06 FEET TO THE BEGINNING OF A TANGENT 975.00 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 25' 45" A DISTANCE OF 194.49 FEET; THENCE TANGENT TO SAID CURVE, NORTH 0° 14' 40" WEST, 227.96 FEET TO THE BEGINNING OF A TANGENT 175.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 17° 52' 32" A DISTANCE OF 54.60 FEET TO A POINT; THENCE CONTINUING NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 52' 32" A DISTANCE OF 54.60 FEET; THENCE TANGENT TO SAID CURVE, NORTH 35° 59' 45" WEST, 108.00 FEET TO THE BEGINNING OF A TANGENT 20 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72° 52' 55" A DISTANCE OF 25.44 FEET; THENCE TANGENT TO SAID CURVE NORTH 36° 53' 10" EAST, 50.17 FEET TO THE BEGINNING OF A TANGENT 525 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 50' 55" A DISTANCE OF 136.06 FEET; THENCE TANGENT TO SAID CURVE, NORTH 22° 02' 25" EAST, 215.00 FEET;

THENCE NORTH 67° 09' 50" EAST, 776.81 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT 10; THENCE SOUTH 0° 02' EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 14 TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LAND CONVEYED TO DALTON; THENCE NORTH 89° 39' 25" WEST ALONG THE NORTHERLY LINE OF SAID LAND 745.30 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, IN SAID BLOCK 47; THENCE ALONG THE EAST LINE THEREOF SOUTH 0° 11' WEST, 1280 FEET; THENCE NORTH 89° 55' WEST 720 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO WILLIAM M. FORRESTER, ET UX, RECORDED NOVEMBER 25, 1955 IN BOOK 5882, PAGE 119 OF OFFICIAL RECORDS, BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LAND AS FOLLOWS: NORTH 89° 55' WEST, 312.00 FEET; THENCE SOUTH 11° 09' 35" EAST, 732.21 FEET; THENCE NORTH 71° 02' 25" EAST, 157.94 FEET; THENCE NORTH 22° 02' 25" EAST, 223.09 FEET TO THE BEGINNING OF A TANGENT 225.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 59' 20" A DISTANCE OF 117.77 FEET; THENCE TANGENT TO SAID CURVE NORTH 7° 56' 55" WEST, 83.46 FEET TO THE BEGINNING OF A TANGENT 225.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 05' 20" A DISTANCE OF 90.67 FEET; THENCE TANGENT TO SAID CURVE, NORTH 31° 02' 15" WEST, 53.33 FEET TO THE BEGINNING OF A TANGENT 30 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 13' A DISTANCE OF 20.01 FEET TO THE BEGINNING OF A REVERSE 40.00 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 152° 46' 10" A DISTANCE OF 106.65 FEET; THENCE NORTH 6° 29' 05" WEST, 47.91 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM FROM PARCEL 1 ABOVE THE LAND DESCRIBED IN PARCEL 8
HEREAFTER.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE LAND ACQUIRED BY THE HELIX WATER DISTRICT UNDER FINAL ORDER OF CONDEMNATION ISSUED OUT OF SUPERIOR COURT CASE NO. EC 010082 CONSOLIDATED INTO CASE NO. EC 009402, DATED MARCH 4, 1996, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 8, 1996 AS DOCUMENT NO. 1996-0114756 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL B OF THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 9, 2004 AS FILE NO. 2004-1159293, OFFICIAL RECORDS.

PARCEL 2:

PARCEL B OF CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 9, 2004, AS FILE NO. 2004-1159293, OFFICIAL RECORDS OF SAN DIEGO COUNTY, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF RECORD OF SURVEY NO. 10107, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, RECORDED

JUNE 20, 1985, AS FILE NUMBER 85-219876; THENCE SOUTH 58°14'01" WEST 341.76 FEET; THENCE NORTH 31°35'15" WEST 258.07 FEET; THENCE NORTH 57°56'00" EAST 350.00 FEET; THENCE 11° 35'28" WEST 357.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RECORD OF SURVEY NORTH 11°35'28" WEST 357.07 FEET; THENCE DUE EAST 110.00 FEET; THENCE NORTH 42°25'00" EAST 1,048.42 FEET; THENCE DUE EAST 398.00 FEET TO A POINT ON SAID RECORD OF SURVEY; ALONG SAID RECORD OF SURVEY SOUTH 00°04'31" EAST 413.00 FEET; THENCE NORTH 89°47'54" WEST 300.90 FEET; THENCE SOUTH 11°02'29" EAST 732.21 FEET; THENCE SOUTH 71°09'31" WEST 93.37 FEET; THENCE SOUTH 77°50'54" WEST 172.52 FEET; THENCE SOUTH 36°06'51" WEST 35.00 FEET; THENCE SOUTH 35°46'39" EAST 350.38 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 107°12'55" A DISTANCE OF 37.43 FEET; THENCE TANGENT TO SAID CURVE NORTH 37°00'26" EAST 11.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE NORTHEASTERLY

THROUGH A CENTRAL ANGLE OF 14°50'55" 123.10 FEET; THENCE TANGENT TO SAID CURVE NORTH 22°09'31" EAST 546.84 FEET TO A TANGENT CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'20", A DISTANCE OF 117.77 FEET; THENCE TANGENT TO SAID CURVE NORTH 07°49'49" WEST 83.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°05'20" A DISTANCE OF 90.67 FEET; THENCE TANGENT TO SAID CURVE NORTH 30°55'09" WEST 53.33 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°13'00", A DISTANCE OF 20.01 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY; THENCE ALONG SAID CURVE NORTHERLY THROUGH A CENTRAL ANGLE OF 256°26'00" A DISTANCE OF 179.02 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID8067 CURVE THROUGH A CENTRAL ANGLE OF 38°13'00" A DISTANCE OF 20.01 FEET; THENCE TANGENT TO SAID CURVE SOUTH 30°55'09" EAST 53.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE

SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°05'20" 110.82 FEET; THENCE TANGENT TO SAID CURVE SOUTH 07°49'49" EAST 83.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'20" A DISTANCE OF 143.94 FEET; THENCE TANGENT TO SAID CURVE SOUTH 22°09'31" WEST 555.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°50'55" A DISTANCE OF 136.06 FEET; THENCE TANGENT TO SAID CURVE SOUTH 37 00'26" WEST A DISTANCE OF 50.17 FEET TO A TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°52'55" A DISTANCE OF 25.44 FEET; THENCE TANGENT TO SAID CURVE SOUTH 35°52'29" EAST 108.00 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°43'49" A DISTANCE OF 109.13 FEET; THENCE TANGENT TO SAID CURVE SOUTH 00°08'40" EAST 227.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'04" A DISTANCE OF 54.47 FEET TO A CUSP ON SAID CURVE WITH A RADIAL BEARING NORTH 86°39'16" EAST; THENCE DEPARTING SAID CURVE SOUTH 89°54'34" WEST 44.39 FEET, THENCE NORTH 00°06'32" EAST 299.99 FEET; THENCE NORTH 36°02'07" WEST 511.21 FEET; THENCE NORTH 34°25'08" WEST 81.50 FEET THENCE NORTH 35°56'44" WEST 230.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG SAID CURVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 65°07'55" A DISTANCE OF 193.25 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, SAID BEGINNING OF CURVE HAVING A RADIAL BEARING SOUTH 60°48'49" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°59'52" A DISTANCE OF 117.82 FEET TO THE END OF CURVE HAVING A RADIAL BEARING NORTH 68°11'11"; THENCE DEPARTING SAID CURVE SOUTH 57°56'00" WEST 601.41 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3: (APN: 395-160-12)(PORTION)

ALL THOSE PORTIONS OF LOTS 7 AND 8 IN BLOCK 47 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 8, DISTANT THEREON SOUTH 0° 11' EAST, 1280 FEET FROM THE NORTHEAST CORNER OF SAID LOT 8; THENCE NORTH 89° 55' WEST, 700 FEET TO THE SOUTHWEST CORNER OF RECORD OF SURVEY NO. 1829, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG THE WEST LINE THEREOF NORTH 0° 11' EAST, 430 FEET, MORE OR LESS, TO A POINT IN THE ARC OF 40 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY AS DESCRIBED IN DEED TO WILLIAM M. FORRESTER, ET UX, RECORDED OCTOBER 20, 1955 AS DOCUMENT NO. 137736 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID FORRESTER LAND WESTERLY ALONG SAID CURVE 70.49 FEET TO A POINT OF REVERSED CURVATURE HAVING A RADIUS OF 30 FEET; THENCE WESTERLY ALONG SAID CURVE 16.23 FEET; THENCE NORTH 69° 47' 30" WEST, 273.09 FEET TO THE EASTERLY TERMINUS OF THE 530 FOOT RADIUS CURVE, CONCAVE SOUTHERLY IN THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO ROBERT HENRY ROHDE, ET UX, RECORDED JULY 7, 1955 AS DOCUMENT NO. 87347 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LAND WESTERLY ALONG SAID CURVE 155.82 FEET TO THE SOUTHWESTERLY CORNER OF SAID LAND THENCE CONTINUING WESTERLY ALONG SAID CURVE 167.94 FEET THROUGH AN ANGLE OF 18° 09' 20"; THENCE TANGENT TO SAID CURVE, SOUTH 75° 12' 30" WEST, 25.95 FEET TO THE BEGINNING OF A TANGENT 20 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 108° 20' 00" A DISTANCE OF 37.82 FEET; THENCE TANGENT TO SAID CURVE, NORTH 3° 32' 30" EAST 283.39 FEET TO THE BEGINNING OF A TANGENT 30 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 00' A DISTANCE OF 16.23 FEET TO THE BEGINNING OF REVERSE 40 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 139° 59' A DISTANCE OF 97.73 FEET TO A POINT IN THE BOUNDARY LINE OF THE LAND DESCRIBED IN DEED TO F. B. MARTIN, ET UX, RECORDED JUNE 28, 1955 AS DOCUMENT NO. 83289 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY LINE OF SAID LAND SOUTH 15° 26' 30" EAST 40 FEET TO AN ANGLE POINT HEREIN; THENCE SOUTH 3° 32' 30" WEST, 387.27 FEET; THENCE SOUTH 75° 12' 30" WEST, 359.04 FEET; THENCE NORTH 41° 52' 30" WEST, 328.44 FEET; THENCE NORTH 9° 30' EAST, 610 FEET, MORE OR LESS TO THE NORTHERLY LINE OF SAID LOT 7; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY AND EASTERLY ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LOT 7 TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0° 11' 00" WEST ALONG THE EASTERLY LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 IN SAID BLOCK 47; THENCE ALONG THE EAST LINE THEREOF SOUTH 0° 11' WEST, 1280 FEET; THENCE NORTH 89° 55' WEST, 720 FEET, MORE OR LESS, TO THE

NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO WILLIAM M. FORRESTER, ET UX RECORDED NOVEMBER 25, 1955 IN BOOK 5882, PAGE 119 OF OFFICIAL RECORDS BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID LAND AS FOLLOWS: NORTH 89° 55' WEST, 312.00 FEET; THENCE SOUTH 11° 09' 35" EAST, 732.21 FEET; THENCE NORTH 71° 02' 25" EAST, 157.94 FEET; THENCE NORTH 22° 02' 25" EAST, 223.09 FEET TO THE BEGINNING OF A TANGENT 225.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 59' 20" A DISTANCE OF 117.77 FEET; THENCE TANGENT TO SAID CURVE NORTH 7° 56' 55" WEST, 83.46 FEET TO THE BEGINNING OF A TANGENT 225.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; TH NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 05' 20" A DISTANCE OF 90.67 FEET; THENCE TANGENT TO SAID CURVE NORTH 31° 02' 15" WEST 53.33 FEET TO THE BEGINNING OF A TANGENT 30 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 13' A DISTANCE OF 20.01 FEET TO THE BEGINNING OF A REVERSE 40.00 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 152° 46' 10" A DISTANCE OF 106.65 FEET; THENCE NORTH 6° 29' 05" WEST, 47.91 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM PARCEL 63259-A AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, A COPY OF WHICH WAS FILED FOR RECORD ON JUNE 21, 1965 AS DOCUMENT NO. 110415 OF OFFICIAL RECORDS, AS FOLLOWS:

THAT PORTION OF LOT 8 IN BLOCK 47 OF THE SUBDIVISION OF THE "S" TRACT, RANCHO EL CAJON, ACCORDING TO MAP THEREOF FILED IN BOOK 170, PAGE 71 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, LYING SOUTHERLY OF THE SOUTHERLY LINE OF RECORD OF SURVEY NO. 1829 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID RECORD OF SURVEY NO. 1829 DISTANT THEREON SOUTH 89° 55' EAST, 732.88 FEET FROM CORNER "A" OF SAID SURVEY, SAID POINT BEING ON A CURVE, THE CENTER OF WHICH BEARS NORTH 77° 26' 03" EAST, 850 FEET FROM SAID POINT; THENCE NORTH 89° 55' WEST ALONG SAID SOUTHERLY LINE OF RECORD OF SURVEY NO. 1829 TO ITS INTERSECTION WITH A CURVE HAVING A RADIUS OF 900 FEET, BEING CONCENTRIC WITH THE ABOVE MENTIONED CURVE AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTHEASTERLY ALONG SAID CURVE TO ITS INTERSECTION WITH THE EAST LINE OF SAID LOT 8.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE LAND ACQUIRED BY THE HELIX WATER DISTRICT UNDER FINAL ORDER OF CONDEMNATION ISSUED OUT OF SUPERIOR COURT CASE NO. EC 010082 CONSOLIDATED INTO CASE NO. EC 009402, DATED MARCH 4, 1996, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 8, 1996 AS DOCUMENT NO. 1996-0114756 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCELS A AND B OF THAT CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 9, 2004 AS FILE NO. 2004-1159293, OFFICIAL RECORDS.

PARCEL 4: (APN: 395-151-16 AND 398-400-08 AND 09)

THAT PORTION OF LOT 10 IN BLOCK 47 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 2 OF LAKEVIEW SUBDIVISION ACCORDING TO MAP THEREOF NO. 737, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 23, 1892; THENCE NORTH 88° 20' EAST 973.50 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN DEED TO ELIZABETH HOOVER ROBERTS DATED FEBRUARY 4, 1913 AND RECORDED IN BOOK 629, PAGE 160 OF DEEDS; THENCE ALONG THE EASTERLY LINE OF SAID ROBERT'S LAND NORTH 10° 27' WEST, 346.30 FEET AND NORTH 651.10 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO JACK N. DALTON, ET UX, BY DEED DATED MARCH 16, 1950 AND RECORDED IN BOOK 3614, PAGE 476 OF OFFICIAL RECORDS; THENCE SOUTH 89° 39' 25" EAST ALONG THE NORTHERLY LINE OF SAID LAND 45.00 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO THOMAS EARL KNIGHT DATED MARCH 9, 1955 AND RECORDED IN BOOK 5612, PAGE 232 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND, NORTH 1° 24' 50" WEST, 150.71 FEET TO THE BEGINNING OF A TANGENT 725 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 15' 35" A DISTANCE OF 129.82 FEET; THENCE TANGENT TO SAID CURVE, NORTH 11° 40' 25" WEST, 63.06 FEET TO THE BEGINNING OF A TANGENT 975.00 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 25' 45" A DISTANCE OF 194.49 FEET; THENCE TANGENT TO SAID CURVE NORTH 0° 14' 40" WEST, 227.96 FEET TO THE BEGINNING OF A TANGENT 15 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 52' 32" A DISTANCE OF 54.60 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO PAULINE B. KNIGHT BY DEED DATED MARCH 9, 1955 AND RECORDED IN BOOK 5612, PAGE 224 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LAND, CONTINUING

ALONG THE ARC OF SAID 175 FOOT RADIUS CURVE, CONCAVE, NORTHERLY THROUGH AN ANGLE OF 17° 52' 32" A DISTANCE OF 54.60 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 50° 00' 15" WEST 25.00 FEET; THENCE NORTH 35° 59' 45" WEST, 763.11 FEET; THENCE SOUTH 50° 00' 15" WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY BEING A POINT ON THE ARC OF A 170 FOOT RADIUS CURVE, CONCAVE EASTERLY THE CENTER OF WHICH BEARS NORTH 50° 00' 15" EAST FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65° 08' A DISTANCE OF 193.25 FEET TO THE BEGINNING OF A REVERSE 132.37 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 00' A DISTANCE OF 117.82 FEET; THENCE SOUTH 57° 50' WEST 951.41 FEET; THENCE SOUTH 31° 41' 15" EAST, 250.00 FEET; THENCE NORTH 58° 11' EAST 798.72 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5: (APN: 398-400-06)

THAT PORTION OF LOT 10 IN BLOCK 47 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 2 OF LAKEVIEW SUBDIVISION, ACCORDING TO MAP THEREOF NO. 737, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1892; THENCE NORTH 88° 20' EAST, 973.50 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN DEED TO ELIZABETH HOOVER ROBERTS DATED FEBRUARY 4, 1913 AND RECORDED IN BOOK 629, PAGE 160 OF DEEDS; THENCE ALONG THE EASTERLY LINE OF SAID ROBERT'S LAND, NORTH 19° 27' WEST, 346.30 FEET AND NORTH 651.10 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO JACK N. DALTON, ET UX, BY DEED DATED MARCH 16, 1950 AND RECORDED IN BOOK 3614, PAGE 476 OF OFFICIAL RECORDS; THENCE SOUTH 89° 39' 25" EAST ALONG THE NORTHERLY LINE OF SAID LAND 45.00 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO THOMAS EARL KNIGHT BY DEED DATED MARCH 9, 1955 AND RECORDED IN BOOK 5612, PAGE 232 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND, NORTH 01° 24' 50" WEST, 150.71 FEET TO THE BEGINNING OF A TANGENT 725.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 15' 35" A DISTANCE OF 129.82 FEET; THENCE TANGENT TO SAID CURVE NORTH 00° 14' 40" WEST, 227.96 FEET TO THE BEGINNING OF A TANGENT 175 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH AN ANGLE OF 17° 52' 32" A DISTANCE OF 54.60 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO PAULINE B. KNIGHT BY DEED DATED MARCH 9, 1955 AND RECORDED IN BOOK 5612, PAGE 224 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LAND, CONTINUING ALONG THE ARC OF SAID 175 A RELIGIOUS CORPORATION, NORTHERLY THROUGH AN ANGLE OF 17° 52' 32" A DISTANCE OF 54.60 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 50° 00' 15" WEST, 25.00 FEET; THENCE NORTH 35° 59' 45" WEST, 481.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 35° 59' 45" WEST, 281.93 FEET; THENCE SOUTH 50° 00' 15" WEST, 30 FEET; THENCE SOUTH 58° 11' WEST, 473.72 FEET; THENCE SOUTH 31° 41' 15" EAST, 280 FEET; THENCE NORTH 58° 18' 45" EAST, 524.90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING NORTHEASTERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE RIGHT ANGLE POINT IN THE NORTHWESTERLY BOUNDARY OF THE ABOVE DESCRIBED; THENCE SOUTH 35° 59' 45" EAST, 230.24 FEET TO THE BEGINNING OF A TANGENT 20 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94° 18' 30" A DISTANCE OF 32.94 FEET; THENCE TANGENT TO SAID CURVE SOUTH 58° 18' 45" WEST TO THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED PROPERTY.

PARCEL 6: (APN: 398-400-20)

THAT PORTION OF LOT 10 IN BLOCK 47 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 2 OF LAKEVIEW SUBDIVISION, ACCORDING TO MAP THEREOF NO. 737, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1892; THENCE NORTH 88° 2' EAST, 973.50 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN DEED TO ELIZABETH HOOVER ROBERTS, DATED FEBRUARY 4, 1913 AND RECORDED IN BOOK 629, PAGE 160 OF DEEDS; THENCE ALONG THE EASTERLY LINE OF SAID ROBERT'S LAND, NORTH 19° 27' WEST, 346.30 FEET AND NORTH 651.10 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO JACK N. DALTON, ET UX, BY DEED DATED MARCH 16, 1950 AND RECORDED IN BOOK 3614, PAGE 476 OF OFFICIAL RECORDS; THENCE SOUTH 89° 39' 25" EAST, ALONG THE NORTHERLY LINE OF SAID LAND 45.00 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO THOMAS EARL KNIGHT, BY DEED DATED MARCH 9, 1955 AND RECORDED IN BOOK 5612, PAGE 232 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND, NORTH 1° 24' 50" WEST, 150.71 FEET TO THE BEGINNING OF A TANGENT 725 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF

10° 15' 35" A DISTANCE OF 129.82 FEET; THENCE TANGENT TO SAID CURVE, NORTH 11° 40' 25" WEST, 63.06 FEET TO THE BEGINNING OF A TANGENT 975 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11° 25' 45" A DISTANCE OF 194.49 FEET; THENCE TANGENT TO SAID CURVE, NORTH 0° 14' 40" WEST, 227.96 FEET TO THE BEGINNING OF A TANGENT 175.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 17° 52' 32" A DISTANCE OF 54.60 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO PAULINE B. KNIGHT BY DEED DATED MARCH 9, 1955 AND RECORDED IN BOOK 5612, PAGE 224 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAND, CONTINUING NORTHERLY ALONG SAID 175.00 FOOT RADIUS CURVE, CONCAVE, THROUGH AN ANGLE OF 17° 52' 32" A DISTANCE OF 54.60 FEET; THENCE TANGENT TO SAID CURVE, NORTH 35° 59' 45" WEST, 108.00 FEET TO THE BEGINNING OF A TANGENT 20 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72° 52' 55" A DISTANCE OF 25.44 FEET; THENCE TANGENT TO SAID CURVE, NORTH 36° 53' 10" EAST, 50.17 FEET; THENCE AT RIGHT ANGLES NORTH 53° 06' 50" WEST, 50.00 FEET TO THE TRUE POINT OF BEGINNING, BEING THE POINT OF BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 475.00 FEET, A RADIAL LINE OF SAID CURVE BEARING SOUTH 53° 06' 50" EAST, THROUGH SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14° 50' 55" A DISTANCE OF 123.10 FEET; THENCE TANGENT TO SAID CURVE, NORTH 22° 02' 25" EAST, 398.06 FEET TO THE SOUTHEAST CORNER OF LAND CONVEYED TO WILLIAM M. FORRESTER, ET UX, BY DEED DATED OCTOBER, 13, 1955 AND RECORDED IN BOOK 5882, PAGE 119 OF OFFICIAL RECORDS; THENCE SOUTH 71° 02' 25" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LAND AND ALONG THE SOUTHWESTERLY PROLONGATION OF SAID SOUTHEASTERLY LINE, 457.94 FEET; THENCE SOUTH 35° 53' 45" EAST, 356.00 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 107° 06' 52" A DISTANCE OF 37.39 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.

AND ALSO THAT PORTION OF LOT 10 IN BLOCK 47 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 2 OF LAKEVIEW SUBDIVISION, ACCORDING TO MAP THEREOF NO. 737 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1892; THENCE NORTH 88° 20' EAST, 973.50 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED TO ELIZABETH HOOVER ROBERTS, DATED FEBRUARY 4, 1913 AND RECORDED IN BOOK 629, PAGE 160 OF DEEDS, RECORDS OF SAN DIEGO COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID ROBERT'S LAND, NORTH 19° 17' WEST, 346.30 FEET AND NORTH 651.10 FEET; THENCE EAST 45.00 FEET; THENCE NORTH 1° 24' 50" WEST, 150.71 FEET; THENCE 129.82 FEET ALONG A 725.00 FOOT RADIAL CURVE TO THE LEFT; THENCE NORTH 11° 40' 25" WEST, 63.06 FEET; THENCE 194.49 FEET ALONG A 975.00 FOOT RADIUS CURVE, CONCAVE TO THE RIGHT; THENCE NORTH 0° 14' 40" WEST, 227.96 FEET; THENCE 109.20 FEET ALONG A 175.00 FOOT RADIAL CURVE TO THE LEFT; THENCE NORTH 35° 59' 45" WEST, 108.00 FEET; THENCE NORTHEAST 25.44 FEET ALONG A 20.00 FOOT RADIAL CURVE TO THE RIGHT; THENCE NORTH 36° 53' 10" EAST, 50.17 FEET; THENCE 53° 06' 50" WEST, 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 475.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 123.10 FEET; THENCE NORTH 22° 02' 25" EAST TO THE SOUTHEAST CORNER OF LAND CONVEYED TO W. M. FORRESTER, ET UX, IN BOOK 5882, PAGE 119 OF OFFICIAL RECORDS; THENCE SOUTH 71° 02' 25" WEST, 257.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 71° 02' 25" WEST, 200.00 FEET; THENCE NORTH 35° 59' 45" EAST, 35.00 FEET; THENCE NORTH 80° 05' 20" EAST, 212.85 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 7: (APN: 395-151-60 AND 61)

THAT PORTION OF LOT 10, IN BLOCK 47 OF SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, IN BLOCK 2 OF LAKEVIEW SUBDIVISION, ACCORDING TO THE MAP THEREOF NO. 737, FILED IN THE COUNTY RECORDER'S OFFICE OF SAID SAN DIEGO COUNTY, DECEMBER 23, 1892; THENCE NORTH 88°20' EAST 973.50 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN DEED TO ELIZABETH HOOVER ROBERTS, DATED FEBRUARY 4, 1913, AND RECORDED IN BOOK 629, PAGE 160 OF DEEDS; THENCE ALONG THE EASTERLY LINE OF SAID LAND, NORTH 19°27' WEST 346.30 FEET AND NORTH 651.10 FEET TO THE SOUTHEAST CORNER OF LAND CONVEYED TO LYLE E. FERGUSON, ET UX, BY DEED RECORDED SEPTEMBER 11, 1951 IN BOOK 4229, PAGE 435 OF OFFICIAL RECORDS; THENCE ALONG THE EAST LINE OF SAID LAND, NORTH 230 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LAND, WEST 50.00 FEET TO A LINE WHICH IS PARALLEL WITH AND 50.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF FERGUSON'S LAND; THENCE ALONG SAID PARALLEL LINE, NORTH 550.00 FEET TO THE TRUE POINT OF BEGINNING BEING THE

NORTHEAST CORNER OF LAND CONVEYED TO ARTHUR LOUIS MALLORY, ET UX, BY DEED DATED MAY 13, 1954 AND RECORDED IN BOOK 5252, PAGE 462 OF OFFICIAL RECORDS; THENCE NORTH 89°39'25" WEST ALONG THE NORTHERLY LINE OF SAID LAND 807.70 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF, BEING A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 4, IN BLOCK 2 OF SAID LAKEVIEW SUBDIVISION; THENCE SOUTHERLY ALONG SAID PROLONGATION TO THE SOUTHERLY LINE OF LOT 10, IN SAID BLOCK 47; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO ITS INTERSECTION WITH THE EASTERLY LINE OF LOT 1, IN BLOCK 2 OF SAID LAKEVIEW SUBDIVISION; THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 1 TO THE NORTHERLY CORNER THEREOF BEING A POINT ON THE SOUTHERLY BOUNDARY OF LAND CONVEYED TO ARTHUR LOUIS MALLORY, ET UX, BY DEED DATED JUNE 22, 1954 AND RECORDED IN BOOK 5308, PAGE 333 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND, EAST 166.57 FEET, NORTH 249.38 FEET, AND WEST 280.00 FEET; THENCE LEAVING SAID BOUNDARY NORTH 900.00 FEET; THENCE EAST 680.00 FEET; THENCE SOUTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTHWESTERLY LINE OF LAND CONVEYED TO BENSON H. HUFF, ET UX, BY DEED DATED SEPTEMBER 6, 1955 AND RECORDED IN BOOK 5887, PAGE 413 OF OFFICIAL RECORDS, DISTANT THEREON NORTH 57°50' EAST 350.00 FEET FROM THE MOST WESTERLY CORNER OF SAID LAND; THENCE SOUTH 57°50' WEST ALONG SAID NORTHWESTERLY LINE 350.00 FEET TO THE MOST WESTERLY CORNER OF SAID LAND; THENCE ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID LAND, SOUTH 31°41'15" EAST 250.00 FEET AND NORTH 58°11' EAST 325.00 FEET TO THE MOST WESTERLY CORNER OF LAND DESCRIBED IN PARCEL 1 IN DEED TO RAYMOND R. BRULE, ET UX, DATED JUNE 24, 1955 AND RECORDED IN BOOK 5701, PAGE 4 OF OFFICIAL RECORDS; THENCE SOUTH 31°41'15" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LAND AND ALONG THE SOUTHEASTERLY PROLONGATION OF SAID SOUTHWESTERLY LINE, 310.00 FEET; THENCE NORTH 58°18'45" EAST 494.90 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND.

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. 7331; THENCE ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE THEREOF N 0°06'32" E TO A POINT IN THE BOUNDARY OF THE LAND OF GEORGE AND IRIS GOODMAN SAID POINT BEING ON A LINE DESCRIBED AS S 31°39'23" E 310.00 FEET AS SHOWN ON RECORD OF SURVEY 11978; THENCE ALONG SAID GOODMAN LAND S 31°39'23" E TO AN ANGLE POINT THEREIN; THENCE N 58°20'37" E 494.90 FEET; THENCE S 36°02'07" E 511.21; THENCE LEAVING SAID GOODMAN LAND N 89°54'34" W 807.47 TO THE POINT OF BEGINNING AS DESCRIBED IN THAT CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 2, 1992 AS FILE NO. 1992-0627184 OF OFFICIAL RECORDS.

PARCEL 7A:

A RIGHT OF WAY FOR ROAD PURPOSES OVER AND ACROSS THE EXISTING ROADS LOCATED WITHIN SAID BLOCK 47, AS CONVEYED BY DEED RECORDED APRIL 23, 1956 IN BOOK 6069, PAGE 398 OF OFFICIAL RECORDS.

APNs: 395-151-16 & 73; 395-160-15; 398-400-08, 09, 10, 20, 54 & 55

Attachment E – Environmental Findings

Attachment E
Environmental Findings

1. **For Planning Commission Hearing:** Find that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2016-ER-98-14-020B before making its recommendation on the proposed project.
2. **For Board of Supervisors Hearing:** Find on the basis of the whole record that there is no substantial evidence that the proposed project will have a significant effect on the environment. Consider the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2016-ER-98-14-020B together with the comments received during public review and adopt it, finding that it reflects the independent judgment and analysis of the Board of Supervisors.
3. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).
4. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
5. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
6. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated November 1, 2022 on file with Planning & Development Services as Environmental Review Number PDS2016-ER-98-14-020B.

Attachment F – Environmental Documentation



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
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VINCE NICOLETTI
ASSISTANT DIRECTOR

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Greenhills Ranch Phase II

RECORD ID: PDS2016-SPA-16-001; PDS2016-REZ-002, PDS2016-TM-5611

ENVIRONMENTAL LOG NO.: PDS2016-ER-98-14-020B

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for
 - c. Multiple Species Conservation Plan Findings of Conformance
 - d. Ordinance Compliance Checklist
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Please Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

GEN-1
COST RECOVERY

INTENT: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this map.

DOCUMENTATION: The applicant shall provide a receipt to the Department of Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No map can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any grading or improvement plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

GEN-2

FILING NOD

INTENT: In order to comply with CEQA and State law, the permit NOD shall be filed at the County Recorder’s Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOD and required fees to the San Diego County Recorder’s Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS.

DOCUMENTATION: The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD form and required filing fees to the San Diego County Recorder’s Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD was filed and that a copy of the document is on file at PDS.

ROADS-1

PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, Lake Jennings Park Road (SA 810) shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Lake Jennings Park Road (SA 810)**, along the project frontage in accordance with Public Road Standards for a 4.1B Major Road with Intermittent Turn Lanes and Bike Lane, to a graded width of forty-eight feet (48') from ultimate centerline and to an improved width of thirty-eight feet (38') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and curb ramps, with face of curb at thirty-eight feet (38') from ultimate centerline. Provide a minimum two-hundred-foot (200') deceleration lane to the north of the intersection with **Greenhills Way** and a minimum one hundred and ten feet (110') deceleration lane to the south of the intersection with **Greenhills Way**. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above

shall be to the satisfaction of the Director of Public Work/PDS.

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

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

DOCUMENTATION: The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve **Lake Jennings Park Road (SA 810)**.
- d. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#)
- e. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDC].
- f. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

ROADS-2

PRIVATE ROAD IMPROVEMENTS

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

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for the private easement road, **Greenhills Way**, from **Lake Jennings Park Drive** southerly to **Private Street A** (Lots 69 and 72), to a graded width of sixty feet (60') transitioning to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement transitioning to thirty-two feet (32') of asphalt concrete pavement over approved base with Portland cement concrete curb

and gutter with face of curb at eighteen feet (18') transitioning to sixteen feet (16') from centerline. The portion of **Greenhills Way** with pavement width less than thirty-six feet (36') shall either be posted with "NO PARKING" signs or improved with red-painted curbs marked "No Parking Fire Lane" along one side to the satisfaction of the Lakeside Fire Protection District. The north side of the private easement road shall have a five foot (5') wide disintegrated granite (D.G.) walkway or an eight foot (8') wide trail easement with a six foot (6') wide D.G. trail as shown on the approved Preliminary Grading Plan. The improvement and design standards of Section 3.1(B) of the County Standards for Private Roads for seven hundred fifty (750) trips or less shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.

- b. Improve or agree to improve and provide security for the private easement road, **Audobon Road**, from **Private Street A** southerly to **Adlai Road** (Lot 71), to a graded width of fifty feet (50') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline. The north side of the private easement road shall have a five foot (5') wide disintegrated granite (D.G.) walkway or a ten foot (10') wide trail easement with an eight foot (8') wide D.G. trail as shown on the approved Preliminary Grading Plan. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- c. Improve or agree to improve and provide security for the private easement road, **Private Street A**, from **Audobon Road** westerly to Lots 15 and 16, to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline. Provide a five foot (5') wide disintegrated granite (D.G.) walkway along the north side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- d. **Private Street A** shall terminate with a cul-de-sac at Lots 15 and 16 graded to a radius of forty-six feet (46') and surfaced to a radius of forty-two feet (42') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at forty-two feet (42') from the radius point, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- e. Improve or agree to improve and provide security for the private easement road, **Private Street B**, from **Private Street A** northerly then easterly to Lot 33, to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb

and gutter with face of curb at eighteen feet (18') from centerline. Provide a five foot (5') wide disintegrated granite (D.G.) walkway along the north side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.

- f. **Private Street B** shall terminate with a cul-de-sac at Lot 33 graded to a radius of forty-six feet (46') and surfaced to a radius of forty-two feet (42') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at forty-two feet (42') from the radius point, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- g. Improve or agree to improve and provide security for the private easement road, **Private Street C**, from **Private Street A** northerly to **Private Street B**, to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline. Provide a five foot (5') wide disintegrated granite (D.G.) walkway along the west side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- h. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the graded and improved width by a minimum six feet (6') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1.C footnote.
- i. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- j. Process and obtain approval of Improvement Plans to construct **Greenhills Way, Audobon Road, Private Street A, Private Street B, and Private Street C**.
- k. Provide Secured Agreement and post security in accordance with

[Subdivision Ordinance Sec. 81.408.](#)

- I. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- m. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

ROADS-3**PRIVATE ROAD CERTIFICATION**

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), and the requirements of the Lakeside Fire Protection District, the improved quality and the pavement shall stay within the private road easement, **Adlai Road**, and be certified. **DESCRIPTION OF REQUIREMENT:** The private easement road, **Adlai Road**, shall be certified to ensure that it is graded to a minimum width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base from **Audobon Road** southerly to the nearest County-maintained road, **East Lakeview Road**, and is to the satisfaction of the Lakeside Fire Protection District, and is constructed within the easement for the benefit of the land division. The private road shall be improved to meet design standards of Section 3.1(C) of the [San Diego County Standards for Private Roads](#).

DOCUMENTATION: The applicant shall have a Registered Civil Engineer provide a signed statement that the private easement road, meets the standards of this condition. The engineer shall further certify that the road meets all other Sections of the [San Diego County Standards for Private Roads \(approved June 30, 1999\)](#).

TIMING: Prior to the recordation of the Final Map, the road shall be certified by a registered Civil Engineer with the State of California. **MONITORING:** The [PDS, LDR] shall review the certification for consistency with the condition and County Standards.

ROADS-4**PAVEMENT CUT POLICY**

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with [County Policy RO-7](#), adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent

property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface.

DOCUMENTATION: The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

ROADS-5

SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions from the proposed private easement road, **Greenhills Way**, along **Lake Jennings Park Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions from the existing private easement road, **Adlai Road**, along **East Lakeview Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- c. If the lines of sight fall within the existing public road right-of-way, the

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

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

ROADS-6

ONSITE IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.703](#), an irrevocable offer of dedication (IOD) shall be granted by separate document prior to map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. Cause to be granted and Irrevocable Offer of Dedication onsite for **Greenhills Way** to the County of San Diego for road purposes that provides a sixty-foot (60') wide, one-half right-of-way width from Lake Jennings Park Road westerly to Private Street A in accordance with County of San Diego Public Road Standards for a Residential Collector Road [minimum centerline radius three hundred feet (300')], plus the right to construct and maintain slopes and drainage improvements as required beyond the sixty-foot (60') limit, including a twenty-foot (20') radius property line corner rounding at the street intersection.
- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.704.a, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall prepare a separate document for the IOD as indicated above and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the onsite granting for compliance with this condition.

ROADS-7

PRIVATE ROAD EASEMENT

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

DESCRIPTION OF REQUIREMENT:

- a. The Final Map shall show a minimum fifty foot (50') wide private road easement, **Audobon Road**, from **Private Street A** southerly to **Adlai Road** (Lot 71).
- b. The Final Map shall show a minimum forty-four foot (44') wide private road easement, **Adlai Road**, from Lots 5 and 6 southerly to the subdivision boundary (Lot 70).
- c. The Final Map shall show a minimum forty-five foot (45') wide private road easement, **Private Street A**, from **Audobon Road** westerly to a terminus cul-de-sac at Lots 15 and 16.
- d. The Final Map shall show a minimum forty-five foot (45') wide private road easement, **Private Street B**, from **Private Street A** northerly then easterly to a terminus cul-de-sac at Lot 33.
- e. The Final Map shall show a minimum forty-five foot (45') wide private road easement, **Private Street C**, from **Private Street A** northerly to Private Street B.

DOCUMENTATION: The applicant shall show the easements on the Final Map.

TIMING: Prior to approval of the Final Map, the easements shall be shown.

MONITORING: The [PDS, LDR] shall review the Final Map to ensure that the easements are indicated pursuant to this condition.

ROADS-8

PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with Subdivision Ordinance Section 81.402(c), the applicant shall assume responsibility of the private roads. **DESCRIPTION OF**

REQUIREMENT: A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to **Pvt Street A**, **Pvt Street B**, **Pvt Street C**, and **Pvt Street D** private road easements, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by a private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall execute the Private Road Maintenance Agreement (PRMA), to the satisfaction of the Director of PDS, and indicate the

ownership on the map as indicated above. **TIMING:** Prior to the approval of the Final Map the PRMA shall be executed and the ownership shall be indicated on the Final Map. **MONITORING:** The [PDS, LDR] shall review the executed PRMA and the Final Map for compliance with this condition.

ROADS-9

ONE FOOT ACCESS DEDICATION

INTENT: In order to ensure that the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.401\(g\)](#), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**

- a. Lot 1: Show one foot (1') access restriction easement along the lot fronting the private road easement, ***Audobon Road***.
- b. Lots 5 and 6: Show one foot (1') access restriction easement along the lots fronting the private road easement, ***Adlai Road***.
- c. Lots 17 and 48: Show one foot (1') access restriction easement along the lots fronting the private road easement, ***Private Street A***.
- d. Lot 37: Show one foot (1') access restriction easement along the lot fronting the private road easement, ***Private Street B***.
- e. Lots 39, 40, and 56: Show one foot (1') access restriction easement along the lot fronting the private road easement, ***Private Street C***.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to or concurrently with approval of the Final Map, the easements shall be granted. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that one foot access (1') restriction easements are indicated pursuant to this condition.

ROADS-10

TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have A Registered Civil Engineer or licensed Traffic Control Contractor prepare a TCP to the satisfaction of the Director of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to approval of the Final Map, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

ROADS-11

HAUL ROUTE PLAN

INTENT: In order to ensure roads are not damaged by heavily loaded trucks on

the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Road Maintenance*]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [*DPW, Road Maintenance*]. **TIMING:** Prior to the issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the HRP for compliance with this condition.

STRMWTR-1

STORMWATER MAINTENANCE DOCUMENTATION

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

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.

- b. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.
- c. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

STRMWTR-2

EROSION CONTROL

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

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

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

TRAILS-1

TRAIL EASEMENT

INTENT: In order to promote orderly development by providing a trail connection pursuant to the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant shall dedicate a public non-motorized multi-use trail easement. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate to the County of San Diego, a twenty-foot (20') wide non-motorized multi-use trail easement from the northern boundary of the subdivision southerly to a ten-foot wide (10') easement along **Audobon Road** connecting to an eight-foot (8') wide easement along **Greenhills Way** easterly to a twenty-foot (20') wide easement to the southerly boundary of the subdivision, as shown on the approved Tentative Map.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the recordation of the Final Map, the applicant shall dedicate the trail easement to the County of San Diego. **MONITORING:** [PDS, LDR] shall route the Final Map to [DPR, TC] and [PDS, TC] for preapproval and acceptance of the dedication prior to map recordation. [PDS, LDR] shall satisfy the condition after recordation.

TRAILS-2

TRAIL/PATHWAY IMPROVEMENTS

INTENT: In order to promote orderly development by providing a trail/pathway connection pursuant to the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the [Subdivision Ordinance Section 81.403. through 81.406.1](#), the applicant shall improve the dedicated trail easement . **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of DPR and PDS a non-motorized public trail to a width of eight feet (8') from the northern boundary of the subdivision thence southerly along **Audobon Road** connecting to trail width of six feet (6') along **Greenhills Way** easterly to a trail width of eight feet (8') to the southerly boundary of the subdivision within the non-motorized public trail easement as indicated on the approved Tentative Map.

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

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

The plans shall be submitted to [DPR, TC] and [PDS, LDR], for review and approval. **TIMING:** Prior to the recordation of the Final Map, the applicant shall improve the trail. **MONITORING:** The [DPR, TC] and [PDS, LDR] shall review the plans for conformance and approve all financial securities for the construction of the trail facility.

UTILITIES-1

EASEMENT VACATION

INTENT: In order to promote orderly development, the Easement to Helix Irrigation District shall be vacated. **DESCRIPTION OF REQUIREMENT:** Vacate with the map the existing easement to Helix Irrigation District for water pipeline purposes per Doc. Rec. November 12, 1958 as File No. 14707 O.R. and dedicate it as Open Space Lot F.

DOCUMENTATION: The applicant shall vacate the easement on the map. **TIMING:** Prior to or concurrently with approval of the Final Map, the easement vacation shall be provided. **MONITORING:** The [PDS, LDR] shall verify that the vacation is indicated on the map and dedicated as Open Space Lot F.

MISC-1

SITE PLAN

INTENT: In order to demonstrate conformance with the Greenhills Ranch Specific Plan and associated design guidelines, a site plan must be prepared and approved. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit and receive approval for a site plan for the Phase II project area in accordance with County of San Diego permitting requirements.

DOCUMENTATION: The applicant shall provide an approved site plan and recorded decision. **TIMING:** Prior to the recordation of the Final Map, the applicant shall receive approval for a site plan for the Phase II project area and record the

final decision. **MONITORING:** [PDS, PP] shall review the approved site plan and recorded decision.

BIO-1

BIOLOGICAL EASEMENT (MM-BIO-1) [PDS, FEE X 2]

INTENT: In order to protect sensitive biological resources, pursuant to the County's Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **DESCRIPTION OF**

REQUIREMENT: Grant to the County of San Diego and the California Department of Fish & Wildlife by separate document, an open space easement, or grant to the California Department of Fish & Wildlife a conservation easement, as shown on the approved Tentative Map. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
- d. Continued access, use, and maintenance of public utilities (SDG&E easement).
- e. Construction, use, and maintenance of multi-use, non-motorized trails.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map review. **TIMING:** Prior to the approval of the map, and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS,

PPD] and *[DPR GPM]* for preapproval. The *[PDS, PPD]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

BIO-2**LBZ EASEMENT (MM-BIO-1) [PDS, FEEX 2]**

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

- a. Decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map review. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded.

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

BIO-3**OPEN SPACE SIGNAGE (MM-BIO-8) [PDS, FEE]**

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary, where open space is adjacent to residential uses and along internal streets, as indicated on the approved Grading Plan for PDS2016-SPA-16-001. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2016-SPA-16-001

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

BIO-4

OPEN SPACE FENCING (MM-BIO-8) [PDS, FEE]

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing or walls shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary where open space is adjacent to residential uses, not including the impact neutral open space or easements, as indicated on the approved Grading Plan for PDS2016-SPA-16-001. The fencing or wall design shall consist of vertical metal fencing or other suitable construction material, as approved by Department of Planning and Development Services and the Director of Parks and Recreation.

DOCUMENTATION: The applicant shall install the fencing or walls as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing or walls has been installed. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

BIO-5

RESOURCE MANAGEMENT PLAN (MM-BIO-1)

INTENT: In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, an RMP. The RMP shall be for the perpetual management of the open space preserve and coastal sage scrub. The RMP shall be consistent with the conceptual RMP dated August 2018 on file with PDS as Environmental Review Number PDS2016-ER-98-14-020B. The plan shall be prepared and approved pursuant to the most current version of the [County of San Diego Biological Report Format and Content Requirements](#). The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

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

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

BIO-6

BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE X2]

INTENT: In order to prevent inadvertent disturbance to areas outside the limits of grading, all grading shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:

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

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

estimate. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to approval of the map, the requirement shall be completed. **MONITORING:** The [PDS, PPD] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds.

CULT-1

ARCHAEOLOGICAL MONITORING

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

FIRE-1**FIRE REQUIREMENTS**

INTENT: The map shall comply with the fire requirements from the fire protection plan as shown on the map and the grading plan pursuant to the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the 100-foot limited building zone, the fire buffer easements, the solid 6-foot wall, window and vent requirements as required in the January 10, 2018 Fire Protection Plan.

DOCUMENTATION: The applicant shall include the fire requirements on the map and grading plan and obtain a letter of approval from the San Diego Fire Authority.

TIMING: Prior to recordation of the final map, the applicant shall obtain a letter from the San Diego Fire Authority stating that the above requirements have been satisfied. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

LNDSCP-1**LANDSCAPE DOCUMENTATION PACKAGE**

INTENT: In order to provide adequate Landscaping that complies with the [County of San Diego's Water Efficient Landscape Design Manual](#) and the County's Water Conservation in Landscaping Ordinance, a Landscape Plan shall be prepared.

DESCRIPTION OF REQUIREMENT: The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including

irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.

- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway. All trail easements and improved trail widths shall be as shown on Sheets L-2 and L-3 of the red-lined conceptual landscape plans submitted 7/19/21.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: All elements addressed on the Conceptual Landscape Plans, submitted electronically on May 26, 2021 shall be provided on the Landscape Documentation Package set of plans, including fencing (open space, bmp's, fire walls, and individual lots), signage (open space, bmp's), fuel management areas, vegetated bio basins, tree wells, tree planting associated with carbon sequestration, pathways and trails (including easement widths and fencing), and street trees and roadside treatments.
- i. Provide construction details and specifications for all elements, including coordination with the civil engineer on soil specifications for tree wells and bio basins.
- j. In order to establish outdoor water use authorization for each lot within the subdivision with less than 2,500 sq. ft. of landscape area prior to issuance of a building permit, the Landscape Documentation Package shall include a separate sheet showing compliance with Section 1 (D.2) of the Water Efficient Landscape Design Manual, and in coordination with Concept Notes 8 and 12 on Sheet 4 of the Conceptual Landscape Plans.
- k. All water budget calculations for all common areas, erosion control slope planting, streetscapes, fuel modification zones, vegetated structural bmp's, and individual lots shall be compliant with Section's 86.712 and 86.713 of the Water Conservation in Landscaping Ordinance.
- l. Plans shall be compliant with Section 86.709 (b) (10) of the Water Conservation in Landscaping Ordinance and Section 5 (Tree Planting Guidelines) of the Water Efficient Landscape Design Manual.
- m. Plans shall be compliant with Section 4907 of the County's 2020

Consolidated Fire Code, including establishment of Home Ignition Zones, and the projects' approved Fire Protection Plan. Label and dimension all Fuel Modification Zones. Provide maintenance notes and responsibilities.

- n. Prior to approval of all landscape plans associated with this project, plant palettes shall be reviewed by the Project Biologist to minimize the effects that proposed landscape plants could have on biological resources outside of the impact footprint due to potential naturalization of landscape plants in the open space. Landscape plants will not include invasive plant species on the most recent version of the Cal-IPC California Invasive Plant Inventory for the project region. Landscape plans will include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates. Sections of Fuel Mod Zone 2 adjacent to Preserve Open Space will include only fire-safe native plants, such as those described in page 4 of County form PDS 199 and Appendix H (Low Water Use and Ignition Resistive Plants) of the Water Efficient Landscape Design Manual.
- o. A note shall be provided on the title sheet of all applicable landscape plans submitted during all phases of construction that indicates the Project Biologist shall include a signed letter certifying that they have monitored all planting adjacent to all open space areas and that no invasive species were planted. The note shall acknowledge the letter will be current and included with each applicable Certificate of Completion.

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

ROADS-12

DEBRIS MANAGEMENT PLAN (DMP)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5,000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval.

All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

- a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:
 1. The type of project.
 2. The total cubic yardage for the project.
 3. The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
 4. The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
 5. The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
 6. The name of the facility (or facilities) which debris will be exported to.

- b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:
 1. Identify the project location.
 2. Log the date that material was transported off site.
 3. Log the type of graded or cleared material.
 4. Estimated material weight, tonnage, or cubic yards.
 5. Name of entity transporting the material.
 6. Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
 7. Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
 8. Daily logs shall include separate entries for each occurrence of materials reused on site.
 9. Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

- c. Exemption:
 1. Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (I) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii)

the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code.

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations, a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcountry.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.htm.
I. **TIMING:** Prior to approval of any plan, the Debris Management Plan shall be prepared, submitted and approved by the DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMP documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

AQ/GHG-1

FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities.

DESCRIPTION OF REQUIREMENT: The project applicant or designee shall comply with the San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

- a. The Project applicant or designee shall employ a construction relations officer who shall address community concerns regarding on-site construction activity. The Project applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer who shall document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations and noted on Grading and Improvement Plans.
- b. Grading areas shall be watered, or another SDAPCD-approved dust control non-toxic agent shall be used, at least three times daily, to minimize fugitive dust only where chemical stabilizers are not used.
- c. All permanent roads and the paved access roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. Foundations shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth-moving operations.
- d. Grading areas shall be stabilized as quickly as possible to minimize fugitive dust.
- e. Wheel washers, grates, rock, or road washers shall be installed adjacent to the site access points for tire inspection and washing prior to vehicle entry

on public roads.

- f. Visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks, or similar method within 30 minutes of occurrence.
- g. Haul trucks shall be covered or at least 2 feet of freeboard shall be maintained to reduce blow-off during hauling.
- h. A 15-mile-per-hour speed limit on unpaved surfaces shall be enforced.
- i. Haul truck staging areas shall be provided for loading and unloading of soil and materials and shall be located away from sensitive receptors at the farthest feasible distance.

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

AQ/GHG-2

CONSTRUCTION EXHAUST EMISSIONS

INTENT: In order to mitigate for exhaust emissions during construction activities.

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

- a. The applicant shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4 diesel engines. An exemption from these requirements may be granted by the County if the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.
- b. The project shall require the construction contractor to equip all heavy-duty diesel-powered construction equipment with diesel particulate filters (DPFs).
- c. Construction equipment shall be outfitted with best available control technology (BACT) with Tier 4 diesel engines and DPFs certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of

each applicable unit of equipment.

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

HAZ-1

WELL DESTRUCTION

INTENT: In order to ensure that the water well located on the property is removed, and to comply with the County Regulatory Code Section 67.431, all unused and non-operational wells shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** All unused wells shall be properly destroyed by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the [DEH, LWQ] and all applicable inspection fees shall be paid.

DOCUMENTATION: The applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] Upon completion of the well destruction. **TIMING:** Prior to the approval of any plan, issuance of any permit (Excluding Well Destruction Permit), and prior to occupancy or use of the premises in reliance of this permit, the applicant shall destroy the well. **MONITORING:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the well has been properly destroyed.

HAZ-2

STRUCTURE AND DEBRIS REMOVAL

INTENT: In order to comply with the proposed project design for PDS2016-TM-5611, structure(s) to be removed and debris pile(s) identified on the approved plan set shall be remodeled/demolished/removed, as applicable. Additional debris located throughout the project site shall also be properly disposed of. **DESCRIPTION OF REQUIREMENT:** The structure(s)/debris pile(s) shown on the approved plan set shall be remodeled/demolished/removed.

DOCUMENTATION: The applicant shall submit to the [PDS, PPD] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structure(s)/debris pile(s) have been remodeled/demolished/removed. The letter report shall also include before and after pictures of the area and structure. **TIMING:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD] shall review the statement and, photos, and any additional evidence for compliance with this condition.

HAZ-3**ASBESTOS SURVEY**

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structures identified on the approved PDS2021-TM-5645 plan set for demolition shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structures identified for demolition or remodel on the approved plan set. Suspect materials that will be disturbed by the demolition activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.

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

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

HAZ-4**LEAD SURVEY**

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

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

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

NOISE-1

BLASTING OPERATIONS (MM-NOI-3) [PDS, CODES] [OG]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.410 and 36.409](#), as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are in conformance with ordinances and guidelines.

DESCRIPTION OF REQUIREMENT:

- a. Prior to approval of the grading or improvement plan for any phase of the proposed project, the project applicant, or its designee, shall direct that the designated contractor shall prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at NSLU of each blast. Where potential exceedance of the County of San Diego Noise Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410, the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant, or its designee, prior to the issuance of the grading permit. Additionally, all Proposed Project phases involving blasting shall conform to the following requirements:
 - a. All blasts shall be performed by a blast contractor and blasting

personnel licensed to operate in the County.

- b. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process approved and performed by the County Sheriff's Department.
- c. Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines., Section 4.3.

DOCUMENTATION: The applicant shall maintain the blasting mitigation as indicated above until all blasting activities have been completed. **TIMING:** Prior to approval of the grading or improvement plan, the blasting plan shall be submitted for review and approval for conformance with the noise control measures. **MONITORING:** The [PDS Noise] is responsible for reviewing and approval of the blasting plan.

NOISE-2

ROCK CRUSHING AND DRILLING (MM-NOI-2)

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.408 through 36.410](#), the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **DESCRIPTION OF REQUIREMENT:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback 225 feet from the nearest property line. This mitigation is designed and placed to reduce noise levels from the rock crushing and drilling operations that potentially would affect the adjacent residential uses. The rock crushing and drilling shall comply with the following requirements:

- a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 225 feet from the nearest property line where an occupied structure is located.
- b. If the rock crushing or drills are staged within 225 feet of any occupied noise sensitive land it is recommended that a specific mitigation plan based upon the location of the construction equipment, topography and construction schedule be identified by a County certified acoustical engineer. The mitigation plan may include a temporary noise barrier along any property line where the impacts could occur. Based on previous projects, a barrier ranging from 8 to 12 feet in height maybe needed.
 - a. The temporary barrier should be non-gapping, free of any cut-outs

and be constructed of ¾ inch plywood or equivalent materials.

- c. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.
- d. If new information is provided to prove and certify that the equipment being used is different than what was proposed in the noise report, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. may be approved if the construction activities will not create noise greater than the noise standards at the property line as indicated above.

DOCUMENTATION: The applicant shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed. **TIMING:** The following actions shall occur throughout the duration of the rock crushing and drilling activities. Rock crushing and drilling shall only occur during grading activities and conclude prior to rough grading approval. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [Sheriff Department] is responsible for enforcement of the blasting permit. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

NOISE-3

VIBRATION IMPACTS (MM-NOI-4)

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and vibratory requirements within the County Noise Guidelines, the following noise attenuation measures shall be implemented to reduce the temporary construction operations. **DESCRIPTION OF REQUIREMENT:** Prior to and during all phases of grading activities, the project applicant shall:

- a. Not allow heavy equipment to be operated within 225 feet of any inhabited residence.
- b. Rock blasting shall not be performed within 225 feet of a residential structure.
- c. Prior to beginning construction of any project component that involves the usage of heavy construction equipment within 300 feet of an existing or future occupied residence, the applicant, or its designee, shall require preparation of a vibration monitoring plan for submittal to the County for review. The vibration monitoring plan shall require data be sent to the County Noise Specialist or designee on a weekly basis or more frequently as determined by the Specialist. The vibration monitoring plan shall include:

the vibration level measurements taken during the previous work period, location of the vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures.

- d. The applicant shall submit a vibration analysis the proposed blasting and material handling associated with the project. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process performed by the County Sheriff's Department.
- e. If new information is provided to prove and certify that the assessment being used is different than what was proposed in the noise report, then a new noise analysis maybe reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and County noise standards. Any proposed alternative methods, or the reduction or elimination of any noise measure would be determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant shall comply with the temporary vibration measures of this condition. Should a revised noise report be completed for this project during grading, the report shall be submitted for review and approval.
TIMING: The following actions shall occur throughout the duration of the grading activities. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the vibration control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

ROADS-13

DEBRIS MANAGEMENT REPORT (DMR)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. **DESCRIPTION OF REQUIREMENT:** Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

- a. Project name.

- b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- c. Provide copies of receipts for export facilities, haulers, or materials reused on site.
- d. Signed self-certification letter (see template).

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at:

https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.htm

I. TIMING: Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMR documents for the project. The [DPW, CO], shall forward the approval of the DMR to [DPW, PDCI] and [PDS, Building PCC] for compliance with this condition.

AQ/GHG-3

BLASTING

INTENT: In order to mitigate for blasting emissions and fugitive dust.

DESCRIPTION OF REQUIREMENT: The construction contractor shall comply with the following Air Quality measures during blasting and rock crushing activities:

- a. During blasting activities, the construction contractor shall implement measures to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains, or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions.
- b. All project phases involving blasting shall conform to the following requirements: (1) each blasting event shall employ a maximum of 6.0 tons of ammonium nitrate/fuel oil (ANFO); (2) each blasting activity shall not blast an area greater than 20,000 square feet per day; and (3) all blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the County.

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

AQ/GHG-4**CONSTRUCTION ARCHITECTURAL COATINGS**

INTENT: In order to reduce emissions of volatile organic compounds (VOC).

DESCRIPTION OF REQUIREMENT: According to SDAPCD Rule 67.0.1, the project shall use architectural coatings with a VOC content of 100 grams per liter (g/L) or less for exterior coatings and 50 g/L or less for interior coatings.

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

MONITORING: The [DLPU, BI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DLPU, BI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

AQ/GHG-5**SUSTAINABILITY MEASURES**

INTENT: In order to promote sustainable project designs. **DESCRIPTION OF**

REQUIREMENT: The project shall comply with the following sustainability measures:

- a. Install heating, ventilation, and air conditioning (HVAC) systems with sealed (tight) air ducts that minimize heating and cooling HVAC losses.
- b. Install tankless water heaters in each residential unit.
- c. Install low efficacy (Low E) dual pane windows.
- d. Install high efficiency light-emitting diode (LED) street and area lighting.
- e. Install ten 300-watt solar panels on each of the proposed 63 residential units or a total of 630 300-watt solar panels.
- f. Low-flow faucets, kitchen faucets, toilets, and showers shall be installed at each residential unit with maximum flow rates of 1.5 gallons per minute at 60 psi.
- g. Project will not include natural gas appliances or natural gas plumbing.
- h. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
- i. The Project will also look to get power from the community choice power program, that consists of 50 percent renewable power.
- j. Through communication with County staff and the regional/local water district, the project will determine if incentives/rebates are available for the purchase and installation of rain barrels.
- k. Seek to also achieve a 75 percent diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion.
- l. A Landscape Document Package shall be submitted that complies with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor water use.
- m. Install weather-based irrigation systems which include rain sensing timers.

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

PARKS-1

PARK LAND DEDICATION ORDINANCE (PLDO) FEE

INTENT: As a condition of approval of any residential development, the applicant shall dedicate park land and/or pay fees in-lieu of park land dedication, pursuant to the provisions of Title 8, Division 10 of the Code of Regulatory Ordinances and Section 810.101, et seq of the Park Lands Dedication Ordinance (PLDO), for the construction of new parks and recreational facilities that will serve future residents of the proposed residential development. **DESCRIPTION OF REQUIREMENT:** The TM-5611 Project residential subdivision comprised of 63 dwelling units are subject to the Park Land Dedication Ordinance (PLDO) and In-Lieu Park Impacts Fee shall be paid. **DOCUMENTATION:** This condition shall be noted/placed on the final map. **TIMING:** PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter]. Park fees shall be collected on a per dwelling unit basis. **MONITORING:** The [PDS, BD] shall calculate the fee and provide a receipt of payment for the applicant and [PDS, PCC] shall verify that prior to issuing the first building permit the PLDO fee has been paid. PLDO fee payment shall be verified for each subsequent building permit issuance.

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

BIO-7

FIRE PROTECTION PLAN (MM-BIO-11)

INTENT: In order to minimize impacts to biological resources from fire hazards, the site shall be maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** To minimize the potential exposure of the project area to fire hazards, all features of the Greenhills Ranch II Fire Protection Plan shall be implemented in conjunction with development of the Greenhills Ranch II.

DOCUMENTATION: The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the FPP requirements shall be implemented. **MONITORING:** The [PDS, PPD] and County of San Diego Fire Authority (SDCFA) shall verify that the mitigation measures have been initially implemented pursuant to the approved building plans and the fire protection plan.

ONGOING: The following conditions shall apply during the life of the use defined in the permit.

BIO-8

REGULATION OF CHEMICAL POLUTANTS (MM-BIO-10)

INTENT: In order to comply with Mitigation Measure M-BI-10, the following shall be complied with during the operations of the project. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure MM-BIO-10 as described in the Biological Resources Report. Weed control treatments shall include all legally permitted chemical, manual, and mechanical methods applied with the authorization of the San Diego County agriculture commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a licensed pest control advisor (PCA) and implemented by a licensed applicator. Where manual and/or mechanical methods are used, disposal of the plant debris shall follow the regulations set by the San Diego County agriculture commissioner. The timing of weed control shall be determined for each plant species in consultation with the PCA, the San Diego County agricultural commissioner, and Cal-IPC with the goal of controlling populations before they start producing seeds. Weed control shall be implemented at least once per year throughout the life of the project.

DOCUMENTATION: The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, the condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

GRADING PLAN NOTES

Notice: If the grading project is not a single lot, conformance to the Conditions of Approval are required on a lot-by-lot basis for subdivisions, or pad-by-pad basis for multiple building pads.

PRE-CONSTRUCTION MEETING: Prior to any clearing, grubbing, trenching, grading, or any land disturbances.

GP1. BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to areas outside the limits of grading, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan:

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

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

GP2. TEMPORARY FENCING AND SIGNAGE (MM-BIO-4) [PDS, FEE]

INTENT: In order to prevent inadvertent disturbance to sensitive vegetation communities and other biological resources, temporary construction fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary construction fencing and signs shall be placed to protect from inadvertent disturbance of all open space easements and sensitive vegetation communities that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing and signs shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PPD] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PPD] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

GP3. RESOURCE AVOIDANCE (MM-BIO-2, MM-BIO-6, MM-BIO-7) [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds and the coastal California gnatcatcher, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA) shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird and gnatcatcher nesting habitat during the breeding season of the migratory bird and gnatcatcher as indicated on these plans. The breeding season is defined as occurring between February 15 and August 31. If clearing or grading would occur during the breeding season, a pre-construction survey shall be conducted 72-hours prior to starting work to determine whether breeding birds occur in or within 500 feet of the impact area(s). If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests

have failed, or young have fledged. Construction near an active nest (within 300 feet for passerines, 500 feet for raptors, or as otherwise determined by a qualified biologist) shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure the noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

GP4. ARCHAEOLOGICAL MONITORING

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

GP5. FIRE REQUIREMENTS

INTENT: The grading plan shall include notes with the fire requirements in order to comply with the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the 100-foot limited building zone, the fire buffer easements, the solid 6-foot wall, window and vent requirements as required in the January 10, 2018 Fire Protection Plan. **DOCUMENTATION:** The grading notes on

grading plan shall include all the fire requirements. **TIMING:** Prior to issuance of the grading plan, it shall be confirmed that the grading notes are included to demonstrate compliance with all the fire requirements. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

GP6. HAZARDS NOTICE

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS, SEPTIC TANKS, WELLS, SITE DEBRIS, AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

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

GP7. DPW RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements.

DESCRIPTION OF REQUIREMENT: For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

- a. Identify the project location.
- b. Log date that material was transported off the site.
- c. Log type of grading or clearing material.
- d. Weight of the material or its approximate tonnage or cubic yards.
- e. Name of the party transporting the materials.
- f. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
- g. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
- h. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
- i. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement.

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

GP8. BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to areas outside the limits of grading, all grading shall be monitored by a biological monitor. **DESCRIPTION OF**

REQUIREMENT: A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The monitor(s) shall be on site during all grading and clearing activities that are in or adjacent to any biological open space areas or sensitive habitats. If there are disturbances, the monitor must report them immediately to the [PDS PPD]. Additionally, the biologist shall perform the following duties:

- a. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector;
- b. Perform periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
- c. Conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction;
- d. Discuss procedures/training for minimizing harm to or harassment of wildlife encountered during construction with the contractor and other key construction personnel prior to clearing, grubbing, or grading;
- e. Supervise and monitor vegetation clearing, grubbing, and periodically during grading to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved;
- f. Verify that the construction site is implementing the stormwater pollution prevention plan (SWPPP) best management practices (BMPs);
- g. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
- h. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
- i. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [PDS PPD] within 24 hours; (8) produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and the PDS (final report will release bond);
- j. Confer with the Wildlife Agencies and [PDS PPD] within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
- k. Attend construction meetings and other meetings as necessary.

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

GP9. STORMWATER POLLUTION PREVENTION PLAN (MM-BIO-5)

INTENT: To order to avoid impacts to adjacent habitats and special-status species, sensitive vegetation communities, and/or jurisdictional waters during construction, measures and/or restrictions shall be incorporated into the Stormwater Pollution Prevention Plan (SWPPP) and noted on construction plans. **DESCRIPTION OF REQUIREMENT:** The applicant shall prepare a Stormwater Pollution Prevention Plan, which at a minimum shall include the Best Management Practices (BMP) listed below. The BMPs shall remain in place during construction and kept operating as long as needed. The Project Biologist shall verify the implementation of the following design requirements:

- a. Fully covered trash receptacles that are animal-proof and weather-proof shall be installed and used by the operator to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Littering shall be prohibited and trash shall be removed from construction areas daily. All food-related trash and garbage shall be removed from the construction sites on a daily basis.
- b. Pets on or adjacent to construction sites will not be permitted by the operator.
- c. Construction activity shall not be permitted in jurisdictional waters, including wetlands or riparian areas, except as authorized by applicable law and permit(s), including permits and authorizations approved by the U.S. Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB).
- d. Temporary structures and storage of construction materials shall not be located in jurisdictional waters.
- e. Staging/storage areas for construction equipment and materials will not be located in jurisdictional waters.
- f. Any equipment or vehicles driven and/or operated within jurisdictional waters shall be checked and maintained by the operator daily to prevent leaks of oil or other petroleum products that could be deleterious to aquatic life if introduced to the watercourse.
- g. No stationary equipment, such as motors, pumps, generators, and welders, or fuel

storage tanks shall be located within jurisdictional waters, including wetlands and riparian areas.

- h. No debris, bark, slash sawdust, rubbish, cement, or concrete, or washing thereof, or oil, or petroleum products shall be stored where it may be washed by rainfall or runoff into jurisdictional waters, including wetlands or riparian areas.
- i. When construction operations are completed, any excess materials or debris shall be removed from the work area.
- j. No equipment maintenance shall be performed within or near jurisdictional waters, including wetlands and riparian areas, where petroleum products, or other pollutants from the equipment, may enter these areas.

DOCUMENTATION: The applicant shall submit a Stormwater Pollution Prevention Plan for review by the County of San Diego. **TIMING:** The following actions shall occur throughout the duration of construction and operation activities. **MONITORING:** The County of San Diego shall review the Stormwater Pollution Prevention Plan and ensure its implementation.

GP10. ARCHAEOLOGICAL MONITORING (M-CR-1)

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

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
 - a. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 - b. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.

- c. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
 - d. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 - e. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 - f. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. **Human Remains.** If any human remains are discovered:
- a. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - b. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
 - c. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 - d. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - e. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 - f. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

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

GP11. PALEONTOLOGICAL MONITORING

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2016-TM-5611, a Paleontological Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

GP12. NOISE BLASTING OPERATIONS (MM-NOI-3) [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the contractor shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Prior to approval of the grading permit for any portion of the proposed project, the project applicant, or its designee, shall direct that the designated contractor shall prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at NSLU of each blast. Where potential exceedance of the County of San Diego Noise Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and

vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410, the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant, or its designee, prior to the issuance of the grading permit. Additionally, all Proposed Project phases involving blasting shall conform to the following requirements:

- a. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process approved by the County Sheriff's Department.
 - b. All blasts shall be performed by a blast contactor and blasting personnel licensed to operate in the County.
 - c. Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines., Section 4.3.
- b. Blasting is only allowed Monday through Saturday, between the hours of 7:00 a.m. and 6:00 p.m. or ½ hour before sunset, whichever occurs first, unless special circumstances requiring other time or days is approved by the County.
 - c. Requires that the property owner is required to provide notice in writing (at a minimum of 24 hours prior to blasting operations) for any proposed blasting to the local fire agency and to all residences, including mobile homes, and businesses within 600 feet of any potential major blast location or 300 feet from any potential minor blast location.
 - d. The blaster shall retain an inspector to inspect all structures, including mobile homes, within 300 feet of the blast site before blasting operations, unless inspection is waived by the owner and/or occupant. The inspector shall obtain permission of the owner and/or occupant before conducting the inspection. The inspection shall be only for the purpose of determining the existence of any visible or reasonably recognizable preexisting defects or damages in any structure. Waiver of inspection shall be in writing signed by the owner and/or occupant. Refusal to allow inspection shall also constitute a waiver. The inspector shall notify the owner and/or occupant of the consequences of refusing an inspection shall include a refusal in the summary report filed with the Sheriff. The blaster shall request an inspector conduct post-blast inspections upon receipt of a written complaint of property damage if the complaint is made within 60 days of completion of blasting operations. If the blaster has knowledge of alleged property damage independent of the written complaint, the blaster shall also retain an inspector to conduct a post-blast inspection.
 - e. An inspector shall complete and sign pre-blast inspection reports identifying all findings and inspection waivers. The blaster shall retain the inspection reports for

three years from the date of the blasting and upon a complaint of alleged damage the blaster shall immediately file a copy of the report with the Sheriff and provide a copy to the complainant. If there is a change in the blasting contractor after blasting has commenced on a project, a re-inspection shall be conducted in accordance with the preceding paragraph before the new blasting contractor undertakes any additional blasting.

- f. The blaster shall retain an inspector to conduct a post-blast inspection of any structure for which a written complaint alleging blast damage has been received. A written report of the inspection shall be immediately filed with the Sheriff and provided to any person who made a complaint for damages.
- g. The blaster shall allow any representative of the Sheriff to inspect the blast site and blast materials or explosives at any reasonable time.
- h. If the blaster wants a representative of the Sheriff to witness a blasting operation the blaster shall make a request with the Sheriff at least 12 hours before the blast. The blaster shall confirm the request for a witness with the Sheriff at least one hour before the blast. The blaster shall be responsible for any cost incurred by the Sheriff in having a representative witness the blast.
- i. The blaster shall notify the Sheriff on the day of a scheduled blasting operation not less than one hour before blasting.
- j. All major blasting operations shall be monitored by an approved seismograph located at the nearest structure within 600 feet of the blasting operation. All daily seismograph reports shall be maintained by the blaster for three years from the blasting.

DOCUMENTATION: The property owner(s) and grading contractor shall conform to these requirements. Failure to conform to this condition may result in a Stop Work order until conformance is complied with. **TIMING:** The following actions shall occur throughout the duration of the grading and blasting activities. Blastings shall only occur during grading activities and conclude prior to rough grading approval. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [Sheriff Department] is responsible for enforcement of the blasting permit. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

GP13. CONSTRUCTION EQUIPMENT NOISE IMPACTS (MM-NOI-1b) [PDS, PCC] [DPW, PDCI] [PDS, FEE X3].

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#), the following noise attenuation measures shall be implemented to reduce construction equipment and grading operational noise in proximity to occupied residences.

DESCRIPTION OF REQUIREMENT: The noise design measures are placed to reduce construction related noise that may potentially affect the adjacent occupied residences:

- a. 8-foot high Temporary noise attenuation barriers shall be installed and remain in

place for the following cases:

- a. Grading activities consist of more than two pieces of equipment operating within 50 feet of occupied residences and/or;
 - b. Grading activities consist of more than four pieces of equipment are located within 100 feet of occupied residences.
- b. Temporary barriers may be removed and/or relocated based on the location of grading activities, in order to demonstrate compliance with the County Noise Ordinance and properly screen the impacted residence, respectively by phase.
 - c. Please refer to the Noise Assessment Report prepared by LDN Consulting dated September 28, 2020 for potential temporary noise barrier locations.
 - a. The barrier would need to be located at the edge of the project's property line adjacent to the occupied residence.
 - b. The temporary barrier should be non-gapping, free of any cut-outs and be constructed of $\frac{3}{4}$ inch plywood or equivalent materials.
 - d. Temporary noise barriers shall be installed as needed in their phased locations of work respectively, for compliance with this condition.
 - e. If new information is provided to prove and certify that Noise Ordinance compliance can be demonstrated by other measures, then what was proposed in the noise report, then a new Construction Noise Analysis (or Construction Noise Mitigation Plan) must be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of the barrier maybe approved if the construction activities will not create noise greater than 75 dB at the property line and demonstrates compliance with the County Noise Ordinance to the satisfaction of the Director of Planning and Development Services.

DOCUMENTATION: The applicant shall maintain the sound attenuation design measures as indicated above until all respective grading activities have been completed. If the noise barrier wall is required, the project engineer shall submit a signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the noise measures have been constructed pursuant to this condition. Any engineering certification must be submitted to [PDS, PCC] for review and approval.

TIMING: The following actions shall occur throughout the duration of the grading construction activities. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition.

GP14. TEMPORARY CONSTRUCTION NOISE (MM-NOI-1a) [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance

36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers.
- d. Configure traffic pattern to minimize backing movement.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

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

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

GP15. DPW RECYCLING - GRADING MATERIAL DIVERSION

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements.

DESCRIPTION OF REQUIREMENT: At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the [DPW, CO] and shall include:

- a. Project name.
- b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- c. Provide copies of receipts for export facilities, haulers, or materials reused on site.
- d. Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection.

MONITORING: The [DPW, PDCI] shall ensure that the grading contractor has prepared and submitted the final report to [DPW, CO]. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

GP16. BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE]

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-SPA-16-001, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources](#), a Grading Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of sensitive biological resources. The report shall conform to the [County of San Diego Report Format Guidelines for Biological Resources](#). It shall also include but not be limited to the following items:

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

DOCUMENTATION: The applicant shall submit the final biological monitoring report to the [PDS, PPD] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection ([Grading Ordinance SEC](#)

[87.421.a.2](#)), the final report shall be completed. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

GP17. ARCHAEOLOGICAL MONITORING

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

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

GP18. PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-TM-5611, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological](#)

Resources.

- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

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

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

GP19. OPEN SPACE SIGNAGE & FENCING (MM-BIO-8) [PDS, FEE]

INTENT: In order to protect the open space for PDS2016-SPA-16-001, open space fencing/walls and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences/walls shall be installed along the biological open space boundary where open space is adjacent to residential uses, not including the impact neutral open space or easements. Open space signs shall be installed along the biological open space boundary where open space is adjacent to residential uses and along internal streets. Open space fencing/walls and signs shall be installed as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2016-SPA-16-001.

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

**Sensitive Environmental Resources
Area Restricted by Easement**

**Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services
Reference: PDS2016-SPA-16-001**

DOCUMENTATION: The applicant shall install the fencing/walls and signage and provide the documentation photos and certification statement to the [PDS, PPD]. **TIMING:** Prior to the occupancy of any structure, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)) the fencing/walls and signage shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

GP20. EASEMENT AVOIDANCE (MM-BIO-1) [PDS, FEE]

INTENT: In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources, including coastal sage scrub, and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the [County Grading Ordinance Section 87.112](#) and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
- d. Continued use of SDG&E easement.

DOCUMENTATION: The applicant shall provide a letter statement to the [*PDS, PPD*] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred.

TIMING: Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading, clearing or encroachment into the open space easement.

GP21. ARCHAEOLOGICAL MONITORING

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

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

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been curated and/or repatriated as follows:
 - a. Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego

curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

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

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

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit.

The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

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

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

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

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future

road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

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

PARK LAND DEDICATION ORDINANCE (PLDO) FEE:
As a condition of approval of any residential development, the applicant shall dedicate park land and/or pay fees in-lieu of park land dedication, pursuant to the provisions of Title 8, Division 10 of the Code of Regulatory Ordinances and Section 810.101, et seq of the Park Lands Dedication Ordinance (PLDO), for the construction of new parks and recreational facilities that will serve future residents of the proposed residential development. The TM-5611 Project residential subdivision comprised of 63 dwelling units are subject to the Park Land Dedication Ordinance (PLDO) and In-Lieu Park Impacts Fee shall be paid. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter]. Park fees shall be collected on a per dwelling unit basis. The [PDS, BD] shall calculate the fee and provide a receipt of payment for the applicant and [PDS, PCC] shall verify that prior to issuing the first building permit the PLDO fee has been paid. PLDO fee payment shall be verified for each subsequent building permit issuance.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			

Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ADOPTION STATEMENT: This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

Michael Johnson, Group Program Manager
Project Planning Division



County of San Diego

DAHVIA LYNCH
DIRECTOR

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

VINCE NICOLETTI
ASSISTANT DIRECTOR

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Greenhills Ranch Phase II

RECORD ID: PDS2016-SPA-16-001; PDS2016-REZ-002, PDS2016-TM-5611

ENVIRONMENTAL LOG NO.: PDS2016-ER-98-14-020B

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for
 - c. Multiple Species Conservation Plan Findings of Conformance
 - d. Ordinance Compliance Checklist
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Please Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

GEN-1
COST RECOVERY

INTENT: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this map.

DOCUMENTATION: The applicant shall provide a receipt to the Department of Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No map can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any grading or improvement plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

GEN-2

FILING NOD

INTENT: In order to comply with CEQA and State law, the permit NOD shall be filed at the County Recorder’s Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOD and required fees to the San Diego County Recorder’s Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS.

DOCUMENTATION: The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD form and required filing fees to the San Diego County Recorder’s Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD was filed and that a copy of the document is on file at PDS.

ROADS-1

PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, Lake Jennings Park Road (SA 810) shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Lake Jennings Park Road (SA 810)**, along the project frontage in accordance with Public Road Standards for a 4.1B Major Road with Intermittent Turn Lanes and Bike Lane, to a graded width of forty-eight feet (48') from ultimate centerline and to an improved width of thirty-eight feet (38') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and curb ramps, with face of curb at thirty-eight feet (38') from ultimate centerline. Provide a minimum two-hundred-foot (200') deceleration lane to the north of the intersection with **Greenhills Way** and a minimum one hundred and ten feet (110') deceleration lane to the south of the intersection with **Greenhills Way**. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above

shall be to the satisfaction of the Director of Public Work/PDS.

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

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

DOCUMENTATION: The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve **Lake Jennings Park Road (SA 810)**.
- d. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#)
- e. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDC].
- f. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

ROADS-2

PRIVATE ROAD IMPROVEMENTS

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

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for the private easement road, **Greenhills Way**, from **Lake Jennings Park Drive** southerly to **Private Street A** (Lots 69 and 72), to a graded width of sixty feet (60') transitioning to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement transitioning to thirty-two feet (32') of asphalt concrete pavement over approved base with Portland cement concrete curb

and gutter with face of curb at eighteen feet (18') transitioning to sixteen feet (16') from centerline. The portion of **Greenhills Way** with pavement width less than thirty-six feet (36') shall either be posted with "NO PARKING" signs or improved with red-painted curbs marked "No Parking Fire Lane" along one side to the satisfaction of the Lakeside Fire Protection District. The north side of the private easement road shall have a five foot (5') wide disintegrated granite (D.G.) walkway or an eight foot (8') wide trail easement with a six foot (6') wide D.G. trail as shown on the approved Preliminary Grading Plan. The improvement and design standards of Section 3.1(B) of the County Standards for Private Roads for seven hundred fifty (750) trips or less shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.

- b. Improve or agree to improve and provide security for the private easement road, **Audobon Road**, from **Private Street A** southerly to **Adlai Road** (Lot 71), to a graded width of fifty feet (50') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline. The north side of the private easement road shall have a five foot (5') wide disintegrated granite (D.G.) walkway or a ten foot (10') wide trail easement with an eight foot (8') wide D.G. trail as shown on the approved Preliminary Grading Plan. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- c. Improve or agree to improve and provide security for the private easement road, **Private Street A**, from **Audobon Road** westerly to Lots 15 and 16, to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline. Provide a five foot (5') wide disintegrated granite (D.G.) walkway along the north side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- d. **Private Street A** shall terminate with a cul-de-sac at Lots 15 and 16 graded to a radius of forty-six feet (46') and surfaced to a radius of forty-two feet (42') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at forty-two feet (42') from the radius point, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- e. Improve or agree to improve and provide security for the private easement road, **Private Street B**, from **Private Street A** northerly then easterly to Lot 33, to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb

and gutter with face of curb at eighteen feet (18') from centerline. Provide a five foot (5') wide disintegrated granite (D.G.) walkway along the north side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.

- f. **Private Street B** shall terminate with a cul-de-sac at Lot 33 graded to a radius of forty-six feet (46') and surfaced to a radius of forty-two feet (42') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at forty-two feet (42') from the radius point, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- g. Improve or agree to improve and provide security for the private easement road, **Private Street C**, from **Private Street A** northerly to **Private Street B**, to a graded width of forty-five feet (45') with thirty-six feet (36') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at eighteen feet (18') from centerline. Provide a five foot (5') wide disintegrated granite (D.G.) walkway along the west side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- h. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the graded and improved width by a minimum six feet (6') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1.C footnote.
- i. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- j. Process and obtain approval of Improvement Plans to construct **Greenhills Way, Audobon Road, Private Street A, Private Street B, and Private Street C**.
- k. Provide Secured Agreement and post security in accordance with

[Subdivision Ordinance Sec. 81.408.](#)

- I. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- m. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

ROADS-3**PRIVATE ROAD CERTIFICATION**

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), and the requirements of the Lakeside Fire Protection District, the improved quality and the pavement shall stay within the private road easement, **Adlai Road**, and be certified. **DESCRIPTION OF REQUIREMENT:** The private easement road, **Adlai Road**, shall be certified to ensure that it is graded to a minimum width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base from **Audobon Road** southerly to the nearest County-maintained road, **East Lakeview Road**, and is to the satisfaction of the Lakeside Fire Protection District, and is constructed within the easement for the benefit of the land division. The private road shall be improved to meet design standards of Section 3.1(C) of the [San Diego County Standards for Private Roads](#).

DOCUMENTATION: The applicant shall have a Registered Civil Engineer provide a signed statement that the private easement road, meets the standards of this condition. The engineer shall further certify that the road meets all other Sections of the [San Diego County Standards for Private Roads \(approved June 30, 1999\)](#).

TIMING: Prior to the recordation of the Final Map, the road shall be certified by a registered Civil Engineer with the State of California. **MONITORING:** The [PDS, LDR] shall review the certification for consistency with the condition and County Standards.

ROADS-4**PAVEMENT CUT POLICY**

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with [County Policy RO-7](#), adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent

property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface.

DOCUMENTATION: The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the recordation of the Final Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the acknowledgement letter.

ROADS-5

SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions from the proposed private easement road, **Greenhills Way**, along **Lake Jennings Park Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions from the existing private easement road, **Adlai Road**, along **East Lakeview Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- c. If the lines of sight fall within the existing public road right-of-way, the

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

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

ROADS-6

ONSITE IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.703](#), an irrevocable offer of dedication (IOD) shall be granted by separate document prior to map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. Cause to be granted and Irrevocable Offer of Dedication onsite for **Greenhills Way** to the County of San Diego for road purposes that provides a sixty-foot (60') wide, one-half right-of-way width from Lake Jennings Park Road westerly to Private Street A in accordance with County of San Diego Public Road Standards for a Residential Collector Road [minimum centerline radius three hundred feet (300')], plus the right to construct and maintain slopes and drainage improvements as required beyond the sixty-foot (60') limit, including a twenty-foot (20') radius property line corner rounding at the street intersection.
- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.704.a, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall prepare a separate document for the IOD as indicated above and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the onsite granting for compliance with this condition.

ROADS-7

PRIVATE ROAD EASEMENT

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

DESCRIPTION OF REQUIREMENT:

- a. The Final Map shall show a minimum fifty foot (50') wide private road easement, **Audobon Road**, from **Private Street A** southerly to **Adlai Road** (Lot 71).
- b. The Final Map shall show a minimum forty-four foot (44') wide private road easement, **Adlai Road**, from Lots 5 and 6 southerly to the subdivision boundary (Lot 70).
- c. The Final Map shall show a minimum forty-five foot (45') wide private road easement, **Private Street A**, from **Audobon Road** westerly to a terminus cul-de-sac at Lots 15 and 16.
- d. The Final Map shall show a minimum forty-five foot (45') wide private road easement, **Private Street B**, from **Private Street A** northerly then easterly to a terminus cul-de-sac at Lot 33.
- e. The Final Map shall show a minimum forty-five foot (45') wide private road easement, **Private Street C**, from **Private Street A** northerly to Private Street B.

DOCUMENTATION: The applicant shall show the easements on the Final Map.

TIMING: Prior to approval of the Final Map, the easements shall be shown.

MONITORING: The [PDS, LDR] shall review the Final Map to ensure that the easements are indicated pursuant to this condition.

ROADS-8

PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with Subdivision Ordinance Section 81.402(c), the applicant shall assume responsibility of the private roads. **DESCRIPTION OF**

REQUIREMENT: A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to **Pvt Street A**, **Pvt Street B**, **Pvt Street C**, and **Pvt Street D** private road easements, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by a private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall execute the Private Road Maintenance Agreement (PRMA), to the satisfaction of the Director of PDS, and indicate the

ownership on the map as indicated above. **TIMING:** Prior to the approval of the Final Map the PRMA shall be executed and the ownership shall be indicated on the Final Map. **MONITORING:** The [*PDS, LDR*] shall review the executed PRMA and the Final Map for compliance with this condition.

ROADS-9

ONE FOOT ACCESS DEDICATION

INTENT: In order to ensure that the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.401\(g\)](#), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**

- a. Lot 1: Show one foot (1') access restriction easement along the lot fronting the private road easement, ***Audobon Road***.
- b. Lots 5 and 6: Show one foot (1') access restriction easement along the lots fronting the private road easement, ***Adlai Road***.
- c. Lots 17 and 48: Show one foot (1') access restriction easement along the lots fronting the private road easement, ***Private Street A***.
- d. Lot 37: Show one foot (1') access restriction easement along the lot fronting the private road easement, ***Private Street B***.
- e. Lots 39, 40, and 56: Show one foot (1') access restriction easement along the lot fronting the private road easement, ***Private Street C***.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to or concurrently with approval of the Final Map, the easements shall be granted. **MONITORING:** The [*PDS, LDR*] shall review the Final Map to ensure that one foot access (1') restriction easements are indicated pursuant to this condition.

ROADS-10

TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have A Registered Civil Engineer or licensed Traffic Control Contractor prepare a TCP to the satisfaction of the Director of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Traffic*]. **TIMING:** Prior to approval of the Final Map, a TCP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the TCP for compliance with this condition.

ROADS-11

HAUL ROUTE PLAN

INTENT: In order to ensure roads are not damaged by heavily loaded trucks on

the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Road Maintenance*]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [*DPW, Road Maintenance*]. **TIMING:** Prior to the issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the HRP for compliance with this condition.

STRMWTR-1

STORMWATER MAINTENANCE DOCUMENTATION

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

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.

- b. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.
- c. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

STRMWTR-2

EROSION CONTROL

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

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

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

TRAILS-1

TRAIL EASEMENT

INTENT: In order to promote orderly development by providing a trail connection pursuant to the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant shall dedicate a public non-motorized multi-use trail easement. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate to the County of San Diego, a twenty-foot (20') wide non-motorized multi-use trail easement from the northern boundary of the subdivision southerly to a ten-foot wide (10') easement along **Audobon Road** connecting to an eight-foot (8') wide easement along **Greenhills Way** easterly to a twenty-foot (20') wide easement to the southerly boundary of the subdivision, as shown on the approved Tentative Map.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the recordation of the Final Map, the applicant shall dedicate the trail easement to the County of San Diego. **MONITORING:** [PDS, LDR] shall route the Final Map to [DPR, TC] and [PDS, TC] for preapproval and acceptance of the dedication prior to map recordation. [PDS, LDR] shall satisfy the condition after recordation.

TRAILS-2

TRAIL/PATHWAY IMPROVEMENTS

INTENT: In order to promote orderly development by providing a trail/pathway connection pursuant to the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the [Subdivision Ordinance Section 81.403. through 81.406.1](#), the applicant shall improve the dedicated trail easement . **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of DPR and PDS a non-motorized public trail to a width of eight feet (8') from the northern boundary of the subdivision thence southerly along **Audobon Road** connecting to trail width of six feet (6') along **Greenhills Way** easterly to a trail width of eight feet (8') to the southerly boundary of the subdivision within the non-motorized public trail easement as indicated on the approved Tentative Map.

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

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

The plans shall be submitted to [DPR, TC] and [PDS, LDR], for review and approval. **TIMING:** Prior to the recordation of the Final Map, the applicant shall improve the trail. **MONITORING:** The [DPR, TC] and [PDS, LDR] shall review the plans for conformance and approve all financial securities for the construction of the trail facility.

**UTILITIES-1
EASEMENT VACATION**

INTENT: In order to promote orderly development, the Easement to Helix Irrigation District shall be vacated. **DESCRIPTION OF REQUIREMENT:** Vacate with the map the existing easement to Helix Irrigation District for water pipeline purposes per Doc. Rec. November 12, 1958 as File No. 14707 O.R. and dedicate it as Open Space Lot F.

DOCUMENTATION: The applicant shall vacate the easement on the map. **TIMING:** Prior to or concurrently with approval of the Final Map, the easement vacation shall be provided. **MONITORING:** The [PDS, LDR] shall verify that the vacation is indicated on the map and dedicated as Open Space Lot F.

MISC-1

SITE PLAN

INTENT: In order to demonstrate conformance with the Greenhills Ranch Specific Plan and associated design guidelines, a site plan must be prepared and approved. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit and receive approval for a site plan for the Phase II project area in accordance with County of San Diego permitting requirements.

DOCUMENTATION: The applicant shall provide an approved site plan and recorded decision. **TIMING:** Prior to the recordation of the Final Map, the applicant shall receive approval for a site plan for the Phase II project area and record the

final decision. **MONITORING:** [PDS, PP] shall review the approved site plan and recorded decision.

BIO-1

BIOLOGICAL EASEMENT (MM-BIO-1) [PDS, FEE X 2]

INTENT: In order to protect sensitive biological resources, pursuant to the County's Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **DESCRIPTION OF**

REQUIREMENT: Grant to the County of San Diego and the California Department of Fish & Wildlife by separate document, an open space easement, or grant to the California Department of Fish & Wildlife a conservation easement, as shown on the approved Tentative Map. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
- d. Continued access, use, and maintenance of public utilities (SDG&E easement).
- e. Construction, use, and maintenance of multi-use, non-motorized trails.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map review. **TIMING:** Prior to the approval of the map, and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS,

PPD] and *[DPR GPM]* for preapproval. The *[PDS, PPD]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

BIO-2**LBZ EASEMENT (MM-BIO-1) [PDS, FEEX 2]**

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

- a. Decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map review. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded.

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

BIO-3**OPEN SPACE SIGNAGE (MM-BIO-8) [PDS, FEE]**

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary, where open space is adjacent to residential uses and along internal streets, as indicated on the approved Grading Plan for PDS2016-SPA-16-001. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2016-SPA-16-001

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

BIO-4

OPEN SPACE FENCING (MM-BIO-8) [PDS, FEE]

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing or walls shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary where open space is adjacent to residential uses, not including the impact neutral open space or easements, as indicated on the approved Grading Plan for PDS2016-SPA-16-001. The fencing or wall design shall consist of vertical metal fencing or other suitable construction material, as approved by Department of Planning and Development Services and the Director of Parks and Recreation.

DOCUMENTATION: The applicant shall install the fencing or walls as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing or walls has been installed. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

BIO-5

RESOURCE MANAGEMENT PLAN (MM-BIO-1)

INTENT: In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, an RMP. The RMP shall be for the perpetual management of the open space preserve and coastal sage scrub. The RMP shall be consistent with the conceptual RMP dated August 2018 on file with PDS as Environmental Review Number PDS2016-ER-98-14-020B. The plan shall be prepared and approved pursuant to the most current version of the [County of San Diego Biological Report Format and Content Requirements](#). The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

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

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

BIO-6

BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE X2]

INTENT: In order to prevent inadvertent disturbance to areas outside the limits of grading, all grading shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:

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

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

estimate. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to approval of the map, the requirement shall be completed. **MONITORING:** The [PDS, PPD] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds.

CULT-1

ARCHAEOLOGICAL MONITORING

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

FIRE-1

FIRE REQUIREMENTS

INTENT: The map shall comply with the fire requirements from the fire protection plan as shown on the map and the grading plan pursuant to the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the 100-foot limited building zone, the fire buffer easements, the solid 6-foot wall, window and vent requirements as required in the January 10, 2018 Fire Protection Plan.

DOCUMENTATION: The applicant shall include the fire requirements on the map and grading plan and obtain a letter of approval from the San Diego Fire Authority.

TIMING: Prior to recordation of the final map, the applicant shall obtain a letter from the San Diego Fire Authority stating that the above requirements have been satisfied.

MONITORING: The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

LNDSCP-1

LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that complies with the [County of San Diego's Water Efficient Landscape Design Manual](#) and the County's Water Conservation in Landscaping Ordinance, a Landscape Plan shall be prepared.

DESCRIPTION OF REQUIREMENT: The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including

irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.

- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway. All trail easements and improved trail widths shall be as shown on Sheets L-2 and L-3 of the red-lined conceptual landscape plans submitted 7/19/21.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: All elements addressed on the Conceptual Landscape Plans, submitted electronically on May 26, 2021 shall be provided on the Landscape Documentation Package set of plans, including fencing (open space, bmp's, fire walls, and individual lots), signage (open space, bmp's), fuel management areas, vegetated bio basins, tree wells, tree planting associated with carbon sequestration, pathways and trails (including easement widths and fencing), and street trees and roadside treatments.
- i. Provide construction details and specifications for all elements, including coordination with the civil engineer on soil specifications for tree wells and bio basins.
- j. In order to establish outdoor water use authorization for each lot within the subdivision with less than 2,500 sq. ft. of landscape area prior to issuance of a building permit, the Landscape Documentation Package shall include a separate sheet showing compliance with Section 1 (D.2) of the Water Efficient Landscape Design Manual, and in coordination with Concept Notes 8 and 12 on Sheet 4 of the Conceptual Landscape Plans.
- k. All water budget calculations for all common areas, erosion control slope planting, streetscapes, fuel modification zones, vegetated structural bmp's, and individual lots shall be compliant with Section's 86.712 and 86.713 of the Water Conservation in Landscaping Ordinance.
- l. Plans shall be compliant with Section 86.709 (b) (10) of the Water Conservation in Landscaping Ordinance and Section 5 (Tree Planting Guidelines) of the Water Efficient Landscape Design Manual.
- m. Plans shall be compliant with Section 4907 of the County's 2020

Consolidated Fire Code, including establishment of Home Ignition Zones, and the projects' approved Fire Protection Plan. Label and dimension all Fuel Modification Zones. Provide maintenance notes and responsibilities.

- n. Prior to approval of all landscape plans associated with this project, plant palettes shall be reviewed by the Project Biologist to minimize the effects that proposed landscape plants could have on biological resources outside of the impact footprint due to potential naturalization of landscape plants in the open space. Landscape plants will not include invasive plant species on the most recent version of the Cal-IPC California Invasive Plant Inventory for the project region. Landscape plans will include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates. Sections of Fuel Mod Zone 2 adjacent to Preserve Open Space will include only fire-safe native plants, such as those described in page 4 of County form PDS 199 and Appendix H (Low Water Use and Ignition Resistive Plants) of the Water Efficient Landscape Design Manual.
- o. A note shall be provided on the title sheet of all applicable landscape plans submitted during all phases of construction that indicates the Project Biologist shall include a signed letter certifying that they have monitored all planting adjacent to all open space areas and that no invasive species were planted. The note shall acknowledge the letter will be current and included with each applicable Certificate of Completion.

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

ROADS-12

DEBRIS MANAGEMENT PLAN (DMP)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5,000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval.

All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

- a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:
 1. The type of project.
 2. The total cubic yardage for the project.
 3. The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
 4. The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
 5. The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
 6. The name of the facility (or facilities) which debris will be exported to.

- b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:
 1. Identify the project location.
 2. Log the date that material was transported off site.
 3. Log the type of graded or cleared material.
 4. Estimated material weight, tonnage, or cubic yards.
 5. Name of entity transporting the material.
 6. Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
 7. Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
 8. Daily logs shall include separate entries for each occurrence of materials reused on site.
 9. Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

- c. Exemption:
 1. Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (I) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii)

the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code.

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations, a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcountry.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.htm
I. **TIMING:** Prior to approval of any plan, the Debris Management Plan shall be prepared, submitted and approved by the DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMP documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

AQ/GHG-1

FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities.

DESCRIPTION OF REQUIREMENT: The project applicant or designee shall comply with the San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

- a. The Project applicant or designee shall employ a construction relations officer who shall address community concerns regarding on-site construction activity. The Project applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer who shall document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations and noted on Grading and Improvement Plans.
- b. Grading areas shall be watered, or another SDAPCD-approved dust control non-toxic agent shall be used, at least three times daily, to minimize fugitive dust only where chemical stabilizers are not used.
- c. All permanent roads and the paved access roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. Foundations shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth-moving operations.
- d. Grading areas shall be stabilized as quickly as possible to minimize fugitive dust.
- e. Wheel washers, grates, rock, or road washers shall be installed adjacent to the site access points for tire inspection and washing prior to vehicle entry

on public roads.

- f. Visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks, or similar method within 30 minutes of occurrence.
- g. Haul trucks shall be covered or at least 2 feet of freeboard shall be maintained to reduce blow-off during hauling.
- h. A 15-mile-per-hour speed limit on unpaved surfaces shall be enforced.
- i. Haul truck staging areas shall be provided for loading and unloading of soil and materials and shall be located away from sensitive receptors at the farthest feasible distance.

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

AQ/GHG-2

CONSTRUCTION EXHAUST EMISSIONS

INTENT: In order to mitigate for exhaust emissions during construction activities.

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

- a. The applicant shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4 diesel engines. An exemption from these requirements may be granted by the County if the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.
- b. The project shall require the construction contractor to equip all heavy-duty diesel-powered construction equipment with diesel particulate filters (DPFs).
- c. Construction equipment shall be outfitted with best available control technology (BACT) with Tier 4 diesel engines and DPFs certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of

each applicable unit of equipment.

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

HAZ-1

WELL DESTRUCTION

INTENT: In order to ensure that the water well located on the property is removed, and to comply with the County Regulatory Code Section 67.431, all unused and non-operational wells shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** All unused wells shall be properly destroyed by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the [DEH, LWQ] and all applicable inspection fees shall be paid.

DOCUMENTATION: The applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] Upon completion of the well destruction. **TIMING:** Prior to the approval of any plan, issuance of any permit (Excluding Well Destruction Permit), and prior to occupancy or use of the premises in reliance of this permit, the applicant shall destroy the well. **MONITORING:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the well has been properly destroyed.

HAZ-2

STRUCTURE AND DEBRIS REMOVAL

INTENT: In order to comply with the proposed project design for PDS2016-TM-5611, structure(s) to be removed and debris pile(s) identified on the approved plan set shall be remodeled/demolished/removed, as applicable. Additional debris located throughout the project site shall also be properly disposed of. **DESCRIPTION OF REQUIREMENT:** The structure(s)/debris pile(s) shown on the approved plan set shall be remodeled/demolished/removed.

DOCUMENTATION: The applicant shall submit to the [PDS, PPD] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structure(s)/debris pile(s) have been remodeled/demolished/removed. The letter report shall also include before and after pictures of the area and structure. **TIMING:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD] shall review the statement and, photos, and any additional evidence for compliance with this condition.

HAZ-3**ASBESTOS SURVEY**

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structures identified on the approved PDS2021-TM-5645 plan set for demolition shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structures identified for demolition or remodel on the approved plan set. Suspect materials that will be disturbed by the demolition activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.

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

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

HAZ-4**LEAD SURVEY**

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

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

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

NOISE-1

BLASTING OPERATIONS (MM-NOI-3) [PDS, CODES] [OG]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.410 and 36.409](#), as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are in conformance with ordinances and guidelines.

DESCRIPTION OF REQUIREMENT:

- a. Prior to approval of the grading or improvement plan for any phase of the proposed project, the project applicant, or its designee, shall direct that the designated contractor shall prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at NSLU of each blast. Where potential exceedance of the County of San Diego Noise Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410, the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant, or its designee, prior to the issuance of the grading permit. Additionally, all Proposed Project phases involving blasting shall conform to the following requirements:
 - a. All blasts shall be performed by a blast contractor and blasting

personnel licensed to operate in the County.

- b. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process approved and performed by the County Sheriff's Department.
- c. Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines., Section 4.3.

DOCUMENTATION: The applicant shall maintain the blasting mitigation as indicated above until all blasting activities have been completed. **TIMING:** Prior to approval of the grading or improvement plan, the blasting plan shall be submitted for review and approval for conformance with the noise control measures. **MONITORING:** The [PDS Noise] is responsible for reviewing and approval of the blasting plan.

NOISE-2

ROCK CRUSHING AND DRILLING (MM-NOI-2)

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.408 through 36.410](#), the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **DESCRIPTION OF REQUIREMENT:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback 225 feet from the nearest property line. This mitigation is designed and placed to reduce noise levels from the rock crushing and drilling operations that potentially would affect the adjacent residential uses. The rock crushing and drilling shall comply with the following requirements:

- a. Prior to and during all project-related rock crushing activities, the project applicants and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 225 feet from the nearest property line where an occupied structure is located.
- b. If the rock crushing or drills are staged within 225 feet of any occupied noise sensitive land it is recommended that a specific mitigation plan based upon the location of the construction equipment, topography and construction schedule be identified by a County certified acoustical engineer. The mitigation plan may include a temporary noise barrier along any property line where the impacts could occur. Based on previous projects, a barrier ranging from 8 to 12 feet in height maybe needed.
 - a. The temporary barrier should be non-gapping, free of any cut-outs

and be constructed of ¾ inch plywood or equivalent materials.

- c. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.
- d. If new information is provided to prove and certify that the equipment being used is different than what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. maybe approved if the construction activities will not create noise greater than the noise standards at the property line as indicated above.

DOCUMENTATION: The applicant shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed. **TIMING:** The following actions shall occur throughout the duration of the rock crushing and drilling activities. Rock crushing and drilling shall only occur during grading activities and conclude prior to rough grading approval. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [Sheriff Department] is responsible for enforcement of the blasting permit. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

NOISE-3

VIBRATION IMPACTS (MM-NOI-4)

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and vibratory requirements within the County Noise Guidelines, the following noise attenuation measures shall be implemented to reduce the temporary construction operations. **DESCRIPTION OF REQUIREMENT:** Prior to and during all phases of grading activities, the project applicant shall:

- a. Not allow heavy equipment to be operated within 225 feet of any inhabited residence.
- b. Rock blasting shall not be performed within 225 feet of a residential structure.
- c. Prior to beginning construction of any project component that involve the usage of heavy construction equipment within 300 feet of an existing or future occupied residence, the applicant, or its designee, shall require preparation of a vibration monitoring plan for submittal to the County for review. The vibration monitoring plan shall require data be sent to the County Noise Specialist or designee on a weekly basis or more frequently as determined by the Specialist. The vibration monitoring plan shall include:

the vibration level measurements taken during the previous work period, location of the vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures.

- d. The applicant shall submit a vibration analysis the proposed blasting and material handling associated with the project. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process performed by the County Sheriff's Department.
- e. If new information is provided to prove and certify that the assessment being used is different than what was proposed in the noise report, then a new noise analysis maybe reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and County noise standards. Any proposed alternative methods, or the reduction or elimination of any noise measure would be determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant shall comply with the temporary vibration measures of this condition. Should a revised noise report be completed for this project during grading, the report shall be submitted for review and approval.

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

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

ROADS-13

DEBRIS MANAGEMENT REPORT (DMR)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov.

DESCRIPTION OF REQUIREMENT: Prior to Rough Grade Inspection and release, and prior to issuance of any building permit, a Final Debris Management Report must be submitted for review and approval by the DPW Recycling Compliance Official. The report shall include:

- a. Project name.

- b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- c. Provide copies of receipts for export facilities, haulers, or materials reused on site.
- d. Signed self-certification letter (see template).

DOCUMENTATION: Prior to Rough Grade Release and prior to issuance of any building permit, a final report shall be prepared and submitted for review and approval to the DPW Recycling Compliance Official. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov. Templates for all forms required are available at:

https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.htm

I. TIMING: Prior to building permit issuance, and Rough Grading release, the Debris Management Final Report shall be prepared and submitted to DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review and approve the DMR documents for the project. The [DPW, CO], shall forward the approval of the DMR to [DPW, PDCI] and [PDS, Building PCC] for compliance with this condition.

AQ/GHG-3

BLASTING

INTENT: In order to mitigate for blasting emissions and fugitive dust.

DESCRIPTION OF REQUIREMENT: The construction contractor shall comply with the following Air Quality measures during blasting and rock crushing activities:

- a. During blasting activities, the construction contractor shall implement measures to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains, or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions.
- b. All project phases involving blasting shall conform to the following requirements: (1) each blasting event shall employ a maximum of 6.0 tons of ammonium nitrate/fuel oil (ANFO); (2) each blasting activity shall not blast an area greater than 20,000 square feet per day; and (3) all blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the County.

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

AQ/GHG-4**CONSTRUCTION ARCHITECTURAL COATINGS**

INTENT: In order to reduce emissions of volatile organic compounds (VOC).

DESCRIPTION OF REQUIREMENT: According to SDAPCD Rule 67.0.1, the project shall use architectural coatings with a VOC content of 100 grams per liter (g/L) or less for exterior coatings and 50 g/L or less for interior coatings.

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

MONITORING: The [DLPU, BI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DLPU, BI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

AQ/GHG-5**SUSTAINABILITY MEASURES**

INTENT: In order to promote sustainable project designs. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following sustainability measures:

- a. Install heating, ventilation, and air conditioning (HVAC) systems with sealed (tight) air ducts that minimize heating and cooling HVAC losses.
- b. Install tankless water heaters in each residential unit.
- c. Install low efficacy (Low E) dual pane windows.
- d. Install high efficiency light-emitting diode (LED) street and area lighting.
- e. Install ten 300-watt solar panels on each of the proposed 63 residential units or a total of 630 300-watt solar panels.
- f. Low-flow faucets, kitchen faucets, toilets, and showers shall be installed at each residential unit with maximum flow rates of 1.5 gallons per minute at 60 psi.
- g. Project will not include natural gas appliances or natural gas plumbing.
- h. Achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
- i. The Project will also look to get power from the community choice power program, that consists of 50 percent renewable power.
- j. Through communication with County staff and the regional/local water district, the project will determine if incentives/rebates are available for the purchase and installation of rain barrels.
- k. Seek to also achieve a 75 percent diversion goal by providing areas for storage and collection of recyclables and provide literature promoting recycling to achieve additional waste diversion.
- l. A Landscape Document Package shall be submitted that complies with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor water use.
- m. Install weather-based irrigation systems which include rain sensing timers.

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

PARKS-1

PARK LAND DEDICATION ORDINANCE (PLDO) FEE

INTENT: As a condition of approval of any residential development, the applicant shall dedicate park land and/or pay fees in-lieu of park land dedication, pursuant to the provisions of Title 8, Division 10 of the Code of Regulatory Ordinances and Section 810.101, et seq of the Park Lands Dedication Ordinance (PLDO), for the construction of new parks and recreational facilities that will serve future residents of the proposed residential development. **DESCRIPTION OF REQUIREMENT:** The TM-5611 Project residential subdivision comprised of 63 dwelling units are subject to the Park Land Dedication Ordinance (PLDO) and In-Lieu Park Impacts Fee shall be paid. **DOCUMENTATION:** This condition shall be noted/placed on the final map. **TIMING:** PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter]. Park fees shall be collected on a per dwelling unit basis. **MONITORING:** The [PDS, BD] shall calculate the fee and provide a receipt of payment for the applicant and [PDS, PCC] shall verify that prior to issuing the first building permit the PLDO fee has been paid. PLDO fee payment shall be verified for each subsequent building permit issuance.

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

BIO-7

FIRE PROTECTION PLAN (MM-BIO-11)

INTENT: In order to minimize impacts to biological resources from fire hazards, the site shall be maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** To minimize the potential exposure of the project area to fire hazards, all features of the Greenhills Ranch II Fire Protection Plan shall be implemented in conjunction with development of the Greenhills Ranch II.

DOCUMENTATION: The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the FPP requirements shall be implemented. **MONITORING:** The [PDS, PPD] and County of San Diego Fire Authority (SDCFA) shall verify that the mitigation measures have been initially implemented pursuant to the approved building plans and the fire protection plan.

ONGOING: The following conditions shall apply during the life of the use defined in the permit.

BIO-8

REGULATION OF CHEMICAL POLUTANTS (MM-BIO-10)

INTENT: In order to comply with Mitigation Measure M-BI-10, the following shall be complied with during the operations of the project. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure MM-BIO-10 as described in the Biological Resources Report. Weed control treatments shall include all legally permitted chemical, manual, and mechanical methods applied with the authorization of the San Diego County agriculture commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a licensed pest control advisor (PCA) and implemented by a licensed applicator. Where manual and/or mechanical methods are used, disposal of the plant debris shall follow the regulations set by the San Diego County agriculture commissioner. The timing of weed control shall be determined for each plant species in consultation with the PCA, the San Diego County agricultural commissioner, and Cal-IPC with the goal of controlling populations before they start producing seeds. Weed control shall be implemented at least once per year throughout the life of the project.

DOCUMENTATION: The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, the condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

GRADING PLAN NOTES

Notice: If the grading project is not a single lot, conformance to the Conditions of Approval are required on a lot-by-lot basis for subdivisions, or pad-by-pad basis for multiple building pads.

PRE-CONSTRUCTION MEETING: Prior to any clearing, grubbing, trenching, grading, or any land disturbances.

GP1. BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to areas outside the limits of grading, all grading shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan:

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

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

GP2. TEMPORARY FENCING AND SIGNAGE (MM-BIO-4) [PDS, FEE]

INTENT: In order to prevent inadvertent disturbance to sensitive vegetation communities and other biological resources, temporary construction fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary construction fencing and signs shall be placed to protect from inadvertent disturbance of all open space easements and sensitive vegetation communities that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing and signs shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PPD] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PPD] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.

GP3. RESOURCE AVOIDANCE (MM-BIO-2, MM-BIO-6, MM-BIO-7) [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds and the coastal California gnatcatcher, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA) shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird and gnatcatcher nesting habitat during the breeding season of the migratory bird and gnatcatcher as indicated on these plans. The breeding season is defined as occurring between February 15 and August 31. If clearing or grading would occur during the breeding season, a pre-construction survey shall be conducted 72-hours prior to starting work to determine whether breeding birds occur in or within 500 feet of the impact area(s). If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests

have failed, or young have fledged. Construction near an active nest (within 300 feet for passerines, 500 feet for raptors, or as otherwise determined by a qualified biologist) shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure the noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

GP4. ARCHAEOLOGICAL MONITORING

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

GP5. FIRE REQUIREMENTS

INTENT: The grading plan shall include notes with the fire requirements in order to comply with the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the 100-foot limited building zone, the fire buffer easements, the solid 6-foot wall, window and vent requirements as required in the January 10, 2018 Fire Protection Plan. **DOCUMENTATION:** The grading notes on

grading plan shall include all the fire requirements. **TIMING:** Prior to issuance of the grading plan, it shall be confirmed that the grading notes are included to demonstrate compliance with all the fire requirements. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

GP6. HAZARDS NOTICE

NOTICE: IN THE EVENT THAT ANY ACTIVITY, INCLUDING EARTHMOVING OR CONSTRUCTION, DISCOVERS THE PRESENCE OF UNDERGROUND STORAGE TANKS, SEPTIC TANKS, WELLS, SITE DEBRIS, AND/OR CONTAMINATED SOILS ON-SITE, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL NOTIFY THE COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES DEPARTMENT AND THE DEPARTMENT OF ENVIRONMENTAL HEALTH. THE PRESENCE OF CONTAMINATED SOILS WILL REQUIRE SOIL TESTING AND REMEDIATION IN ACCORDANCE WITH STANDARD COUNTY PROCEDURES. THIS PROCESS WILL BE DETERMINED ONCE THE COUNTY IS NOTIFIED OF THE PRESENCE OF CONTAMINATED SOILS.

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

GP7. DPW RECYCLING - GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements.

DESCRIPTION OF REQUIREMENT: For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

- a. Identify the project location.
- b. Log date that material was transported off the site.
- c. Log type of grading or clearing material.
- d. Weight of the material or its approximate tonnage or cubic yards.
- e. Name of the party transporting the materials.
- f. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
- g. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
- h. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
- i. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement.

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

GP8. BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to areas outside the limits of grading, all grading shall be monitored by a biological monitor. **DESCRIPTION OF**

REQUIREMENT: A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The monitor(s) shall be on site during all grading and clearing activities that are in or adjacent to any biological open space areas or sensitive habitats. If there are disturbances, the monitor must report them immediately to the [PDS PPD]. Additionally, the biologist shall perform the following duties:

- a. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector;
- b. Perform periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
- c. Conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction;
- d. Discuss procedures/training for minimizing harm to or harassment of wildlife encountered during construction with the contractor and other key construction personnel prior to clearing, grubbing, or grading;
- e. Supervise and monitor vegetation clearing, grubbing, and periodically during grading to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved;
- f. Verify that the construction site is implementing the stormwater pollution prevention plan (SWPPP) best management practices (BMPs);
- g. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
- h. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
- i. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [PDS PPD] within 24 hours; (8) produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and the PDS (final report will release bond);
- j. Confer with the Wildlife Agencies and [PDS PPD] within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
- k. Attend construction meetings and other meetings as necessary.

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

GP9. STORMWATER POLLUTION PREVENTION PLAN (MM-BIO-5)

INTENT: To order to avoid impacts to adjacent habitats and special-status species, sensitive vegetation communities, and/or jurisdictional waters during construction, measures and/or restrictions shall be incorporated into the Stormwater Pollution Prevention Plan (SWPPP) and noted on construction plans. **DESCRIPTION OF REQUIREMENT:** The applicant shall prepare a Stormwater Pollution Prevention Plan, which at a minimum shall include the Best Management Practices (BMP) listed below. The BMPs shall remain in place during construction and kept operating as long as needed. The Project Biologist shall verify the implementation of the following design requirements:

- a. Fully covered trash receptacles that are animal-proof and weather-proof shall be installed and used by the operator to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Littering shall be prohibited and trash shall be removed from construction areas daily. All food-related trash and garbage shall be removed from the construction sites on a daily basis.
- b. Pets on or adjacent to construction sites will not be permitted by the operator.
- c. Construction activity shall not be permitted in jurisdictional waters, including wetlands or riparian areas, except as authorized by applicable law and permit(s), including permits and authorizations approved by the U.S. Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB).
- d. Temporary structures and storage of construction materials shall not be located in jurisdictional waters.
- e. Staging/storage areas for construction equipment and materials will not be located in jurisdictional waters.
- f. Any equipment or vehicles driven and/or operated within jurisdictional waters shall be checked and maintained by the operator daily to prevent leaks of oil or other petroleum products that could be deleterious to aquatic life if introduced to the watercourse.
- g. No stationary equipment, such as motors, pumps, generators, and welders, or fuel

storage tanks shall be located within jurisdictional waters, including wetlands and riparian areas.

- h. No debris, bark, slash sawdust, rubbish, cement, or concrete, or washing thereof, or oil, or petroleum products shall be stored where it may be washed by rainfall or runoff into jurisdictional waters, including wetlands or riparian areas.
- i. When construction operations are completed, any excess materials or debris shall be removed from the work area.
- j. No equipment maintenance shall be performed within or near jurisdictional waters, including wetlands and riparian areas, where petroleum products, or other pollutants from the equipment, may enter these areas.

DOCUMENTATION: The applicant shall submit a Stormwater Pollution Prevention Plan for review by the County of San Diego. **TIMING:** The following actions shall occur throughout the duration of construction and operation activities. **MONITORING:** The County of San Diego shall review the Stormwater Pollution Prevention Plan and ensure its implementation.

GP10. ARCHAEOLOGICAL MONITORING (M-CR-1)

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

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
 - a. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 - b. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.

- c. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
 - d. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 - e. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 - f. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. **Human Remains.** If any human remains are discovered:
- a. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - b. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
 - c. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 - d. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - e. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 - f. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

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

GP11. PALEONTOLOGICAL MONITORING

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2016-TM-5611, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

GP12. NOISE BLASTING OPERATIONS (MM-NOI-3) [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the contractor shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Prior to approval of the grading permit for any portion of the proposed project, the project applicant, or its designee, shall direct that the designated contractor shall prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at NSLU of each blast. Where potential exceedance of the County of San Diego Noise Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and

vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410, the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant, or its designee, prior to the issuance of the grading permit. Additionally, all Proposed Project phases involving blasting shall conform to the following requirements:

- a. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process approved by the County Sheriff's Department.
 - b. All blasts shall be performed by a blast contactor and blasting personnel licensed to operate in the County.
 - c. Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines., Section 4.3.
- b. Blasting is only allowed Monday through Saturday, between the hours of 7:00 a.m. and 6:00 p.m. or ½ hour before sunset, whichever occurs first, unless special circumstances requiring other time or days is approved by the County.
 - c. Requires that the property owner is required to provide notice in writing (at a minimum of 24 hours prior to blasting operations) for any proposed blasting to the local fire agency and to all residences, including mobile homes, and businesses within 600 feet of any potential major blast location or 300 feet from any potential minor blast location.
 - d. The blaster shall retain an inspector to inspect all structures, including mobile homes, within 300 feet of the blast site before blasting operations, unless inspection is waived by the owner and/or occupant. The inspector shall obtain permission of the owner and/or occupant before conducting the inspection. The inspection shall be only for the purpose of determining the existence of any visible or reasonably recognizable preexisting defects or damages in any structure. Waiver of inspection shall be in writing signed by the owner and/or occupant. Refusal to allow inspection shall also constitute a waiver. The inspector shall notify the owner and/or occupant of the consequences of refusing an inspection shall include a refusal in the summary report filed with the Sheriff. The blaster shall request an inspector conduct post-blast inspections upon receipt of a written complaint of property damage if the complaint is made within 60 days of completion of blasting operations. If the blaster has knowledge of alleged property damage independent of the written complaint, the blaster shall also retain an inspector to conduct a post-blast inspection.
 - e. An inspector shall complete and sign pre-blast inspection reports identifying all findings and inspection waivers. The blaster shall retain the inspection reports for

- three years from the date of the blasting and upon a complaint of alleged damage the blaster shall immediately file a copy of the report with the Sheriff and provide a copy to the complainant. If there is a change in the blasting contractor after blasting has commenced on a project, a re-inspection shall be conducted in accordance with the preceding paragraph before the new blasting contractor undertakes any additional blasting.
- f. The blaster shall retain an inspector to conduct a post-blast inspection of any structure for which a written complaint alleging blast damage has been received. A written report of the inspection shall be immediately filed with the Sheriff and provided to any person who made a complaint for damages.
 - g. The blaster shall allow any representative of the Sheriff to inspect the blast site and blast materials or explosives at any reasonable time.
 - h. If the blaster wants a representative of the Sheriff to witness a blasting operation the blaster shall make a request with the Sheriff at least 12 hours before the blast. The blaster shall confirm the request for a witness with the Sheriff at least one hour before the blast. The blaster shall be responsible for any cost incurred by the Sheriff in having a representative witness the blast.
 - i. The blaster shall notify the Sheriff on the day of a scheduled blasting operation not less than one hour before blasting.
 - j. All major blasting operations shall be monitored by an approved seismograph located at the nearest structure within 600 feet of the blasting operation. All daily seismograph reports shall be maintained by the blaster for three years from the blasting.

DOCUMENTATION: The property owner(s) and grading contractor shall conform to these requirements. Failure to conform to this condition may result in a Stop Work order until conformance is complied with. **TIMING:** The following actions shall occur throughout the duration of the grading and blasting activities. Blastings shall only occur during grading activities and conclude prior to rough grading approval. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [Sheriff Department] is responsible for enforcement of the blasting permit. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

GP13. CONSTRUCTION EQUIPMENT NOISE IMPACTS (MM-NOI-1b) [PDS, PCC] [DPW, PDCI] [PDS, FEE X3].

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#), the following noise attenuation measures shall be implemented to reduce construction equipment and grading operational noise in proximity to occupied residences.

DESCRIPTION OF REQUIREMENT: The noise design measures are placed to reduce construction related noise that may potentially affect the adjacent occupied residences:

- a. 8-foot high Temporary noise attenuation barriers shall be installed and remain in

place for the following cases:

- a. Grading activities consist of more than two pieces of equipment operating within 50 feet of occupied residences and/or;
 - b. Grading activities consist of more than four pieces of equipment are located within 100 feet of occupied residences.
- b. Temporary barriers may be removed and/or relocated based on the location of grading activities, in order to demonstrate compliance with the County Noise Ordinance and properly screen the impacted residence, respectively by phase.
 - c. Please refer to the Noise Assessment Report prepared by LDN Consulting dated September 28, 2020 for potential temporary noise barrier locations.
 - a. The barrier would need to be located at the edge of the project's property line adjacent to the occupied residence.
 - b. The temporary barrier should be non-gapping, free of any cut-outs and be constructed of $\frac{3}{4}$ inch plywood or equivalent materials.
 - d. Temporary noise barriers shall be installed as needed in their phased locations of work respectively, for compliance with this condition.
 - e. If new information is provided to prove and certify that Noise Ordinance compliance can be demonstrated by other measures, then what was proposed in the noise report, then a new Construction Noise Analysis (or Construction Noise Mitigation Plan) must be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of the barrier maybe approved if the construction activities will not create noise greater than 75 dB at the property line and demonstrates compliance with the County Noise Ordinance to the satisfaction of the Director of Planning and Development Services.

DOCUMENTATION: The applicant shall maintain the sound attenuation design measures as indicated above until all respective grading activities have been completed. If the noise barrier wall is required, the project engineer shall submit a signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the noise measures have been constructed pursuant to this condition. Any engineering certification must be submitted to [PDS, PCC] for review and approval.

TIMING: The following actions shall occur throughout the duration of the grading construction activities. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition.

GP14. TEMPORARY CONSTRUCTION NOISE (MM-NOI-1a) [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance

36.408 and 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers.
- d. Configure traffic pattern to minimize backing movement.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

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

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

GP15. DPW RECYCLING - GRADING MATERIAL DIVERSION

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements.

DESCRIPTION OF REQUIREMENT: At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the [DPW, CO] and shall include:

- a. Project name.
- b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.
- c. Provide copies of receipts for export facilities, haulers, or materials reused on site.
- d. Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection.

MONITORING: The [DPW, PDCI] shall ensure that the grading contractor has prepared and submitted the final report to [DPW, CO]. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

GP16. BIOLOGICAL MONITORING (MM-BIO-3) [PDS, FEE]

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-SPA-16-001, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources](#), a Grading Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of sensitive biological resources. The report shall conform to the [County of San Diego Report Format Guidelines for Biological Resources](#). It shall also include but not be limited to the following items:

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

DOCUMENTATION: The applicant shall submit the final biological monitoring report to the [PDS, PPD] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection ([Grading Ordinance SEC](#)

[87.421.a.2](#)), the final report shall be completed. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

GP17. ARCHAEOLOGICAL MONITORING

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

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

GP18. PALEONTOLOGICAL MONITORING

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-TM-5611, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological](#)

Resources.

- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

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

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

GP19. OPEN SPACE SIGNAGE & FENCING (MM-BIO-8) [PDS, FEE]

INTENT: In order to protect the open space for PDS2016-SPA-16-001, open space fencing/walls and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences/walls shall be installed along the biological open space boundary where open space is adjacent to residential uses, not including the impact neutral open space or easements. Open space signs shall be installed along the biological open space boundary where open space is adjacent to residential uses and along internal streets. Open space fencing/walls and signs shall be installed as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2016-SPA-16-001.

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

**Sensitive Environmental Resources
Area Restricted by Easement**

**Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services
Reference: PDS2016-SPA-16-001**

DOCUMENTATION: The applicant shall install the fencing/walls and signage and provide the documentation photos and certification statement to the [PDS, PPD]. **TIMING:** Prior to the occupancy of any structure, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)) the fencing/walls and signage shall be installed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

GP20. EASEMENT AVOIDANCE (MM-BIO-1) [PDS, FEE]

INTENT: In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources, including coastal sage scrub, and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the [County Grading Ordinance Section 87.112](#) and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPW or DPR.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
- d. Continued use of SDG&E easement.

DOCUMENTATION: The applicant shall provide a letter statement to the [*PDS, PPD*] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred.

TIMING: Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading, clearing or encroachment into the open space easement.

GP21. ARCHAEOLOGICAL MONITORING

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

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

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been curated and/or repatriated as follows:
 - a. Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego

curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

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

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

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit.

The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

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

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

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

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future

road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

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

PARK LAND DEDICATION ORDINANCE (PLDO) FEE:
 As a condition of approval of any residential development, the applicant shall dedicate park land and/or pay fees in-lieu of park land dedication, pursuant to the provisions of Title 8, Division 10 of the Code of Regulatory Ordinances and Section 810.101, et seq of the Park Lands Dedication Ordinance (PLDO), for the construction of new parks and recreational facilities that will serve future residents of the proposed residential development. The TM-5611 Project residential subdivision comprised of 63 dwelling units are subject to the Park Land Dedication Ordinance (PLDO) and In-Lieu Park Impacts Fee shall be paid. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter]. Park fees shall be collected on a per dwelling unit basis. The [PDS, BD] shall calculate the fee and provide a receipt of payment for the applicant and [PDS, PCC] shall verify that prior to issuing the first building permit the PLDO fee has been paid. PLDO fee payment shall be verified for each subsequent building permit issuance.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			

Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ADOPTION STATEMENT: This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

Michael Johnson, Group Program Manager
Project Planning Division

From: KRISTINA BELL <k3m1c@sbcglobal.net>
Sent: Wednesday, May 3, 2023 8:10 PM
To: Gustafson, Nicolas
Subject: [External] Greenhills Ranch Phase II---Concerns

Hello

My family and I are residents on Micaela Court off of Cuesta Del Sol Street near the intended Greenhills Ranch Phase II project.

} A1

We have lived in this area for the past 7 years. With working in construction, there are some concerns about this development.

1. Traffic concerns

Lake Jennings Road traffic and consistent accidents. This road everyday has issues with backed up traffic and fast drivers. It is already hard to turn left onto Jack Oak to access our home. The top summit of the road is unsafe. You cannot gage the on coming traffic at times. Many motorists drive extremely fast up the grade. There is always a line of cars backed up even to the Helix Water district location waiting to go through traffic lights, get to HWY 8, get home from this direction every evening. Some motorist cut through Jack Oak to Cuesta Del Sol to Adlai to E Lakeview Road, this happens everyday. This causes extra noise, motorist speeding in the residential area which makes this very unsafe for the people living in this area.

} A2

By adding an additional 67 homes, that a minimum of 134-167.5 cars/motorist to the area. Increasing accidents, traffic and noise

2. Safety

Some areas on Jack Oak provide sidewalks, NO WHERE else on Cuesta Del Sol, Adlai or E Lakeview have sidewalks. We already have motorists driving on these streets speeding and cutting through without regard to the homes and people who live in the area. It is already a safety concern. There have been incidences already. Adding more homes to an area not designed for this population with increase accidents both for walkers and motorists. There is no safe area for children to walk to school, which is right down E Lakeview about a mile away. **AGAIN adding 67 more homes and people will increase the safety of the existing people there.**

} A3

3. Blasting and possible damage to our home, pool and underground utilities and killing exiting wildlife

What are the in-place procedures for the Blasting in an area that is in such a close proximity to exiting property, homes, buildings and pools? The movement of Mountains/hillsides that were made there by nature what are the consequences? Blasting can also damage any potential exiting water/gas lines that are already in place for Helix water district and Lake Jennings water reserve in that area, or even homes.

} A4

Is there a Blasting plan in place?

Who will be monitoring the operation? What are the methods for conducting a leakage survey?

Do we know what the radius is for the proposed blasting and the possible impacts caused by the seismic wave or vibration of the blasting operation? And what will be the mitigation actions to address issues?

This blasting is less then 5 miles away from all our homes.

Blasting is an inherently dangerous activity that can result in serious damage, accidents and injuries.

A4

Not only is there potential to damage our property but this will kill exiting vegetation and wildlife. The wildlife will be greatly impacted by the blasting and development. There are many species that call that location home and migrate through year in the area. This is an existing ecosystem (the proposed land of the project) There are many species of wildlife, plants and trees that help make the ecosystem thrive and grow. There is already a growth of pollution from the many motorist up Lake Jennings. When you add 67 homes and a new entry to those homes, you are breaking down the air, the surrounding ecosystem, and decreasing the quality of life for residents and the local wildlife. The rest of the area will be impacted by those homes, those extra cars, visitors, deliveries, the short cutters driving through..etc. More breathing issues with the dirt and dust, etc.. We need that ecosystem to continue to exist.

A5

4. Cuesta Del Sol Road --over usage

This road is already over used daily.. there are only 19 homes that are either on it or need it to access their homes. So average 38 cars would drive it per day but in reality it is probably 3-5x that a day. It is a short cut road all the people on Adlai use to access Lake Jennings road, it is used by all the from the Jack Oak (Lake Jennings Development) to access E Lakeview Road. Others use to cut through as a short cut or as a way to avoid the traffic to get to Old Highway 80.

It is full of potholes and broken edges. 19 home owners should not bare the burden of containing that road when so many more use it. And it shows. We all constantly fill the potholes as we can. Can you please make this a county road so it will be maintained properly?

A6

Thank you for your time and consideration

Damon and Kristina Luban (619)279-6607

From: Jan <btbw49@cox.net>
Sent: Sunday, March 19, 2023 6:30 PM
To: Gustafson, Nicolas
Subject: [External] concerns re :Green Hills ranch phase 2-Lakeside

I have a concern re the traffic that will increase through my neighborhood. I am having a hard time reading the map for where the roads that would go into/out of the project. One map looks like Phase 2 has an access to Lake Jennings Park Rd just before the crest of the hill. If they are able to turn left to go down the hill, all I see is many bad accidents. If they are able to turn right to go up the hill, I see a big issue with coming out of Lake Jennings Park Estates. The increasing traffic is already making it harder to get out of our development safely. With all the houses proposed, there will be more traffic. I am not sure if there will be access off of Adlai Rd. If there is, there will be a lot more traffic cutting thru of development than there already is. That means they would drive on Cuesta del Sol-which is a private road that is FULL of potholes and is not county maintained. Is the county taking it over and repaving it? There will be a lot of cutting through so more traffic thru our development. Already drivers don't stop-and often don't slow down even- at the intersection of Jack Oak Ln and Deanly St. on the way to Cuesta del Sol. There are so many near misses on that corner. It needs a stop sign. If I am incorrect on the traffic entrances and exits, please disregard this information. If I am correct, please take into consideration that there needs to be some upgrading of the traffic flow.

B1

Feel free to contact me if you have further questions.

Sincerely,

Janice Wirtz

619 443-5071

9481 Deanly St

Lakeside, CA 92040

From: Judy S. <judyscheuer@gmail.com>
Sent: Friday, May 5, 2023 12:48 PM
To: Gustafson, Nicolas
Cc: dahvia.lynch@sdcounty.ca.gov
Subject: [External] Greenhills Ranch Phase II

To: Nicolas Gustafson
County of San Diego
Planning & Development Services

May 3, 2023

Subject: Greenhills Ranch Phase II, PDS2016-SPA-16-001;
PDS2016-REZ-16-002; PDS2016-TM-5611;
LOG NO. PDS2016-ER-98-14-020B

Dear Sir:
I am writing to voice my objection to the proposed Mitigated Negative Declaration for the Greenhills Ranch project. As you are aware, an MND is defined as follows:

A Mitigated Negative Declaration (MND) is a ND prepared for a project when the initial study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed MND and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole of the record before the Lead Agency that the project, as revised, may have a significant effect on the environment.

C1

That this project claims there will be no significant environmental effect is unacceptable and irresponsible. Clearly it is an attempt to avoid a proper EIR and the attendant investigation into the potentially significant environmental impacts. Using explosives to alter the entire landscape is far from insignificant for this quiet rural community and its environment! There are other concerns as well that should be addressed in a standard EIR.

C2

One such concern is the very significant effect of the increased traffic on the area. The initial traffic study was done during the lockdown when traveling was extremely limited. This painted a false picture of the existing traffic patterns. Now that normal activities have resumed, the traffic is significantly higher than it was then. More homes have been added on Adlai Rd since then as well, which has increased the burden. Adlai Rd and Cuesta del Sol are not county-maintained roads. They are narrow, have no sidewalks and are not well maintained. Pedestrians on these roads are at risk as they are forced to walk in the roadway. Adding over 120 trips a day on Adlai Rd will make it even more dangerous. And it is not just the residents' vehicles traveling here. There are at least three heavy waste disposal vehicles moving on Adlai Rd & Cuesta del Sol during the week (one for trash, one for green waste and one for recyclables). And that number does not take into consideration that more than one waste disposal company is servicing the area! Adding at least 2 vehicles per household, at 63 homes, plus the waste disposal vehicle traffic needed to service those new homes, is very significant, both for the environment and in overburdening the inadequate roadways. The outlet onto Lake Jennings Park Road will not adequately funnel traffic off Adlai Rd either. Once the new residents discover the daily traffic jam that awaits them on Lake Jennings Park Rd, they will surely opt to use Adlai Rd instead. Lake Jennings Park Road already can have traffic backed up for nearly a mile during peak times of the day.

C3

Due to the significant impacts on the environment, air quality, traffic and other concerns, this development should NOT be allowed to skirt around the full process of an EIR. A new complete traffic study should be conducted on Adlai Road, Cuesta del Sol and Lake Jennings Park Road. The environmental impact and danger of blasting away the mountain

C4

behind Adlai Road should be investigated. The need for more housing should not be used as an excuse to overlook safety and environmental responsibility.

} **C4**

Respectfully submitted,
Judy Scheuer, Resident
13643 Cuesta del Sol, Lakeside

From: Gustafson, Nicolas
Sent: Thursday, April 20, 2023 4:05 PM
To: Ben
Cc: Williams, Clifton (SD); Chris Dahrling; Gustafson, Nicolas
Subject: PDS2016-SPA-16-001 Greenhills Ranch Phase II

Ben,
Thank you for your email. They will be responded to as part of the project’s response to public comments package, which will be included in the Planning Commission Hearing report.

If you have additional comments following your review of the project documents, please send those to me as well.

Thank you,
Nick

From: Ben <ben.lundeen@gmail.com>
Sent: Thursday, April 20, 2023 8:22 AM
To: Gustafson, Nicolas <Nicolas.Gustafson@sdcounty.ca.gov>
Subject: Re: [External] Greenhills Ranch

Nick,

The cut through traffic analysis does not seem to consider the heavy congestion in the evening which frequently backs up and stops on Lake Jennings Park Rd East bound past Jack Oak rd. People already cut through for this reason.

Perhaps the new planned roads will be accessible and divert the new housing traffic, assuming it’s two way?

Wondering about potential mitigation options in the Jack Oak neighborhood, gradual speed bumps etc?

Thx,
Ben Lundeen

} **D1**

On Wed, Mar 22, 2023 at 9:22 AM Gustafson, Nicolas <Nicolas.Gustafson@sdcounty.ca.gov> wrote:

Ben,

Public review starts March 23 through May 8. The weblink goes live tomorrow. The project will be listed at the top of the list. Let me know if you have issues accessing after noon tomorrow.

[California Environmental Quality Act Public Review \(sandiegocounty.gov\)](https://sandiegocounty.gov)

Thanks!

Nick

Nicolas Gustafson

Land Use / Environmental Planner 3

Land Development

County of San Diego | Planning & Development Services

[5510 Overland Avenue, Suite 310, San Diego, CA 92123](https://www.sdcgov.org/5510-Overland-Avenue-Suite-310-San-Diego-CA-92123)

nicolas.gustafson@sdcounty.ca.gov

(619) 323-7314

For local information and daily updates on COVID-19, please visit www.coronavirus-sd.com. To receive updates via text, send **COSD COVID19** to **468-311**.



From: Ben <ben.lundeen@gmail.com>
Sent: Wednesday, March 22, 2023 8:40 AM
To: Gustafson, Nicolas <Nicolas.Gustafson@sdcounty.ca.gov>
Subject: [External] Greenhills Ranch

Hi Nicolas,

Can you please send me some of the recent documentation for this project?

I live on Deany street and received the March notice however was unable to locate anything recent on the indicated website. Thank you.

Ben Lundeen

From: Greg Lambert <greg@lambertphoto.com>
Sent: Thursday, May 4, 2023 12:21 PM
To: Gustafson, Nicolas
Cc: Lynch, Dahvia; Lawson-Remer, Terra; Anderson, Joel
Subject: [External] Opposition to the Greenhill's Ranch project

Greg Lambert

13641 Cuesta Del Sol Lakeside Ca 92040

(619) 743-8888

greg@lambertphoto.com

Email to Nicolas.Gustafson@sdcounty.ca.gov

CC:

dahvia.lynch@sdcounty.ca.gov

Terra.Lawson-Remer@sdcounty.ca.gov

joel.anderson@sdcounty.ca.gov

May 3, 2023

Dear Mr. Gustafson

I am writing to express my opposition to the Greenhill's Ranch project Phase II, PDS2016-SPA-16-001; PDS2016-REZ-16-002; PDS2016-TM-561; LOG NO. PDS2016-ER-98-14-020B.

} E1

As a resident of the area, I am deeply concerned about the potential negative impact this project could have on our community.

Firstly, the project is located in a high-risk wildfire zone, with only two escape routes for over sixty homes, the escape routes are Lake Jennings Park Rd and the other is Adlai, a narrow unmaintained road. In the event of a major fire, evacuation would be extremely difficult and dangerous. This puts the lives of the residents at risk and is unacceptable.

} E2

In addition, the increased traffic to the area would have a significant impact on the quality of life and air quality of the community. The current traffic situation on Lake Jennings Park Rd is already backed up to the helix water company, and the addition of more vehicles from the Greenhill's Ranch project would only exacerbate the problem. This would lead to increased pollution and congestion, which would have a negative impact on the health and wellbeing of the community.

} E3

Furthermore, the blasting several times per day with 20 tons of explosives, which is planned as part of the project, is a major concern. The explosives would be in close proximity to homes and across from a mobile home park. This would put the residents of these homes at risk of shattered windows and added air and noise pollution, and as someone who suffers from asthma, I am particularly worried about the impact this could have on my health and the health of other vulnerable members of the community.

} **E4**

A full EIR is necessary to assess the potential environmental impacts of the Greenhill's Ranch project in Lakeside. The EIR should address issues such as wildfire risk, traffic and air quality impacts, biological resources, and community character, as well as evaluate the cumulative impacts of the proposed project in combination with other nearby developments.

} **E5**

In conclusion, I strongly oppose the Greenhill's Ranch project and urge you to reconsider this development. It poses significant risks to the safety, health, and wellbeing of the community and must be carefully evaluated and modified to ensure the protection of residents and the environment.

} **E6**

Thank you for your attention to this matter.

Sincerely, Greg Lambert

From: Heather Molchanoff <heather.molchanoff@gmail.com>
Sent: Thursday, May 4, 2023 5:44 PM
To: Gustafson, Nicolas
Subject: [External] New development in Lakeside

Good afternoon,

I hope you take into consideration ALL of the emails and concerns regarding this new development.

As a mom of 4, business owner and I am extremely concerned about the roads that are not maintained on Adlai, Adlai terrace and Cuesta del sol.

We have BUSY lives and need to be able to get out of our community fast and effectively. Adding in this new community without considering the commute seems preposterous.

Please consider the family's with lots of children, and the lack of safe roads to drive on.

Thank you
Heather Molchanoff

} **F1**

From: Gustafson, Nicolas
Sent: Monday, May 8, 2023 1:29 PM
To: Shawn Meyers; Chris Dahrling; Williams, Clifton (SD)
Subject: PDS2016-SPA-16-001 Greenhills Ranch Phase 2

Shawn,
Thanks for the call. To confirm, your comments are:

1. The project does not have easement rights across your property; and
2. The additional traffic trips would overburden any existing easement.

Thanks,
Nick

From: Shawn Meyers <shawn.meyers68@gmail.com>
Sent: Monday, May 8, 2023 8:53 AM
To: Gustafson, Nicolas <Nicolas.Gustafson@sdcounty.ca.gov>
Subject: [External] Re: PDS2016-SPA-16-001 Greenhills Ranch Phase 2

Nick,

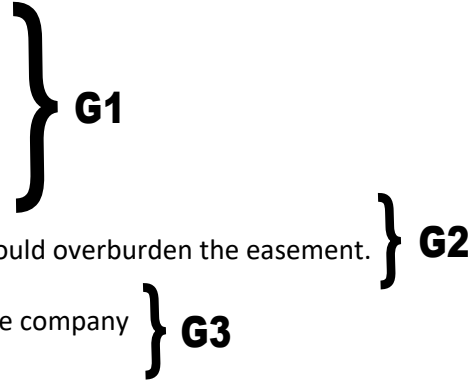
No my title company does not want to get involved at this time.

The two main issues I have is

1. I do not believe they actually have easement rights across my property.
2. Even if they did have easement rights, the additional 400+ cars a day would overburden the easement.

Either way we have an issue that would force me to file a claim with my title company

Shawn



California Department of Transportation



DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 709-5152 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov

May 8, 2023

11-SD -8
PM 21.82
Greenhills Ranch Phase II
MND/SCH#2023030619

Mr. Nicolas Gustafson
Land Use Environmental Planner III
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Dear Mr. Gustafson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration (MND) for the Greenhills Ranch Phase II located near Interstate 8 (I-8) and Lake Jennings Park Road in Lakeside. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the County of San Diego in areas where the County and Caltrans have joint jurisdiction to improve the transportation network and

H1

Mr. Nicolas Gustafson, Land Use Environmental Planner III

May 8, 2023

Page 2

connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

} H1

Caltrans has the following comments:

Traffic Impact Study

- A Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) should be provided for this project. Please use the Governor’s Office of Planning and Research Guidance to identify VMT related impacts.¹
- The TIS may also need to identify the proposed project’s near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.

} H2

} H3

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the County of San Diego, is encouraged.

To reduce greenhouse gas emissions and achieve California’s Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the County to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans’ goals and policies.

} H4

¹ California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

Mr. Nicolas Gustafson, Land Use Environmental Planner III

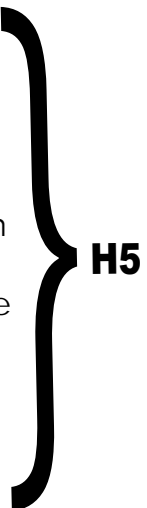
May 8, 2023

Page 3

Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

The County should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction.



H5

Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the MND that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to fencing, lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's draft Environmental Document.



H6

Mr. Nicolas Gustafson, Land Use Environmental Planner III

May 8, 2023

Page 4

Broadband

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of greenhouse gas (GHG) emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state’s transportation and climate action goals.

} H7

Right-of-Way

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans’ R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans’ R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing D11.Permits@dot.ca.gov or by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Mark McCumsey, LDR Coordinator, at (619) 985-4957 or by e-mail sent to Mark.McCumsey@dot.ca.gov.

} H8

Sincerely,

Hanwen Yi PE

Signed on behalf of

MAURICE A. EATON
Branch Chief
Local Development Review

From: Betty Nash <bnash1968@gmail.com>
Sent: Monday, April 24, 2023 6:45 PM
To: Gustafson, Nicolas
Subject: [External] Concerns about Greenhills Ranch Phase 2(log No.PDS2016-ER-98-14-020B)

I've lived in Lake Jennings Estates for 32 years.It's a group of about 64 homes east of this proposed new project.These are my concerns: } I1

1)The traffic on Lake Jennings Park Road has increased dramatically since we have lived here.People use Lake Jennings Park Road to take 67 to 52 West and head to 8 east and west.It is an extremely busy road especially at pick times.It's hard enough for us to get out through Jack Oak Road to Lake Jennings Park Road.One has to tun left extremely fast because of the visibility and speed of 55 mph the cars are going.Also turning right is a problem at peak times.They're backed up to Jack Oak Road.You need to count cars again and physically be there during different times.Your new proposed Greenhills Way seems like increasing problems on busy Lake Jennings Park Road. } I2

2)I'm concerned 63 plus cars are going to be coming through my development and increase traffic and how we get out of our dangerous exit on Jack oak Road to lake Jennings Park Road. } I3

3)I'm concerned about this new development increasing traffic down the private Adlai Road.It's extremely dark at night and some parts of this private road are in terrible condition. } I4

3)Also concerned about increased traffic on private road Cuesta Del Sol.This road is extremely poorly maintained with numerous dangerous pot holes.So if these new residents enter by Jack Oak Road or leaving their development it could be dangerous.Not lit up at night and very narrow. } I5

I know people want to make money but this proposed development is in a very unique area and needs to be looked at by how it will effect the safety of the people who have been living here for many years as well as the new residents.There will probably at least 124 more cars brought to this area with this development. } I6

Thank you
Betty and Leonard Nash
9466 Deanaly Street
Lakeside, Ca.92040

Sent from my iPhone

From: Dan Silver <dsilverla@me.com>
Sent: Wednesday, April 5, 2023 4:27 PM
To: Gustafson, Nicolas
Cc: White, Kendalyn; Talleh, Rami; Slovick, Mark; Susan Wynn; Jonathan Snyder; David Mayer; Karen Drewe; Michael Beck
Subject: [External] MND for Greenhills Ranch Phase 2PDS2016-SPA-16-001; PDS2016-REZ-16-002; PDS2016-TM-5611; LOG NO. PDS2016-ER-98-14-020B

April 5, 2023

VIA ELECTRONIC MAIL

Nicolas Gustafson
DPDS
5510 Overland Ave
San Diego CA 92123

RE: MND for Greenhills Ranch Phase 2PDS2016-SPA-16-001; PDS2016-REZ-16-002; PDS2016-TM-5611; LOG NO. PDS2016-ER-98-14-020B

Dear Mr Gustafson:

Endangered Habitats League (EHL) appreciates the opportunity to review this project from the biological and MSCP perspectives. We offer the following comments and would appreciate responses to our questions.

} J1

1) Regarding preserve design, the development footprint is generally sited in the least sensitive area and biological open space is properly configured adjacent to off-site habitat blocks. The off-site mitigation property is well chosen and would further consolidate preserve lands. Nevertheless, there is significant loss of coastal sage scrub habitat (over half is impacted). (California gnatcatchers and cactus wrens are not directly impacted.) There is also loss of 1/3 of the San Diego County Viguiera (*Viguiera laciniata*) on site. 100-ft limited building zones and fuel modification zones are large in size relative to the preserved areas and may not retain any substantial habitat value. This deserves additional attention.

} J2

What are the allowable uses within the limited building zone and fuel modification zone? How can residual habitat value be maximized? Can additional use restrictions and plant palette requirements be imposed? Can less aggressive thinning be employed consistent with CalFire recommendations?

2) From an MSCP compliance standpoint, we are concerned that substantial evidence is not provided for key findings.

} J3

a) "Clustering to the maximum extent permitted by County regulations shall be considered where necessary as a means of achieving avoidance."

} J4

Rather, lots are large, ranging from 1/4 to 1/2 acre. *Does the Specific Plan zoning process provide the ability to further reduce the lot sizes and avoid more coastal sage scrub?*

b) "Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO."

} J5

The finding implies that *mitigation ratio compliance* is grounds for maximal avoidance of BRCA. This is not correct. Meeting the ratios is a step which *follows* using site design to maximally avoid resources, and is not relevant to this required finding. As it stands, the finding is circular and conclusory, rather than quantitative or providing factual analysis. To say that a project is “good enough” is not a basis for finding that “every effort” has been made. *Why exactly are the lot sizes not smaller to further avoid BRCA? Why has the number of units not been reduced to further avoid BRCA?* A smaller footprint would allow pull back of the limited building and fuel modification zones and additional preservation of coastal sage scrub habitat.

} J5

Thank you for considering our comments and for the County’s long-standing commitment to MSCP assembly.

Yours truly,

Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
<https://ehleague.org>

From: Gustafson, Nicolas
Sent: Monday, May 8, 2023 11:43 AM
To: mary turano; Williams, Clifton (SD); Chris Dahrling
Subject: PDS2016-SPA-16-001 Greenhills Ranch Phase II

Mary Ann,

Thank you for your comments. They will be responded to as part of the project's response to public comments package, which will be included in the Planning Commission Hearing report, which will be available for review approximately 10 days prior to hearing.

Thank you,
Nick

Nicolas Gustafson

Land Use / Environmental Planner 3
Land Development
County of San Diego | Planning & Development Services
5510 Overland Avenue, Suite 310, San Diego, CA 92123
nicolas.gustafson@sdcounty.ca.gov
(619) 323-7314

For local information and daily updates on COVID-19, please visit www.coronavirus-sd.com. To receive updates via text, send **COSD COVID19** to **468-311**.



From: mary turano <maturano@sbcglobal.net>
Sent: Friday, May 5, 2023 8:40 AM
To: Gustafson, Nicolas <Nicolas.Gustafson@sdcounty.ca.gov>
Cc: Lynch, Dahvia <Dahvia.Lynch@sdcounty.ca.gov>; Anderson, Joel <Joel.Anderson@sdcounty.ca.gov>
Subject: [External] Greenhills Ranch

We are very concerned about the effect on our environment if Greenhills Ranch proceeds. The traffic study they did was during the covid shutdown. The road they are proposing will go right past our driveway and will go to Lake Jennings Road. This turn onto Lake Jennings with no traffic signal will be very dangerous. We request that a more realistic traffic study be performed. } **K1**

As the most affected by this new road, living on the north end of Audubon Road, we are strongly in favor of the gate which is planned so that we won't have all the traffic from Adlai going by our driveway as well } **K2**

We are also concerned about having the new homes directly above us, looking onto our property which is zoned Agricultural. } **K3**

The blasting could damage our home, create a lot of environmental dust and harmful materials in the air and of course, the noise would disturb and traumatize us and our animals. What would be done to mitigate damage to our homes and vehicles? } **K4**

We would like to be assured that we will have substantial trees as buffers between our property and the new homes and would prefer that there would be open space around us, rather than the homes directly above our house. } **K5**

We understand the state of CA wants to provide more housing but this development is not compatible with the surrounding area. Why not have more greenspace and build a smaller number of homes with larger lots? } **K6**

We demand a full EIR. This project would have a huge impact on us both during construction and after completion. } **K7**

Your serious consideration is requested.

Mary Ann Turano and David Tychsen
9438 Audubon Road
Lakeside, CA 92040



Setting Standards of Excellence in Public Service

Administration Office
7811 University Avenue
La Mesa, California 91942-0427
619-466-0585
helix@helixwater.org
hwd.com

May 8, 2023

Nicolas Gustafson, Project Manager
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

VIA ELECTRONIC MAIL ONLY

Subject: Greenhills Ranch Specific Plan Phase II; PDS2016-SPA-16-001; PDS2016-REZ-16-002; PDS2016-TM-5611; PDS2016-ER-98-14-020B

Dear Mr. Gustafson:

The Helix Water District ("HWD") has reviewed the above Draft Mitigated Negative Declaration, dated March 23, 2023, and provides the following comments:

Section XIII. NOISE

a) Generation of substantial temporary or permanent increase in ambient noise:

The project site is located immediately adjacent to the HWD R.M. Levy Water Treatment Plant ("Plant"), which treats imported and locally sourced water, and results in potable water deliveries throughout east San Diego County. As part of this operation, the District has employees at the Plant monitoring and operating the system 24-hours a day, seven days a week. HWD will rely on the full compliance with MM NOI-1a to avoid interference with the critical operations of the Plant.

This comment should be applied in every instance throughout the Draft MND where reference is made to mitigation of temporary construction impacts, including but not limited to MM NOI-1a; NOI-1b; MM NOI-2; MM NOI-3; and MM NOI-4.

L1

b) Generation of excessive groundborne vibration or groundborne noise levels:

The description of potential impacts and suggested mitigation measures fail to specifically contemplate the impacts of ground shaking activities on the Plant and the highly sensitive equipment and instrumentation utilized in the treatment process. The Helix Water District requests that blasting be prohibited unless the applicant can demonstrate that mitigation measures can be implemented to eliminate the risk to District facilities.

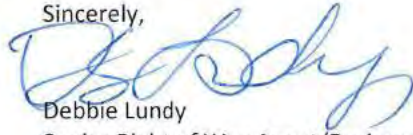
L2

Board of Directors
Kathleen Coates Hedberg, President
Daniel H. McMillan, Vice President
Andrea Beth Damsky, Division 2
Mark Gracyk, Division 3
Joel A. Scalzitti, Division 5

This comment should be applied in every instance throughout the Draft MND where reference is made to mitigation of temporary construction impacts, including but not limited to **MM NOI-2; MM NOI-3; and MM NOI-4.**

} **L2**

Sincerely,



Debbie Lundy

Senior Right of Way Agent/Environmental Analyst

cc: Luis Valdez, Director of Water Quality/System Operations; Tim Ross, Director of Engineering- HWD



San Diego County Archaeological Society, Inc.

Environmental Review Committee

12 April 2023

To: Mr. Nicolas Gustafson
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Draft Mitigated Negative Declaration
Greenhills Ranch Phase II
PDS2016-SPA-16-001, PDS2016-REZ-16-002, PDS2016-TM-5611,
Log No. PDS2016-ER-98-14-020B

Dear Mr. Gustafson:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DMND, initial study, and the cultural resources survey report provided via the department's website, we agree with the recommended mitigation program as defined in the DMND.

We appreciate participating in the environmental review process for this project.

} M1

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: Laguna Mountain Environmental
SDCAS President
File

Law Office of Abigail Smith
A Professional Corporation

2305 Historic Decatur Road, Suite 100, San Diego, CA 92106

ABIGAIL A. SMITH, ESQ.
EMAIL: ABBY@SOCALCEQA.COM
TELEPHONE: (951) 808-8595

VIA E-MAIL ONLY

May 8, 2023

County of San Diego
Attn: Nicolas Gustafson, Planner
Planning & Development Services
5510 Overland Avenue, Suite 310
Nicolas.Gustafson@sdcounty.ca.gov

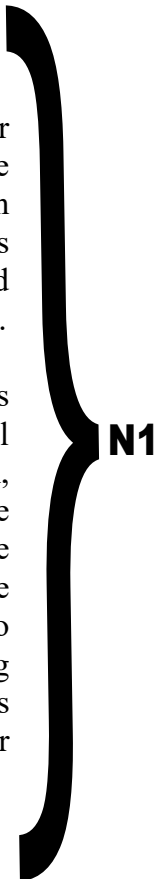
Re: **Greenhills Ranch Phase II Project including Specific Plan
Amendment (PDS2016-SPA-16-001), Zone
Reclassification/Rezone (PDS2-16-REZ-002), Tentative Tract
Map (PDS2016-TM-5611), Mitigated Declaration – Public
Comments**

Dear City of San Diego Planning and Development Services Department:

Please accept this letter on behalf of local residents and the Lakeside Homeowners for Responsible Development regarding the Greenhills Ranch Phase II development project (“the Project”). The Project is an application by Atlas Investments to amend the Greenhills Ranch Specific Plan (“GRSP”) to subdivide a 36.03-acre mostly vacant and natural site into 76 lots including 63 single-family lots.¹ The Project site is located north of the intersection of Adlai Road and Audubon Road in the Lakeside Community Plan Area, in unincorporated San Diego County.

The Project involves the development of a suburban “tract-style” development with lots ranging from 5,119 square feet to 11,5768 square feet in size. Due to the topography and natural features of the site, a massive amount of earthwork is required for the proposed development plan, including grading, excavating, and filling as well as “blasting” of hard rock at high elevations. The site’s sensitive topography consists of large hills and slopes. Slopes on and adjacent to the site range between nearly sea level to 70% and on-site elevations range between 575 to 780 feet. The Project includes off-site improvements to provide vehicle ingress/egress for residents. Access to the site will be provided via Adlai Road, a private road, as well as a new private road connecting to Lake Jennings Park Road to the east. Surrounding uses include existing residences on all sides of the Project site including some immediately adjacent to proposed lots on the south side. Four existing residences that are not part of the GRSP will be surrounded by the Project development. The site is maximized with development excluding those portions that cannot be developed per

¹ Because the Project removes two existing homes, the “net gain” is 61 residential lots.



the County’s Resource Protection Ordinance (“RPO”) because of very steep slopes. } N1

Based on our review of the proposed Mitigated Negative Declaration, we urge the County to require the preparation of an Environmental Impact Report (“EIR”) for the Project pursuant to the California Environmental Quality Act (“CEQA”) (Public Resources Code, section 21000 *et seq.*). As discussed below, further analysis and mitigation of the Project’s potentially significant environmental impacts is necessary before the Project can be legally approved.

N2

Reliance on a Mitigated Negative Declaration is Improper Where The Project Presents Significant and Unmitigated Environmental Impacts and There Is The Need for Additional Environmental Analysis and Mitigation

The record indicates that the Mitigated Negative Declaration (“MND”) and supporting Initial Study are legally inadequate and an EIR is required for the Project. CEQA requires the preparation of an EIR for any project that *may* have significant adverse effects on the environment. (Cal. Public Resources Code § 21151.) “Said another way, if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect.” (State CEQA Guidelines, §15064 (f)(1).) The Project meets these standards as discussed herein.

N3

Additionally, an MND is only appropriate when revisions in the proposed project “would avoid the effects or mitigate the effects to a point where *clearly* no significant effects would occur, and [t]here is *no* substantial evidence, in light of the whole record before the agency, that the project as revised *may* have a significant effect on the environment.” (State CEQA Guidelines, § 15070 (b) [emphasis added].) The Project’s MND and supporting Initial Study do not demonstrate that significant impacts are mitigated to a point where “clearly no significant effects would occur.” And, in many important respects, the MND and Initial Study do not provide sufficient information by which the County can make an informed decision about the environmental consequences of the Project. The initial study must disclose the *factual basis* for the County’s finding that an EIR is not required. (State CEQA Guidelines, § 15063 (c)(5); *see, Lighthouse Field Beach Rescue v. City of Santa Cruz* (2005) 131 Cal.App.4th 1170, 1200.).

A. Aesthetic and Visual Resources

The record supports a “fair argument” of significant Project impacts to visual resources including sensitive and protected landforms. The Project will entail massive grading, blasting, and alterations to existing landforms to allow for the housing tract. The visual environment will be dramatically and irreversibly altered with urban uses compared to its current natural state of steep hills and valleys. The Project consequently represents an “adverse change” to the existing environment within the meaning of CEQA. The proposed landscaping “mitigation” is woefully inadequate because it does not offset the permanent loss of these sensitive resources.

N4

The Initial Study’s visual simulations depict mature landscaping when there is no assurance that such landscaping will be present in the foreseeable future. For instance, the planting of 24-inch box trees will not shield new homes from views in the shorter term. There is also no assurance that

N5

individual homeowners will maintain existing landscaping as depicted on the landscape plan. In other words, the landscaping will be installed on individual lots in many cases, meaning that the effectiveness of the “mitigation” depends on individual homeowners or perhaps the homeowner’s association, which cannot be assured.

N5

Visual simulations are inadequate where they do not include simulations from existing homes including those that will be surrounded by the Project site (located approximately between proposed Lots 63-57 and 34-38) or those immediately south of proposed Lots 6-15. Visual simulations with respect to areas to the south of the Project site, and those surrounded by the Project site, are provided from a very far distance, not from the locations that will be most affected by the Project. Simulations must be provided from existing homes including those immediately adjacent to the Project’s new two-story homes which are at higher elevations than the existing homes. The Initial Study acknowledges that “proposed homes would be visible from lower elevation residential areas south of the site.” (IS p. 7.) Yet there are no visual simulations (“before and after”) to show how the Project will impact (*i.e.*, “change”) viewsheds from the existing homes. Further mitigation for significant visual impacts could include modifying current plans to build only one-story homes on lots adjacent to existing homes. This would increase the effectiveness of the landscaping “mitigation” and reduce visual impacts overall. The Initial Study states,

N6

Item 6 requires residences to be restricted to one-story with a maximum height of 20 feet on lots 1-3, 5, 6, 8, 9, 11, 13, and 14. These lots comprise 10 of the 15 lots that face the residential areas to the south along Adlai Road. (IS p. 7)

Feasible and appropriate mitigation must include restricting *all* the lots facing Adlai Road to one-story.

The record lacks specific information about the Project’s impacts to existing landforms and rock outcroppings. There are no photographs of the Project site in its natural state other than from the far distances provided from the three vantage points. The site has steep slopes, mountain peaks, valleys, rugged terrain, unique rock outcroppings and other landforms that are not shown. Further analysis of impacts to visual resources is necessary including but not limited to simulations that adequately show “before and after” images of the areas where removal of the existing landforms will occur, including the peaks up to 800 feet. Also, there is no mitigation for the permanent removal of rock outcroppings or existing landforms. The removal of these visual resources must be considered a significant impact of the Project.

N7

This approach is consistent with County of San Diego General Plan Policy COS-9.2 which states that development shall be required to minimize impacts to unique geological features. The Initial Study does not reference this policy. The Initial Study does not mention or evaluate the Project pursuant to General Policies pertaining to preservation of visual resources, *e.g.*, COS-11.1, COS-11.3, or COS-12.1, COS 12.2 or COS-13.1. COS-11.3 for instance states that development shall be required to “minimize visual impacts” through “creative site planning, integration of natural features into the project, appropriate scale, materials, and design to complement the surrounding natural landscape, minimal disturbance of topography.” The Project does not propose to preserve existing natural features such as rock outcroppings and it does not propose avoidance of natural areas except

N8

where required by County regulation. } **N8**

Further analysis is needed with respect to viewsheds from “scenic highways” near the Project site. According to the General Plan², a “scenic highway can pertain to any freeway, highway, road, or other vehicular right-of-way along a corridor with considerable natural or otherwise scenic landscape.” Here there are no visual representations from roadways to the east of the Project site, for instance, from Old Highway 80, which may be required by the General Plan. *See*, General Plan Table COS-1. } **N9**

The Initial Study also does not disclose that the Project is located in a Resource Conservation Area under the Lakeside Community Plan³. This area is described under that plan as containing unique and important visual resources. } **N10**

Finally, while the Initial Study states that the Project relies on “mitigation” for significant impacts to visual resources, namely the landscaping plan, there does not appear to be any mitigation proposed (no mitigation measures are listed in the Initial Study). CEQA requires that all mitigation measures be adopted and be made enforceable through a mitigation program to ensure they are actually implemented. } **N11**

B. Land Use Impacts

The Initial Study selectively and loosely discusses some the County’s development code provisions relevant to the Project, such as the hillside grading ordinance, but the Initial Study simply states, without accompanying analysis, that no impacts will occur because these regulations will be complied with. In accordance with CEQA, the agency must perform *analysis* or provide factual documentation to support the ultimate conclusions of the Initial Study. Moreover, the Initial Study ignores relevant General Plan policies⁴ applicable to the Project that serve environmental purposes. Relevant General Plan land use policies include those mentioned in this letter pertaining to land use, greenhouse gas emissions (“GHGs”), noise, traffic and others. The lack of analysis regarding relevant and applicable land use policies renders the Initial Study inadequate on an informational basis. Further analysis through an EIR is needed. } **N12**

The Project’s avoidance of development in certain “steep slope” areas in compliance with the County’s Resource Protection Ordinance (RPO) does not negate the potential for impacts with respect to other areas of the Project site which are *also* sensitive in nature in terms of having diverse and unique landforms. CEQA requires analysis of a Project’s environmental impacts regardless of compliance with existing regulations that may or may not be a complete plan of “mitigation” for the particular project at issue. } **N13**

The Initial Study does not discuss the zoning changes presented by the Project. Ostensibly the Project is proposing smaller setbacks relative to some lots, thus creating potential } **N14**

² <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>

This hyperlink, and its contents, are fully incorporated herein by reference, and the contents of the hyperlink are summarized in this letter.

³ https://www.sandiegocounty.gov/pds/docs/CP/Lakeside_CP.pdf

conflict with the zoning code. Yet there is no disclosure or analysis of this land use issue. } **N14**

Finally, it is not clear that the Project is conformance with the Lakeside Community Plan in terms of preservation of open space⁵. It is unclear whether the 2 HOA lots are included within the 3 open space lots for purposes of satisfying “open space” requirements. Moreover, it is unclear if the “open space” is for the public’s benefit or if some of it is for private use. Also, Initial Study does not discuss the policies of the Lakeside Community Plan that are applicable to the Project, including, for instance, Circulation Policy 4 regarding public transportation. There is no indication that the Project will provide access to public transportation thus helping to decrease the Project’s vehicle miles traveled (“VMT”), contrary to County policies aimed at reducing VMT.

N15

C. Air Quality and Energy

The Project’s air quality analysis is based on implementation of several “design features.” These design features must be adopted through the CEQA mitigation program to ensure they are enforceable. For instance, the construction air quality analysis assumes that “Tier 4 equipment” will be used but there is no guarantee that only Tier 4 will be used as this regulation applies to purchase of new equipment. The same is true of “energy” measures which are framed in terms of “design features” rather than mandatory and enforceable requirements per CEQA.

N16

D. Greenhouse Gas Emissions

As with air quality and energy measures, all GHG measures must be adopted through the CEQA mitigation program including measures restricting the use of natural gas and requiring the installation of solar energy panels. Some of the GHG measures are also impermissibly written so that they are not enforceable such as the Initial Study’s statement that the Project “will also look to get power from the community choice power program, that consists of 50 percent renewable power.” Most notably the Project does not take steps to reduce VMT, which is significant because mobile emissions are the most significant contributor to GHGs. The MND asserts the Project has a less than significant impact from VMT, though it fails to incorporate any measures that reduce VMT in practice.

N17

The conclusions with respect to air quality and GHG impacts are based on the claim that impacts are less than what would be allowed under the General Plan buildout scenario. In other words, the claim is that the applicant is permitted 148 units based on the size of the property under current General Plan designations and development regulations. However, the Project is not

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⁵ SPECIFIC PLAN AREA (SPA) 6 - AKSYN

The Aksyn SPA consists of approximately 100 acres located west of Lake Jennings Park Road and east of Lakeview Road. The project shall be developed according to the following criteria.

1. Overall density shall not exceed 1.6 dwelling units per acre.
2. At least 60% of the site shall be preserved in open space.
3. The developed portions of the site shall not exceed an overall gross density of 4.3 dwelling units per acre.

permitted to build over a portion of the site pursuant to the RPO which prohibits development in these areas because of very steep slopes. The Project builds over all areas which *are* developable. Thus the Initial Study presents a distorted view of the Project’s impact to the environment as the Project’s impacts should be assessed in view of the Project being a new source of GHG emissions. The Project should not be compared to an imaginary development scenario.

N18

Statements in the Initial Study with respect to Project consistency with the County’s General Plan as well as State and regional plans with respect to the reduction of GHGs are conclusory. Alleged compliance with one or two selected policies does not eliminate the need to evaluate consistency with applicable plans in their totality. For instance, the Project does not evaluate conformance with the County of San Diego’s Climate Action, including the “26 strategies” to reduce GHGs. *See id.* The County states on its website that pending the adoption of the new CAP that it will continue to implement these 26 strategies.⁶ As mobile sources are the greatest source of GHG emissions in the County⁷, the Project must implement measures to reduce VMT in particular. VMT strategies include measures to reduce reliance on passenger vehicles such as creating public transit opportunities.

N19

E. Noise Impacts

Noise mitigation measures including MM NOI-1a, MM NOI-2, MM NOI-3 and MM NOI-4 are uncertain, deferred, and unenforceable within the meaning of CEQA.

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The conclusions that the Project will result in less than significant construction noise impacts, particularly with respect to rock crushing and blasting, is based on the development of future noise mitigation plans. This constitutes improper deferral of mitigation under CEQA. For instance, the noise study states that if the “rock drill” is located within 200 feet of any noise receptor that a “specific mitigation plan” should be developed. It is unclear why a mitigation plan cannot be developed presently, prior to project approval. After Project approval, it will be too late for the public or anyone to comment on the adequacy of the mitigation plan. Under CEQA there must be a valid reason why a mitigation measure is “deferred.” According to the Initial Study it is “likely” a noise barrier will be needed, so it is appropriate to develop the mitigation plan now. Other mitigation is uncertain and unenforceable. For instance, the “temporary noise barrier” referenced in NOI-1b *may* be installed if a complicated set of conditions is met, with decisions being made in real time in the field, outside the public review process; alternatively, it may be disregarded entirely “to the satisfaction of the Director of PDS.” This does not amount to an enforceable mitigation program. It is clear from the available information that noise impacts are likely to be significant and very disruptive during construction periods including the “blasting” that must occur. A complete and enforceable plan for mitigation must be proposed presently.

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The noise study does not determine that construction noise impacts will be less than significant even with utilization of mitigation measures including a temporary noise barrier. Rather, the noise analysis states that construction noise is “anticipated” to be less than 75 decibels with the

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⁶ <https://www.sandiegocounty.gov/content/sdc/sustainability/climateactionplan.html>

⁷ <https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/cap/publicreviewdocuments/PostBOSDocs/San%20Diego%20County%20Final%20CAP.pdf>

incorporation of an 8-foot barrier. There is an overall lack of project-specific analysis to support the conclusions of the Initial Study as to construction noise. Moreover, there are numerous assumptions in the noise study about the locations of equipment, the timing of equipment operation, etc., that make it difficult if not impossible to determine that impacts are less than significant. As such the record indicates at least a “fair argument” of significant construction noise impacts absent more analysis and information. The Initial Study confirms that grading equipment will be located adjacent to occupied properties. Hence it is imperative that all noise producing activities be fully evaluated and mitigated pursuant to CEQA at the time of Project approval, not later when the public will be foreclosed from commenting on the information.

N22

There is no analysis of Project construction or operational noise impacts on existing or future open space/conservation areas. See General Plan Noise Element.⁸ As the General Plan notes, noise can be damaging and disruptive to wildlife that live and breed in open space conservation areas.

N23

F. Wildland Fire/Evacuation Safety Risk

The Project’s “fire protection plan” (FPP, Appendix I) is dated July 2009 with updates in 2016 and 2018. This plan is outdated and must be revised pursuant to current information and industry standards regarding the evaluation of wildland fire risk and evacuation issues. The Project site is “located along a ridge in a High Fire Hazard Severity Zone.” Notwithstanding, the Project fails to evaluate fire evacuation issues and fails propose to any wildfire mitigation. The Initial Study’s conclusory statement that the Project will not impede goals or policies of a regional evacuation plan says nothing of the Project’s impacts to local roadways and how the Project with its added density and population creates additional risk to existing residents in terms of evacuation times during a major fire event.

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N25

The FPP discusses fire safety risk with respect to Project residents. The FPP does not address the issue of evacuation of Project residents combined with the evacuation of homeowners in the vicinity of the Project site. As wildfires are unpredictable in nature, the County must prepare a project-specific traffic evacuation analysis that provides detailed information, to include, for instance, how many vehicles can be expected to evacuate under existing conditions assuming a mass evacuation (the Initial Study does not disclose how many residents are anticipated to occupy the Project); how many vehicles the Project will add to evacuation scenarios; how much additional time this will add to anticipated evacuation times per any existing plans; the expected path(s) of evacuation vehicles; and how much time can be expected to be needed to evacuate along existing routes considering roadway capacity during a mass evacuation. Also, it must be assumed for purposes of the analysis that one or more roadways may not be available during a wildfire event, meaning that the analysis must be assume all vehicles will utilize one roadway at a time. The evacuation analysis must be include suggestions for contingency options for Project residents. In short, an evacuation model must be performed. And there must be a community evacuation plan for Project residents that adequately addresses evacuation safety impacts to the *community at large*.

N26

⁸ <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/NoiseElement.pdf>

County of San Diego
Greenhills Ranch Phase II Project MND – Public Comments
May 8, 2023

The Initial Study fails to disclose or evaluate Project consistency with numerous General Plan policies regarding fire risk impacts.⁹ The Project adopts not a single specific mitigation measure for fire safety risk (*see*, General Plan Policy S-4.6), although the FPP contains specific recommendations for mitigation measures. (FPP p. 20-25). These measures must be adopted for *fire safety* impacts not under a separate heading that ostensibly avoids a finding of significance in another impact area. } **N27**

Conclusion

Based on the foregoing, we urge the County to require preparation of an EIR for the Project. } **N28**

Sincerely,



Abigail Smith
Attorney

⁹ <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/SafetyElement-Aug2021.pdf>



U.S. FISH AND WILDLIFE SERVICE
 Carlsbad Fish and Wildlife Office
 2177 Salk Avenue, Suite 250
 Carlsbad, California 92008



CALIFORNIA DEPARTMENT OF
 FISH AND WILDLIFE
 South Coast Region
 3883 Ruffin Road
 San Diego, California 92123

In Reply Refer to:
 FWS/CDFW-23-0078309-HCP_SD

May 8, 2023
Sent Electronically

Nicolas Gustafson
 County of San Diego
 Planning and Development Services
 5510 Overland Avenue, Suite 110
 San Diego, California 92123
Nicolas.Gustafson@sdcounty.ca.gov

Subject: Joint Response to the Mitigated Negative Declaration for the Greenhills Ranch
 Phase II Project, County of San Diego (SCH# 2023030619)

Dear Nicolas Gustafson:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), jointly the Wildlife Agencies, have reviewed the Mitigated Negative Declaration (MND) for the Greenhills Ranch Phase II Project (Project). The comments provided in this letter are based on information provided in the Initial Study and MND; meetings and discussions with San Diego County (County) staff and representatives of Atlas Investments, LLC and Vance & Associates (Applicant), including a site visit on April 20, 2023; our knowledge of sensitive and declining species and their habitats in the region; and our participation in regional conservation planning efforts, including the County of San Diego's Subregional Multiple Species Conservation Program (MSCP). We have identified potential effects of this Project on wildlife, sensitive habitats, and regional planning efforts.

The primary concern and mandate of the Service is the protection of fish and wildlife resources and their habitats. The Service has the legal responsibility for the welfare of migratory birds, anadromous fish, and threatened and endangered animals and plants occurring in the United States. The Service also is responsible for administering the Federal Endangered Species Act of 1973, as amended (16 U.S.C. 1531 *et seq.*), including habitat conservation plans developed under section 10(a)(2)(A) of the Act.

The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA; §§ 15386 and 15381, respectively) and is responsible for ensuring appropriate conservation of the State's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (Fish and Game Code § 2050 *et seq.*) and other sections of the Fish and Game Code. The Department also administers the Natural Community Conservation Planning (NCCP) program. The County participates in the NCCP program through implementation of their MSCP Subarea

Nicolas Gustafson (23-0040670-HCP_SD)

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Plan (SAP), also referred to as the South County MSCP (SC MSCP), and development of its draft North and East County Subarea Plans.

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Location and Description

The proposed Project consists of a Specific Plan Amendment to amend the Greenhills Ranch Specific Plan (GRSP) to include development specifications and regulations for phase II of the GRSP, a rezone to add the “D” Special Area Regulation to require a Site Plan, and a tentative map to subdivide the 36.06-acre site into 76 lots. These lots include 63 clustered, single-family residential parcels. The subdivision includes brush management, a private street system, horse/hiking trail, and dedication of 18.64 acres of biological open space. Access to the site would be provided by Audubon Road and from a new road off Lake Jennings Park Road.

The proposed Project occurs within the plan boundary of the SC MSCP. The Project site is located north of the intersection of Adlai Road and Audubon Road in the Lakeside Community Plan area, within the unincorporated County of San Diego. Open space and residential uses developed as a part of Greenhills Ranch Phase I occur northwest of the Project site. Residential development is located directly to the south and east and open space also occurs west of the site. A water filtration plant operated by the Helix Water District is located just northeast of the site.

The Project site is predominantly comprised of Diegan coastal sage scrub (25.76 acres) and Riversidian upland sage scrub (0.98 acre) habitat with an additional 9.88 acres of disturbed or developed land. The site is within the Lake Jennings/Wildcat Canyon Core Area, an existing regional core within the County’s SC MSCP and is within an area designated as Pre-approved Mitigation Area per the SC MSCP. Sensitive species detected within the site and surrounding area include coastal California gnatcatcher [*Polioptila californica californica*; gnatcatcher; federally listed threatened, Department Species of Special Concern (SSC)] and coastal cactus wren (*Campylorhynchus brunneicapillus sandiegensis*, SSC).

02

Based on the jurisdictional delineation, approximately 0.04 acre (942 linear feet) of non-wetland waters (ephemeral stream channels) under the Department, U.S. Army Corps of Engineers, and Regional Water Quality Control Board jurisdiction are found within the study area.

We offer the following comments and recommendations to assist the County in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources and to ensure that the Project is consistent with the SC MSCP, federal and state endangered species laws/regulations, and ongoing regional habitat conservation planning efforts:

1. **Analysis of Permanent Impacts.** Figure 4 of the Biological Resources Addendum for the Project depicts several areas on site as “Impact Neutral Open Space” consisting of coastal sage scrub and Riversidian sage scrub habitat. After Project construction, these neutral open space areas—both within and outside of the San Diego Gas and Electric easements—will not retain their original biological value due to edge effects from adjacent development and increased recreation resulting from proposed hiking and riding trails; therefore, the Wildlife Agencies recommend that these areas be treated as permanent impacts and mitigated in accordance with the SC MSCP. Priority for

03

Nicolas Gustafson (23-0040670-HCP_SD)

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mitigating impacts in these areas should be given to lands contiguous with the proposed on-site and off-site biological open space.

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- 2. **Impacts to Biological Resource Core Area (BRCA) and Lakeside Linkage.** The Project is within Biological Resource Core Area 9 (Lake Jennings/Wildcat Canyon) at the boundary of the Biological Linkage H (Lakeside Linkage) as described in the MSCP. As such, the proposed development has the potential to impede a valuable wildlife corridor. The County of San Diego Biological Mitigation Ordinance (BMO) Section 86.508 defines a linkage as an area of land which supports or contributes to the long-term movement of wildlife and genetic material. The focus of the core area and linkage are to support connectivity and breeding for gnatcatcher and coastal cactus wren, both of which were observed in the project site.

} 04

Given the importance of the project site for the SC MSCP preserve design, the Wildlife Agencies recommend the project strive for a minimum of 75 percent conservation to adequately retain the function of the linkage as it connects to the core area by providing adequate live-in breeding and foraging habitat for resident species, particularly gnatcatcher. The 75 percent conservation target is consistent with guidance for important linkage areas in the MSCP (gnatcatcher in Table 3-5). Greater conservation will appropriately conserve vegetation that contributes to a key linkage/core area in the greater San Diego region.

} 05

- 3. **Management of Biological Open Space.** The on-site and off-site biological open space areas are located within the BRCA. As previously stated, this area is vitally important to the continued ecological function of the MSCP Preserve. Additionally, suitable cactus wren habitat exists on site and adjacent to the Project area. The biological open space areas should be managed and monitored for the protection of gnatcatcher and cactus wren and the habitats they occupy. We request that Mitigation Measure Biology 1 (MM BIO-1) be conditioned such that the Wildlife Agencies have the opportunity to review and approve the Resource Management Plan to support the County’s efforts in providing high-quality, “live-in” habitat for these species.

} 06

- 4. **Nesting Bird Avoidance.** MM BIO-2 and MM BIO-7 do not appropriately address avoidance or minimized impact to nesting migratory birds. The Wildlife Agencies recommend combining MM BIO-2 and MM BIO-7 and including specified avoidance buffer distances.

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MM BIO-2 and MM BIO-7 indicate avoidance shall be implemented during the nesting/breeding season by not clearing any habitat that supports active nests between February 15 through August 31, but do not specifically indicate appropriate nesting buffers or surveys. Additionally, MM BIO-2 indicates that clearing may occur during nesting season if a monitoring biologist surveys within 72 hours of scheduled clearing, and, if nesting is observed, avoidance will be implemented until the nesting is completed.

} 08

Nicolas Gustafson (23-0040670-HCP_SD)

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If avian avoidance occurs as currently described, impacts to avian species may be in violation of California Fish and Game Code sections 3503, 3503.5, and 3513 by causing the incidental loss of fertile eggs or nestlings, or activities that lead to nest abandonment. The Wildlife Agencies suggest that the MND be amended to include the following language:

“To avoid any direct impacts to migratory birds protected under the Migratory Bird Treaty Act, removal of habitat that supports active nests in the limits of grading or fuel modification zones should occur outside of the breeding season for these species (February 15 through August 31). In lieu of avoidance of the breeding season, a nesting bird survey shall be conducted 72 hours prior to impact completed by the monitoring biologist. If an active nest is discovered, it shall be avoided until nesting is confirmed completed by implementing the following avoidance buffers: 100 feet for passerines; 300 feet for listed bird species; and 500 feet for raptors.

Additionally, if an active nest is discovered, the monitoring biologist shall continue to monitor and conduct survey “sweeps” daily, flagging or staking the appropriate buffer, until the nest is deemed no longer active by the biologist.”

08

The following comment is specific to the Department:

1. According to Figure 6 of the MND, approximately 942 linear feet of jurisdictional non-wetland ephemeral waters are located within the Project area’s impact neutral open space.

The Department has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the Project applicant (or “entity”) must provide written notification to the Department pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, the Department determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. The Department’s issuance of a LSAA for a project that is subject to CEQA will require CEQA compliance actions by the Department as a Responsible Agency. Whether an LSAA is required to satisfy the requirements of Fish and Game Code section 1600 *et seq.* can only be determined at the time a formal notification package is submitted to the Department.

09

If Project activities may affect the hydrological features of such drainages, an LSAA notification may be appropriate. We encourage the County to consult further with the Department regarding the possible submittal of an LSAA Notification package.

Nicolas Gustafson (23-0040670-HCP_SD)

5

Thank you for the opportunity to comment on the MND. We are available to meet with the County and the project proponent if you have any questions regarding this letter or would like to discuss potential approaches to addressing our comments. To coordinate with the Wildlife Agencies on this project, please contact [Eric Porter](#)¹ of the Service, or [Alex Troeller](#)² of the Department over electronic mail.

} 010

Sincerely,

SUSAN
WYNN

Digitally signed by
SUSAN WYNN
Date: 2023.05.08
11:13:39 -07'00'

For: Jonathan D. Snyder
Assistant Field Supervisor
U.S. Fish and Wildlife Service

DocuSigned by:

David Mayer
D700B4520375406...

David A. Mayer
Environmental Program Manager
California Department of Fish and Wildlife

¹ Eric_Porter@fws.gov

² Alexandra.Troeller@Wildlife.ca.gov

From: Peter Andersen <westone47@gmail.com>
Sent: Sunday, April 30, 2023 11:36 AM
To: Gustafson, Nicolas; Lynch, Dahvia; Lawson-Remer, Terra; Anderson, Joel
Subject: [External] Request for full EIR on Greenhill Ranch Project
Attachments: Sierra Club Greenhills Ranch letter.docx

Dear Mr. Gustafson:

Please find attached the Sierra Club request for full EIR on Greenhills Ranch Project. We think this is important to examine the full environmental impact of this development.

} P1

Cheers

Dr. Peter Andersen, Vice Chairperson
Conservation Committee
Sierra Club San Diego



SIERRA CLUB

SAN DIEGO CHAPTER

8304 Clairemont Mesa Blvd., Ste 101 • San Diego, CA. 92111
TEL: 858-569-6005 • FAX: 858-569-0968
<http://sandiego.sierraclub.org>

via email to:

Nicolas.Gustafson@sdcounty.ca.gov

CC:

dahvia.lynch@sdcounty.ca.gov

Terra.Lawson-Remer@sdcounty.ca.gov

joel.anderson@sdcounty.ca.gov

April 28, 2023

Dear Mr. Gustafson:

Sierra Club San Diego has reviewed the environmental documents for the Greenhill’s Ranch, phase 2 Project (hereafter “Project”) and strongly requests that a full EIR be conducted instead of a mitigated negative declaration.

} P2

There are numerous concerns regarding this project that can only be thoughtfully addressed and discussed with a full EIR.

Climate Change. The proposed project will produce huge amounts of Greenhouse Gas (GHG). Building another sprawl project violates the county’s climate goals and violates SB 743 which the county has agreed to implement. The county is committed to adding units in infill areas not in a greenfield like the Greenhills Ranch Project. Building in this area will result in vehicle miles travelled and the corresponding GHG that will damage the climate reduction goals of the County of San Diego. The current environmental review clearly states that the county shall: “Achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent)”. No such analysis is shown in the

} P3

current Environmental Review for this Project. As an EIR would clearly show this Project greatly exceeds that average VMT of San Diego County. } P3

Wildfire: The project is located in a VERY HIGH wildfire zone. The county has pledged to restrict new construction to infill areas that are the not in high or very high fires zones. According to the cursory environmental documents the project would be built on “Diegan Coastal Sage Scrub and Non-native grasslands” and is surrounded on several sides by equally flammable. As stated in the environmental documents: “The south and west facing slopes in the southern portion of the project are dominated by Diego Coastal Sage Scrub species.” Since ignitions typically start from the local residents of a development, this risk should be assessed in a full EIR. This is acknowledged in the environmental documents which states: “The most notable wildland fire threat to this proposed development is from firebrands/burning embers from both off-site and on-site highly flammable native and non-native vegetation, particularly from the northern and eastern boundary areas as embers from these areas are likely during strong winds to travel over a mile.” The environmental analysis concludes that fire risk is not significant for the Project despite concluding that “In summary, any wind or topography driven wildfire burning under a northeast (Santa Ana) wind pattern creates a very high wildland fire hazard, especially for wildland fires starting northeast of the development.’ The sparse analysis of the clear wildfire risk requires an EIR with more in depth analysis and alternatives to the Project that would not result in the current Projects level of wildfire risk. } P4

Evacuation. A full EIR is needed to adequately assess evacuation from the area. The current environmental documents address evacuation with a single inadequate sentence: “Would the project result in inadequate emergency access? The addition of a secondary access road and roads throughout the project built to upgraded county standards will provide improved emergency access.” This sentence does not address if the evacuation would be adequate. Nor does it discuss the cumulative impact of evacuating both existing residents and the residents of the new Greenhills Ranch project collectively. } P5

Protected Lands and Wildlife. The Greenhills project will be built on sensitive and protected land. The environmental documents discloses that it is in an MSCP area in which development should not be permitted. } P6

Perhaps, most disturbingly, the environmental documents also reveal that the Project is in Biological Core areas (BRCA) that is vital for many species as it has been designated as essential to their continued existence. Finally, this Project is a Preapproved Mitigation Area (PAMA) that is essential to conserve for use as a mitigation area for other projects. A full EIR is needed to examine alternatives to this Project that would not infringe on a MSCA, BRCA, and PAMA project.

P6

The biological assessments were conducted during 2015 and 2016 during a historic drought in San Diego County. A new EIR is required to assess the biological impacts of the substantial rains that occurred during late 2022 and early 2023 which certainly had a huge impact on both plant and animal species on the project site.

Community Character. Despite a thorough search, I can find nothing in the environmental review that discusses possible impacts to community character or the existing residents of the area. The environmental review reports that homes would be located on “a higher elevation than the surrounding area” resulting in a visual intrusion into existing homes. Moreover, blasting would occur near existing residences. “The Project would also involve blasting and rock drilling and crushing activities onsite. In the event that the rock drilling occurs within 200 feet of any occupied noise sensitive land use, impulsive noise may exceed the County Noise Ordinance Section 36.410 standard of 82 dBA resulting in a potentially significant impact.” Worse, the applicant has not yet formulated a blasting plan: “The applicant shall submit a vibration analysis the proposed blasting and material handling associated with the project.” This project should never be approved until an adequate blasting plan has been formulated. This is best accomplished in the body of a full EIR.

P7

Cumulative Impacts. The current environmental review fails to mention cumulative impact of the Project as required by the California Environmental Quality Act. A full EIR could assess the cumulative impacts of this and other projects on biological resources, noise, traffic, vehicle miles travelled, greenhouse gas, air quality, community character and numerous other environmental impacts. In particular, the EIR should review the cumulative impacts of other developments that are proposed or under construction such as the large mobile home development at nearby Flynn Springs.

P8

Elimination of Natural Gas. At one point the Environmental Analysis states: “The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development).” However, on page 29 they state: “The project would result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during both the construction and operation phases of the project.” This is an obvious contradiction. A full EIR could ascertain whether natural gas will or will not be used in the Project.

} **P9**

In conclusion, for copious reasons the Sierra Club requests a full EIR instead of the current inadequate environmental review.

} **P10**

Sincerely,



Dr. Peter Andersen, Vice-Chairperson
Conservation Committee
Sierra Club San Diego

BROOKE & ROBERT FAIGIN

9342 Audubon Road • Lakeside, CA 92040 • (619) 324-3249
faiginwells98@hotmail.com

May 7, 2023

via email to: Nicolas.Gustafson@sdcounty.ca.gov

CC:

dahvia.lynch@sdcounty.ca.gov

nora.vargas@sdcounty.ca.gov

joel.anderson@sdcounty.ca.gov

Terra.Lawson-Remer@sdcounty.ca.gov

jim.desmond@sdcounty.ca.gov

Re: **OPPOSITION** TO NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC REVIEW OF A SPECIFIC PLAN AMENDMENT FOR GREENHILLS RANCH PHASE II, PDS2016-SPA-16-001; PDS2016-REZ-16-002; PDS2016-TM-5611; LOG NO. PDS2016-ER-98-14-020B.

We are writing to express our opposition to the CEQA Mitigated Negative Declaration (MND) for the Greenhills Ranch Phase II project. The project includes a Specific Plan Amendment (SPA) to amend the Greenhills Ranch Specific Plan (GRSP) to include development specifications and regulations for Phase II of the GRSP; a Rezone will add the “D” Special Area Regulation to require a Site Plan; and the tentative map (TM) will subdivide the 36.03-acre site into 76 lots including 63 single family residential lots. Residential lots will range in size from 5,119 square feet to 11,578 square feet. Approximately 18.64 acres will be dedicated as open space on the TM. The project is located approximately 300 feet north of the intersection of Adlai Road and Audubon Road in the Lakeside Community Plan Area, in unincorporated San Diego County.

Q1

We believe that the project may have significant environmental impacts that have not been adequately analyzed or mitigated in the initial study and the proposed Mitigated Negative Declaration. According to the California Environmental Quality Act (CEQA), a mitigated negative declaration can only be adopted if there is no substantial evidence that the project may have a significant effect on the environment. However, we contend that there is substantial evidence that the project may have significant effects on the following environmental issues:

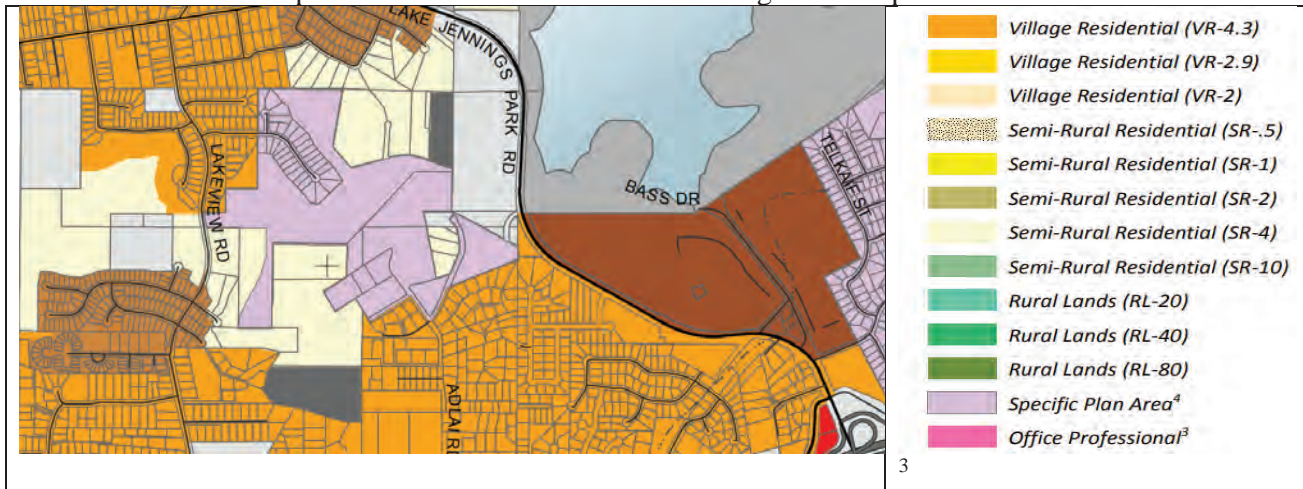
Q2

1. Aesthetics

This project clearly has the potential to damage or degrade scenic resources and the visual character and quality of the properties adjacent to the proposed project.

Q3

The Community of Lakeside is in the western foothills of the Cuyamaca Mountains on the San Diego River about 21 miles east of downtown San Diego.¹ The desire to maintain a rural type of lifestyle has affected the way in which Lakeside has developed. A considerable amount of small-scale farming still exists in the community and many homes in the residential areas of Lakeside have small horse corrals evidencing a relatively high degree of horse ownership. “Maintaining and enhancing the rural imagery of the area would be an important consideration for those wishing to develop in Lakeside.”²



Q3

According to the San Diego County General Plan which incorporates the Lakeside Community Plan, “Lakeside is determined to remain a rural residential community. Despite tremendous pressure toward urbanization, the citizens of Lakeside have held the line in an effort to provide a buffer against sprawl.”⁴ The residential goal of Lakeside is to “PROVIDE FOR GRADUAL RESIDENTIAL GROWTH, WHILE RETAINING THE RURAL ATMOSPHERE OF LAKESIDE.”⁵ Specifically, the Lakeside plan calls to provide for the preservation of open space areas, such as steep slopes and canyons, floodplains, agricultural lands, and unique scenic views and vistas, which serve to reinforce Lakeside's rural identity by locating residential development away from such areas.⁶

The proposed development is located within SPECIFIC PLAN AREA (SPA) 4 - LAKE JENNINGS RANCH. Lake Jennings Ranch is a Specific Plan Area which consists of approximately 308 acres located at the western end of Blossom Valley. The Project would modify the landform onsite through anticipated blasting and grading. Overall density shall not exceed 113 dwelling units (0.37 du/ac).

¹ <https://www.sandiegocounty.gov/pds/gpupdate/comm/lakeside.html>

² <https://www.sandiegocounty.gov/pds/gpupdate/comm/lakeside.html>

³ <https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/GP/18-Lakeside.pdf>

⁴ https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Lakeside_CP.pdf

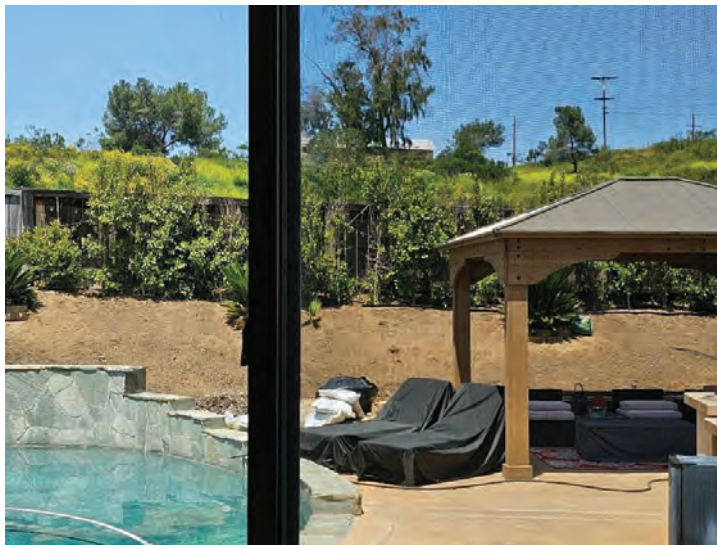
⁵ https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Lakeside_CP.pdf

⁶ https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/CP/Lakeside_CP.pdf



It is uncontested that “the proposed homes would be visible from lower elevation residential areas south of the site.”⁷ The MND attempts to mitigate this by requiring some, *but not all*, of the homes abutting the existing residences to “be restricted to one-story with a maximum height of 20 feet on lots 1-3, 5, 6, 8, 9, 11, 13, and 14. These lots comprise 10 of the 15 lots that face the residential areas to the south along Adlai Road.”⁸ However, the plan proposes to place two-story residences on lots 7, 10, 12, and 15 which are directly behind each of the only four existing residences located on Audubon Road abutting the project. The placement of these two-story residences will be at an elevation higher than the existing residences and cause a substantial change to the existing visual character and quality of the surrounding area as well as a significant impact on the personal privacy of the current residents. Given the higher elevation, people located in these proposed two-story homes will have a direct view to the interior of these existing residences, as well as a view of their backyards where children and adults are often swimming and playing. At a minimum, the MND should require that all lots abutting existing residences (6-15) be one story residences.

The photos below show the downstairs and upstairs views from inside the homes directly behind lots 7-11.



⁷ <https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/GreenhillsRanch/PDS2016-SPA-16-001%20Initial%20Study%20and%20Mitigated%20Negative%20Declaration.pdf>

⁸ <https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/GreenhillsRanch/PDS2016-SPA-16-001%20Initial%20Study%20and%20Mitigated%20Negative%20Declaration.pdf>



Q4

The Mitigated Negative Declaration also identifies mitigation measures to address the potential aesthetic impacts of the project. These measures involve requiring landscaping on the fill slopes between the proposed homes and residential areas south of the site. “The CLP also requires trees on the building pads along the Project boundaries and throughout the development including along the proposed interior streets to further screen the homes.”⁹ However, these measures are insufficient to address the significant and irreversible visual impacts of the project, which will significantly alter the character of the surrounding rural landscape. Trees along the proposed interior streets will not further screen the homes.

Additionally, while the Mitigated Negative Declaration suggests that the project's impacts on aesthetics

⁹ <https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/GreenhillsRanch/PDS2016-SPA-16-001%20Initial%20Study%20and%20Mitigated%20Negative%20Declaration.pdf>

will be mitigated through the incorporation of design features, the document fails to provide any specific details or analysis of the proposed design standards other than photo simulations. Further, the CLP is deficient as it fails to acknowledge that the project site can readily see and be seen from Interstate 8:



The project site, which currently consists of a residence located approximately where lots 23 and 24 will be located can also be seen as far back as the beginning of Adlai Rd. off East Lakeview Road, before Old Farmhouse Road.

Q4



Q5

The addition of 63 homes that can be seen from the Interstate 8, East Lakeview Road, and the inside of existing residences would “detract from the existing visual character and quality of the surrounding area.” This impact is not mitigable, and an Environmental Impact Report (EIR) is required to adequately address this issue. Case law supports this conclusion. For example, in *Save Our Neighborhood v. Lishman* (2006), the court found that visual impacts could not be adequately mitigated and that an EIR was required.¹⁰

The construction of 63 new one- and two-story structures on 18 acres will inevitably lead to a significant increase in artificial lighting in the area. Specifically, these homes will result in the installation of numerous lighting fixtures, both for safety and aesthetic purposes, that will clearly generate new sources of light and glare that will adversely affect the visual quality of the area, especially at nighttime. The project also proposes to install 630 solar panels that would also reflect light.

Q6

The project area is a low-light area with few or no streetlights, which allows existing residents to see the stars at nighttime. The use of bright or reflective materials, the installation of lighting fixtures that are excessively bright or improperly shielded, and the location of the project in an area with particularly sensitive view corridors all contribute to this potentially significant impact. The use of light shields or

Q7

¹⁰ <https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/GreenhillsRanch/PDS2016-SPA-16-001%20Initial%20Study%20and%20Mitigated%20Negative%20Declaration.pdf>

directional lighting fixtures may not be sufficient to prevent light from spilling over into sensitive view corridors. The use of low-wattage lighting fixtures in the project area may also not be effective in reducing light or glare pollution.

} Q7

Given the potential for significant adverse visual impacts, the proposed mitigation measures identified in the Mitigated Negative Declaration are insufficient under the law.

2. Air Quality

The project site is located within the San Diego Air Basin, which is in nonattainment for ozone and particulate matter standards. The project will generate significant emissions of criteria pollutants and greenhouse gases (GHGs) during construction and operation phases, due to increased vehicle trips, energy use, and landscape maintenance. The proposed development would certainly generate significant amounts of dust and air pollution during the construction phase, which would impact the air quality in the area. The Mitigated Negative Declaration does not provide adequate measures to reduce these emissions to a less than significant level, as they do not quantify the expected emission reductions or provide enforceable mechanisms for monitoring and reporting.

} Q8

The proposed development would also require the removal of natural vegetation and habitats, leading to increased air pollution from construction equipment and increased vehicle traffic, which could cause a decline in air quality. The Mitigated Negative Declaration only provides vague mitigation measures. This mitigation measure is insufficient as it does not provide any specific details on how the air quality will be monitored or how emissions will be reduced.

} Q9

It is undisputed that “[t]he Project would generate construction emissions in the vicinity of sensitive receptors.”¹¹ These impacts will be significant and will result in adverse health impacts to nearby residents. The Mitigated Negative Declaration does not identify implementing construction dust control measures. Simply complying with air quality regulations alone may not be sufficient to avoid significant environmental impacts. An EIR is required to adequately address this issue.

} Q10

The Mitigated Negative Declaration suggests that construction equipment and vehicles will be required to comply with applicable state and local emission standards. However, it does not provide any specific measures to ensure compliance or to monitor the effectiveness of the measure. The absence of such measures is insufficient to address the potential for significant air quality impacts resulting from the construction of the project, particularly given the project's location near sensitive receptors such as Lakeview Elementary School and residential areas. Several of the residents abutting the proposed development have medically documented respiratory issues and would be significantly affected by the change in air quality.

} Q11

The project will also generate significant additional traffic and will likely result in increased vehicle miles traveled, which will lead to increased emissions of air pollutants. This issue requires an Environmental Impact Report to be ordered for this project. Moreover, the project will increase traffic on Adlai Road, Cuesta Del Sol, and Lake Jennings Park Road, which are already congested during peak hours. The increased traffic will result in additional emissions from vehicles, including greenhouse gases, which contribute to climate change.

} Q12

¹¹ <https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/GreenhillsRanch/PDS2016-SPA-16-001%20Initial%20Study%20and%20Mitigated%20Negative%20Declaration.pdf>

Additionally, the Mitigated Negative Declaration air quality analysis fails to adequately consider the cumulative impacts of the project related to the addition of the Lake Jennings Park Road project site (APN 395-220-11-00), an 18 home development on 5.16 acres currently under construction and located less than a mile from the proposed project site.

Q13

The Mitigated Negative Declaration air quality analysis also fails to adequately consider the cumulative impacts of the project related to the addition of the Adlai subdivision on Adlai Road less than a quarter of a mile from the proposed project. The Adlai subdivision is currently under construction and will consist of 11 homes alongside the 20 home Riker Ranch development that was completed in February of 2020.

Q14

3. Hydrology and Water Quality

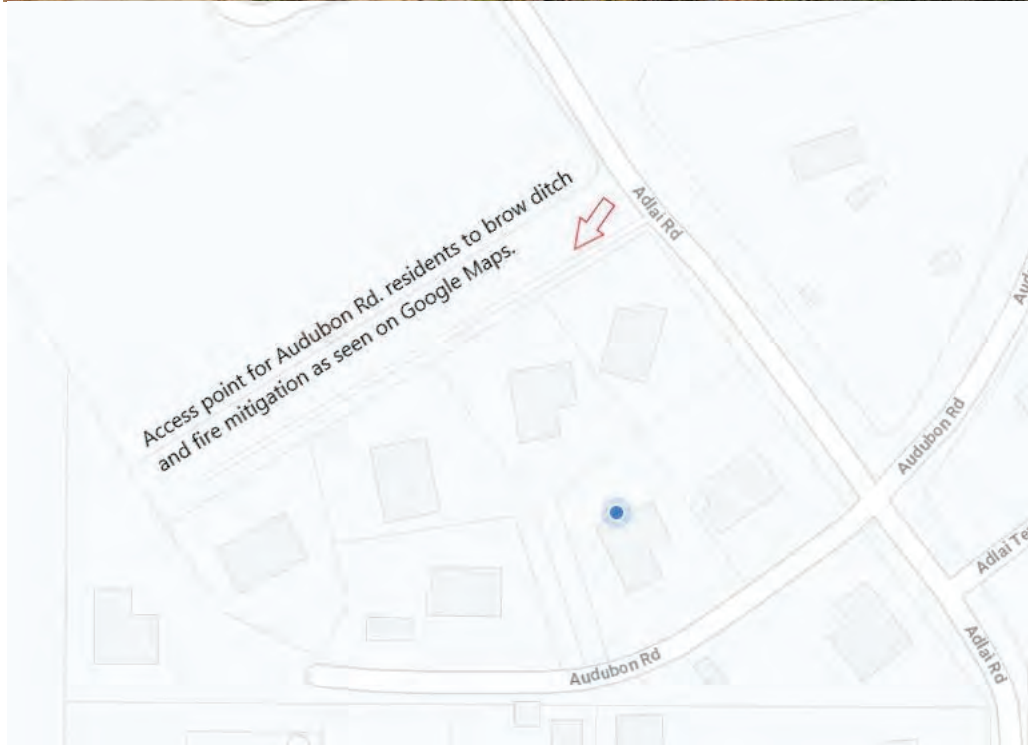
The project may result in increased runoff, erosion, sedimentation, and pollutant loading to downstream water bodies during construction and operation phases. Additionally, the Mitigated Negative Declaration is silent on the fact that there is a drainage brow ditch that prevents runoff from the project site from entering the properties behind the proposed 7-15 project lots. This brow ditch is maintained by the existing residents on Audubon Road.

Q15



More importantly, the Mitigated Negative Declaration fails to analyze the effect that the change of topography will have on the capacity of the brow ditch. There is also no mention of mitigation efforts to keep the brow ditch clear during construction, and how to prevent debris and runoff from entering the drainage system.

Since the project began moving forward in earnest in 2019, the developer has consistently attempted to block ingress to the property so that the brow ditch and fire hazards cannot be maintained.



Q16

4. Land Use and Planning

Although the Mitigated Negative Declaration claims that the project’s overall density is 1.03 dwelling units per acre, that calculation relies on other open space and already designated areas to make it appear that there will only be 1.03 houses per acre.

Area (acres)	Reason for Dedication
23.88	Onsite area already dedicated under Habitat Loss Permit 94-007 (HLP) issued by the County of San Diego
0.94	Offsite area already dedicated under Habitat Loss Permit 94-007
5.24	Mitigation for Phase 1 impacts
0.04	Open space on Lots 17 and 18
10.41	Planned Open Space 1, Phase 1

HILLS RANCH - SPECIFIC PLAN

3-7

Volume 1

CONSULTANTS

Area (acres)	Reason for Dedication
30.85	Planned and Offsite Open Space 2-3, preserved in the Phase 2

All impacts in Phase 2 will be mitigated onsite. While specific designs have not been proposed for this area, it is expected the maximum development area will be 17.18 acres. There is adequate area within Planned Open Spaces 1, 2 and 3 to allow mitigation at a 2:1 ratio. Any open space acreage not dedicated as mitigation for future development of the GRSP could be used to mitigate the impacts of other projects in the immediate area, or for a mitigation bank. The timing of dedication will be linked to the projects for which mitigation is provided.

However, if one looks at the portion of the 36 acres where the houses will actually be built, you will see that the total acreage of the proposed 63 lots is only 10.24 acres. This gives a density of approximately 6.14 dwelling units per acre. Even if you use the maximum development area of 17.18 acres, as set forth when Greenhills Phase I was approved, the density would still be 3.66 dwelling units per acre which clearly exceeds what was planned for in Lakeside.

There is no way to look at this project and not see that this developer is attempting to build a high-density



Q17

Q18

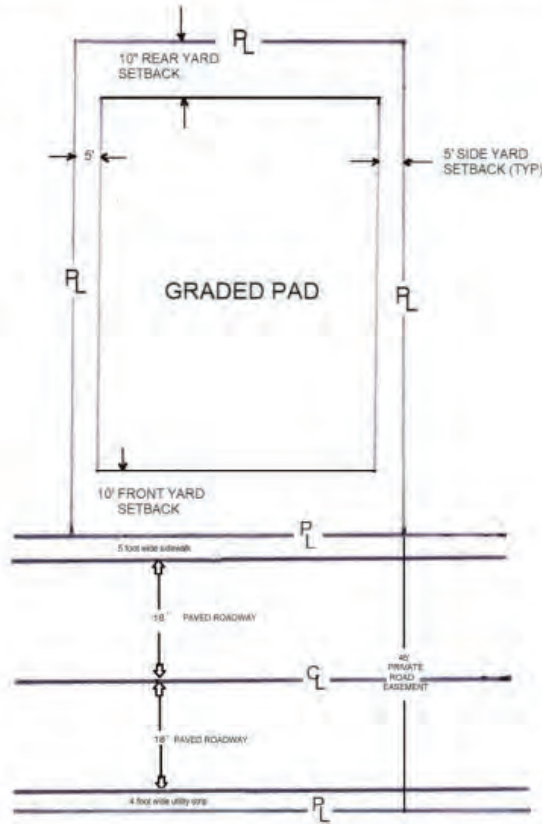
community. One can simply look at the request to change the development regulations for all parcels with S88 zoning from a minimum of 6000 sq. ft. lots by 15 percent to a minimum of 5100 sq. ft. This will allow more houses per acre on the same plot of land. The argument that you can have more lots with no change in density as depicted in Table 4-1 doesn't correspond to what the existing residents will actually see when they look out their windows and have to view this development.

**Table 4-1
Zone Box**

Use Regulation		Existing	Proposed
Development Regulations	Density	1.6	1.6
	Lot Size	6,000	5,100
	Building Type	C	C
	Maximum Floor Area	-	-
	Floor Area Ratio	-	-
	Height	G	G
	Setback	H	V
	Lot Coverage	-	-
Open Space		-	-
Special Area Regulations		-	D

But that is not all, the Mitigated Negative Declaration says nothing about the impacts of changing the setbacks, which this project is also seeking to do.

Q18



TYPICAL RESIDENTIAL SETBACKS

NO SCALE

The setbacks for an S88 development currently zoned H is 10 yards for the side yard and 25 for the rear yard. However, the project as proposed will cut the setback by 50 percent, from 10 to 5, for side yards and by 60 percent, from 25 to 10, for rear yards.

Q18

Setback Schedule

Part of Section 4810

DESIGNATOR	Front Yard (a)				Side Yard		Rear Yard
	Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline)						
	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966 (c.)			Interior Setback measured from lot line	Exterior (s) Setback measured from centerline	Setback measured from lot line (e)
		Street Width in Feet:					
	50	52	56				
A	100	100	100	100	15	35	50
B	60	60	60	60	15	35	50
C	60	60	60	60	15	35	25
D	60 (f)	60 (f)	60 (f)	60 (f)	15 (g)	35	25
E	60	60	60	60	0 (h)	35 (i)	15
F	60	60	60	60	(j)	35	25
G	50	45	46	48	10	35	40
H	50	45	46	48	10	35	25
I	50	45	46	48	7 ½	35	25
J	50	45	46	48	5	35	25
K	50	45	46	48	5 (k)	35	25
L	50	45	46	48	5 (l)	35	25
M	50	50	50	50	5 (l)	35	25
N	50 (t)	45	46	48	5	35	25
O	50	50	50	50	0 (h)	35	25 (m)
P	50	50	50	50	0 (n)	35	15 (o)
Q	50	50	50	50	0 (h)	35	15
R	(p)	(p)	(p)	(p)	0 (h)	35	15
S	30 (q)	25	26	28	(j)	35	15
T	30 (q)	25	26	28	0	35	15
U	30 (q)	25	26	28	0 (r)	35	0 (r)
V	Setbacks to be established during planned development, use permit or site plan review						
W(v)	60	60	60	60	25 (v)	35	25

Notes: (b) not used * **Fire Code Setbacks may be more restrictive**, Check with local Fire Marshal.

Q18

This will allow the developer to place more houses in a smaller area and place them closer to each other and the existing residences. This in its simplest form creates high density housing that will impact both new and existing residences. The Mitigated Negative Declaration failed to address these impacts, and therefore an environmental impact report should be done.

5. Noise

The project will result in a substantial permanent increase in ambient noise levels in the project vicinity above existing levels. As mentioned above, with the reduced setbacks, the houses for both new and existing residents will be closer together than most, if not all, homes in Lakeside. The increased density of homes will disturb the peace and quiet of the surrounding area. The project proposes constructing 63 residential units in an area that is currently relatively quiet. The Mitigated Negative Declaration proposes the use of standard noise mitigation measures such as building orientation, setbacks, and acoustic treatments. However, these measures are insufficient given the scale of the project. More specifically, the Mitigated Negative Declaration fails to provide any analysis on the impact that 63 new homes on approximately 10 acres less than 75 feet from existing residences will have, or what mitigation measures will be taken to reduce the potential noise. At a minimum, the Mitigated Negative Declaration should have contained a noise contour map that showed the impact of the project on existing residences.

Q19

The Mitigated Negative Declaration acknowledges the potential for noise impacts from construction and operation of the project and proposes several mitigation measures, including implementing the County of San Diego Noise Ordinance and requiring construction equipment to meet certain noise standards. However, these measures are insufficient to fully address the potential impacts of the project. For example, the Mitigated Negative Declaration does not adequately analyze the potential for cumulative noise impacts from the project in combination with other existing and planned projects in the area including the addition of the Adlai subdivision on Adlai Road less than a quarter of a mile from the proposed project. The Adlai subdivision is currently under construction and will consist of 11 homes alongside the 20 home Riker Ranch development that was completed in February of 2020. Additionally, the noise ordinance referenced in the Mitigated Negative Declaration does not account for the potential for noise impacts on sensitive receptors, such as residences or Lakeview Elementary School which is less than a mile away.

Q20

The project will also generate significant amounts of noise during construction which would impact the local residents' health and well-being. Most significantly, Lakeside is a quiet rural neighborhood. The project plan calls for the possibility of blasting up to three blasts times a day using six tons of ammonium nitrate and 20,000 square feet per day. However, the Mitigated Negative Declaration is silent as to what days, and how many days that this would be allowed to occur. The only actual mitigation identified for reducing the noise made from this blasting in the Mitigated Negative Declaration is the use of "temporary noise barriers 8 to 12 feet in height,,"¹² There is no analysis in the Mitigated Negative Declaration that the use of these temporary 8 to 12 feet barriers would be sufficient to mitigate the noise impacts of the blasting.

Q21

"The Project would also involve rock drilling and crushing activities onsite. In the event that the rock drilling occurs within 200 feet of any occupied noise sensitive land use, impulsive noise may exceed the County Noise Ordinance Section 36.410 standard of 82 dBA resulting in a potentially significant impact. The Noise Assessment indicated if these activities occur within 225 feet of any occupied noise sensitive land use, a blasting and monitoring plan would be required..."¹³ However, the document fails to provide any specific details or analysis as to what the monitoring plan is, or how it would be enforced.

Q21

In the end, the noise will be disruptive to the residents living adjacent to the project site and will also impact wildlife habitats in the area. The failure to fully analyze and mitigate noise impacts violates CEQA.

6. Recreation

"The Project involves a residential subdivision that would increase the use of existing neighborhood and regional parks or other recreational facilities."¹⁴ The community plan calls for a park if there are 50 residences or more but that is not included in the plans or Mitigated Negative Declaration.

Q22

More importantly, the project calls for the use of lock boxes to prevent access to existing residences on

¹² <https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/GreenhillsRanch/PDS2016-SPA-16-001%20Initial%20Study%20and%20Mitigated%20Negative%20Declaration.pdf>

¹³ <https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/GreenhillsRanch/PDS2016-SPA-16-001%20Initial%20Study%20and%20Mitigated%20Negative%20Declaration.pdf>

¹⁴ ¹⁴ <https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/GreenhillsRanch/PDS2016-SPA-16-001%20Initial%20Study%20and%20Mitigated%20Negative%20Declaration.pdf>

Audubon Road. This will severely limit access to existing trails for current residents. The Mitigated Negative Declaration fails to address this impact.

} Q22

7. Traffic

The traffic study is outdated. The traffic counts were conducted over seven years ago on Wednesday, December 2, 2015. The study indicates that validation counts were conducted on multiple segments near the study area on Tuesday, October 1, 2019. However, it doesn't indicate which segments were not included in the validation counts and why. Importantly though, in the four years since the initial counts were conducted, "[t]he results indicated growth in background traffic." Since that time, traffic on Lake Jennings Park Road has increased immensely. More importantly, the study wasn't done on a Friday afternoon during "desert season" when traffic can back up for more than a mile heading southeast on Lake Jennings Park Road to Interstate 8.

These photos were taken on Wednesday, November 10, 2021 at 4:28 p.m.



} Q23

As you can see, traffic backs up and blocks the ingress and egress from Jack Oak Lane making it difficult for those trying to exit to head northwest towards highway 67, as well as those heading southwest towards interstate 8.



Q23

8. Wildfire

The Mitigated Negative Declaration fails to provide adequate escape routes for existing residents in case of a wildfire. The project proposes to create an access road only for the 63 new residents to Lake Jennings Park Road. This ingress and egress route will be guarded by a lock on each side of the project entry way and will not allow existing traffic to utilize it in case of a fire. The proposed Audubon to Lake Jennings Park Road connection will increase the number of cars already on Lake Jennings Park Road during an evacuation. More concerning is the fact that since existing residents will not have access to the same evacuation route, but instead have to take a longer more congested route to Lake Jennings Park Road, by the time they arrive, they will encounter the additional traffic from the Greenhills Ranch Project when they arrive on Lake Jennings Park Road.

Q24

In the event that evacuation is necessary via Adlai Road, the Mitigated Negative Declaration is silent as to the impacts of adding 63 new residences evacuating on a private non-county-maintained road.

Q25

Additionally, the Mitigated Negative Declaration does not take into consideration the cumulative effects of the Adlai subdivision, which is currently under construction and will consist of 11 additional homes.

} Q26

Conclusion

In conclusion, the Greenhills Ranch Phase II project should be opposed due to its potential negative impact on the environment and local community. The CEQA Mitigated Negative Declaration is inadequate in addressing the potential impacts, and the proposed mitigation measures are insufficient. The project should be revised or canceled to ensure that it minimally harms the natural environment and the quality of life of local residents.

} Q27

Respectfully submitted,

Brooke and Robert Faigin

I. RESPONSE TO COMMENT MATRIX – GREENHILLS RANCH II

The Goodman Family representatives met with the Lakeside Community Planning Group on five (5) occasions and conducted one (1) smaller meeting with important neighbors prior to the Public Notice being posted. Four (4) of those meetings were held in 2021 to discuss all the pertinent issues with the proposed Project.

A. Master Response – Preparation of a Mitigated Negative Declaration (MND)

The California Environmental Quality Act (CEQA) consideration is a three-tiered process: (1) deciding whether CEQA applies; (2) undertaking an initial study (IS) “to inform the choice between a negative declaration and an environmental impact report (EIR)”;

(3) if the IS uncovers “substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment” the agency prepares a full EIR. (See *Save Our Big Trees v. City of Santa Cruz* (2015) 241 Cal.App.4th 694, 704–05.) A main purpose of the IS is “to eliminate unnecessary EIRs.” (CEQA Guidelines, § 15063, subd. (c)(6); San Lorenzo Valley Community Advocates for Responsible Education (2006) 139 Cal.App.4th 1356, 1373.) If the IS finds that there is “no substantial evidence that the project may significantly affect the environment, the agency prepares a negative declaration and environmental review ends.” (CEQA Guidelines, § 15070; *Dunning v. Clews* (2021) 64 Cal.App.5th 156, 169.) Similarly, “[i]f potentially significant effects are discovered, but the project applicant agrees to changes that would avoid or mitigate them, the agency prepares a mitigated negative declaration [citations], which also ends CEQA review.” (Ibid.)

In challenging an agency’s decision to adopt a mitigated negative declaration (MND), the party opposing the project bears the burden “to demonstrate by citation to the record the existence of substantial evidence supporting a fair argument of significant environmental impact.” (*Leonoff v. Monterey County Bd. of Supervisors* (1990) 222 Cal.App.3d 1337, 1349.) “[I]n the absence of any evidence to show that the impact on the environment will not be mitigated, or any evidence to show that the effects remaining after such mitigation will have a substantial adverse impact on the environment, the conclusion of the local agency that the project as permitted will have no substantial adverse impact on the environment is unassailable.” (*Running Fence Corp. v. Superior Court* (1975) 51 Cal.App.3d 400, 423.) “[T]he existence of factual controversy, uncertainty, conflicting assertions, argument, or public controversy can[not] of themselves nullify the adoption of a negative declaration and require the preparation of an EIR when there is no substantial evidence in the record that the project as designed and approved will fall within the requirements of the act.” (Id., at p. 424.)

“Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.” (CEQA Guidelines § 15384, subd. (a); *Leonoff v. Monterey County Bd. of Supervisors*, supra, at p. 1352 [“Unsubstantiated opinions, concerns, and suspicions about a project, though sincere and deeply felt, do not rise to the level of substantial evidence supporting a fair argument of significant environmental effect. Environmental decisions should be based on facts, not feelings.”])

“Neither is the mere possibility of adverse impact on a few people, as opposed to the environment in general” substantial evidence supporting a fair argument that the Project may have a significant effect the environment. (Dunning v. Clews, supra, at p. 170.) For technical topics, an agency may rely on the expertise of its planning staff and may properly disregard conclusions from non-experts that lack qualified expertise in a highly technical area. (See Porterville Citizens for Responsible Hillside Development v. City of Porterville (2007) 157 Cal.App.4th 885, 908; Bowman v. City of Berkeley (2004) 122 Cal.App.4th 572, 583 [“[A] complex scientific issue such as the migration of chemicals through land calls for expert evaluation, and the Neighbors do not profess any expertise that would qualify them to opine on that subject.”]; Gentry v. City of Murieta (1995) 36 Cal.App.4th 1359, 1418 [“[I]n the absence of a specific factual foundation in the record, dire predictions by nonexperts regarding the consequences of a project do not constitute substantial evidence.”].) Further, where a project opponent fails to provide any specific evidence demonstrating that a project may result in an environmentally significant impact, a comment’s claim that there is an absence of evidence in the record on a particular issue does not invalidate an MND. (Leonoff v. Monterey County Bd. of Supervisors, supra, at pp. 1354, 1358; Gentry v. City of Murieta, supra, at pp. 1379, 1382 [“The lack of study is hardly evidence that there will be a significant impact.”].)

A MND is the appropriate CEQA document for the Project. (CEQA Guidelines, § 15070, subd. (b).) The Project is a small, low density residential project with a minimal potential environmental footprint. The Project proposes future development of 63 single-family residential lots, ranging in size from 5,119 square feet to 11,578 square feet, with approximately 18.64 acres dedicated as open space. The Project’s Draft IS is comprehensive and thoroughly evaluates all environmental topics potentially affected by the Project, including: Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation/Traffic; Tribal Cultural Resources; Utilities and Service Systems; and Mandatory Findings of Significance. The Draft IS embodies the purposes of CEQA, giving thorough consideration to all possible environmental effects and addressing them accordingly. The Draft IS span 77 pages of analysis, cites numerous resources and studies, includes several comprehensive technical appendices for key environmental resources, and concludes there are no significant impacts with mitigation. (See Greenhills Ranch Phase II IS/MND, pp. 5, 73-77.) For the potentially significant impacts, the Project proposes robust, enforceable Mitigation Measures and includes a number of standard conditions designed to avoid environmental impact. (Id., pp. 7-8, 17-29, 35-36, 52-56, 63, 66, 70-73.) Based on this thorough analysis and its accompanying mitigation measures, the Draft IS finds that all impacts will be reduced to below a level of significance. (Id., p. 5.)

The size of this Project, with such a minimal, potential environmental footprint, coupled with such highly technical examinations of all potential significant effects, falls squarely within what courts dictate to be a project appropriately evaluated by a MND. Numerous cases have upheld similar project MNDs or NDs in the face of formal challenge. Illustrative examples are as follows:

Friends of Riverside’s Hills v. City of Riverside (2018) 26 Cal.App.5th 1137 (upholding a negative declaration for a project to build six single-family homes on an eleven-acre parcel of undeveloped land within Riverside’s “Residential Conservation Zone,” because there was no substantial evidence of the alleged land use violations).

Covina Residents for Responsible Development v. City of Covina (2018) 21 Cal.App.5th 712 (upholding a MND on a 68-unit-mixed-use infill project, finding the project’s significant parking impacts were addressed by the properly tiered MND, and did not require a new EIR to be evaluated).

Jensen v. City of Santa Rosa (2018) 23 Cal.App.5th 877 (upholding a negative declaration without mitigation for a hospital turned youth center that would house up to 63 young adults, finding opposition from neighbors unpersuasive, and instead relying on an expert’s use of particular methodology to evaluate potential environmental effects).

Comment #	Response
A1	The statement is an introduction to the commenter’s relationship to the Project, and does not represent a comment on the Draft IS/MND or an environmental impact of the Project. No response is required.
A2	<p>A Traffic Impact Analysis (TIA) dated November 18, 2022 was prepared by Linscott, Law, and Greenspan Engineers for the proposed Project (Appendix N of the Draft IS/MND). The TIA was conducted in accordance with the latest County of San Diego (County) Transportation Study Guidelines (TSG), including an analysis of the Project’s effect on vehicle miles traveled (VMT) in the Project area in accordance with the policy goals of Senate Bill (SB) 743. Existing traffic volumes were counted under typical weekday conditions during AM and PM peak periods (7AM – 9AM and 4PM – 6PM) consistent with the TSG. The TIA identified that the proposed Project is located within an Infill Area identified by the TSG as an area considered to have a less than significant impact for transportation because it meets the qualitative and quantitative criteria in the TSG for a VMT-efficient area. Development within Infill Areas meets the legislative intent of SB 743 because promoting development within the County’s denser village areas create a greater diversity of land uses that would encourage transit and lower average VMT over time. Due to the Project’s location within an Infill Area, the TIA found that the proposed Project would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions.</p> <p>Access to the Project site is proposed via two access points: a private road connecting to Lake Jennings Park Road (to be named “Greenhills Way”) and another private road connecting to Adlai Road. The Project proposes to develop Greenhills Way as the primary Project access off of Lake Jennings Park Road. The TIA included a preliminary sight</p>

	<p>distance evaluation conducted at the Lake Jennings Park Road / Greenhills Way (Project driveway) intersection. The TIA concluded that based on the County’s Public Road Standards, there is 550 feet of unobstructed sight distance looking northbound and 550 feet of unobstructed sight distance looking southbound from Greenhills Way onto Lake Jennings Park Road. Per the County’s thresholds, the TIA determined that the Project driveway would provide a safe and adequate sight distance, and no improvements are necessary to increase sight distance.</p> <p>The TIA finds that the proposed Project would not significantly alter roadway geometry on Lake Jennings Park Road or Adlai Road. All road improvements would be constructed according to the County’s Public and Private Road Standards and to the satisfaction of the Director of the Department of Public Works. In addition, the proposed Project would not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the Project would not result in significant impacts related to hazards due to a geometric design feature, and the comment does not present a deficiency in the transportation analysis.</p>
A3	<p>The TIA concluded that the proposed Project would not increase cut-through traffic through the Project area. Access to the Project site would be via two access points: proposed Greenhills Way connecting to Lake Jennings Park Road and another private road connecting to Adlai Road. Greenhills Way would be the Project’s primary access point and therefore, Project residents would not use Jack Oak Road or Cuesta Del Sol. Additionally, the proposed Project would be a gated community, which would restrict the use of Greenhills Way to Project residents only and not permit cut-through traffic in this neighborhood. The TIA also concluded that there was no measurable savings in travel time when using Jack Oak Road to Cuesta Del Sol to Adlai Road that would cause traffic to divert through the neighborhood due to the proposed Greenhills Way connection. Therefore, the proposed Project would not result in an increase in cut-through traffic in the Project area.</p> <p>All road improvements would be constructed according to the County’s Public and Private Road Standards and to the satisfaction of the Director of the Department of Public Works. Therefore, the Project would not result in significant impacts related to safety hazards, and the comment does not present a deficiency in the transportation analysis.</p>
A4	<p>The Draft IS has fully analyzed the impacts from blasting/rock breaking required during construction of the proposed Project. The Project would require preparation and implementation of a blasting and monitoring plan, which would require approval by the County Sheriff and Department of Planning and Development Services (PDS). Specifically, Section XIII, Noise, of the Draft IS checklist provides that, “The Project would be conditioned so that prior to approval of the grading plan and commencement of any blasting events, the applicant must provide a copy of the Sheriff-approved blasting and monitoring plan to the County Department of PDS and must demonstrate that the activity would not exceed 0.1 inch per second PPV. The blasting and monitoring plan shall include any necessary mitigation measures</p>

	<p>to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to comply with the noise level limits of the County’s Noise standards. With implementation of MM NOI-2 through MM NOI-4, Project impacts related to groundbourne vibration or groundbourne noise levels would be less than significant.” MM NOI-2 would require several noise attenuation measures during all rock crushing and drilling activities required for Project construction. MM NOI-3 requires using a blast contactor and blasting personnel licensed to operate in the County, limiting blasting operations specific days and times, and providing notice in writing to all residences, including mobile homes, and businesses within 600 feet of any potential major blast location or 300 feet from any potential minor blast location, among other measures. Additionally, MM NOI-3 requires monitoring and recording of each blast with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego’s Noise Guidelines, Section 4.3. MM NOI-4 includes noise attenuation measures to comply with the County of San Diego Noise Ordinance 36.409 and vibratory requirements within the County Noise Guidelines. The analysis in Section XIII, Noise, of the Draft IS found that mitigation measures MM NOI-2, MM NOI-3, and MM NOI-4 would fully mitigate for noise and groundbourne vibration from blasting operations of the proposed Project. Therefore, the comment does not present a deficiency in the noise and vibration analysis.</p>
A5	<p>The Draft IS has fully analyzed the impacts from blasting/rock breaking required during construction of the proposed Project. Refer to response to comment A4.</p>
A6	<p>Refer to response to comment A3. As currently designed, the proposed Project would not increase use of and motorists on Cuesta del Sol. The proposed Greenhills Way would provide Project residents direct access to Lake Jennings Park Road negating the need to utilize Cuesta del Sol. Therefore, the Project would not result impact Cuesta Del Sol, and the comment does not present a deficiency in the transportation analysis.</p>
B1	<p>Please refer to response to comment A3. Greenhills Way is proposed as a dedicated access point for Project residents such that there would be no need for Project residents to access the Project site via existing local roads such as Jack Oak Road or Cuesta Del Sol. The proposed Project would be a gated community, which would restrict the use of Greenhills Way to Project residents only and not permit cut-through traffic. Therefore, the comment does not present a deficiency in the transportation analysis.</p>
C1	<p>Refer to Master Response A – Preparation of a Mitigated Negative Declaration (MND). An Environmental Impact Report is not required for the Project.</p>

C2	The Draft IS has fully analyzed the impacts from blasting/rock breaking required during construction of the proposed Project. Refer to response to comment A4.
C3	<p>Refer to response to comments and A2 and A3. A Traffic Impact Analysis (TIA) dated November 18, 2022 was prepared by Linscott, Law, and Greenspan Engineers for the proposed Project (Appendix N of the Draft IS/MND). As described in the TIA, the weekday AM/PM peak hour intersection turning movement traffic counts were conducted at the study area intersections on Wednesday, December 2, 2015, when schools were in session. The peak hour counts were conducted during the commuter peak hours of 7:00-9:00 AM and 4:00-6:00 PM. Validation counts were conducted on multiple segments near the study area on October 1, 2019. The results indicated growth in background traffic; therefore, the 2019 counts were used for the analysis. All turning movement volumes were increased according to the growth factor calculated from 2019 Average Daily Traffic (ADT) volumes and 2015 ADT volumes, where applicable. Therefore, the traffic counts included in the TIA represent pre-lockdown (normal) travel behavior during peak travel periods. The TIA found that the proposed Project would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions.</p> <p>Additionally, the proposed Project was determined to not result in an increase in cut-through traffic in the Project area. Greenhills Way is proposed as a dedicated access point for Project residents such that there would be no need for Project residents to access the Project site via existing local roads such as Jack Oak Road or Cuesta Del Sol. The proposed Project would be a gated community, which would restrict the use of Greenhills Way to Project residents only and not permit cut-through traffic. Therefore, the comment does not present a deficiency in the transportation analysis.</p>
C4	Refer to Master Response A – Preparation of a Mitigated Negative Declaration (MND). An Environmental Impact Report is not required for the Project. The TIA included a comprehensive study of roadways in the Project area, including Adlai Road, Cuesta Del Sol, and Lake Jennings Park Road. As described in response to comment C2, the environmental impact of Project-related blasting is evaluated and discussed in Section XIII, Noise, of the Draft IS.
D1	<p>See response to comment A2.</p> <p>Greenhills Way is being proposed as a dedicated access point for project residents such that there will be no need for project residents to access Greenhills Ranch II via existing local roads; such as, Jack Oak Road and Cuesta del Sol.</p>

	<p>The original project design did not propose a gated community. Following discussions with the CPG and surrounding community, the project was revised to Greenhills Ranch II to be a gated community restrict cut-through traffic along the surrounding private roads.</p>
E1	<p>The statement is an introduction to the commenter’s relationship to the Project, and does not represent a comment on the Draft IS/MND or a specific environmental impact of the Project. No response is required.</p>
E2	<p>The Project applicant and the Fire Consultant for the Project (Firewise 2000) have worked closely with the County Fire Marshal to mitigate any fire concerns with the project. A Conceptual Fire Protection Plan (FPP) dated November 21, 2022 was prepared by Firewise 2000, Inc. for the proposed Project (Appendix I of the Draft IS/MND). The FPP addresses water supply, access (including secondary/emergency access where applicable), structural ignitability and fire resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space, and vegetation management. A project of medium size, such as the proposed Project, must provide two avenues of ingress and egress which is precisely what has been proposed. The FPP concluded that the development would have adequate emergency access in terms of access and construction standards for roadways and streets. As described in Section XX, Wildfire, of the Draft IS, the Project would have adequate water supply and facilities for fire protection, adequate emergency access (to and from Lake Jennings Road and Adlai Street), would maintain required fuel modification zones, and would implement ignition resistant construction measures including automatic fire sprinkler systems in each residence. The FPP has been accepted by the Lakeside Fire Protection District, the fire district that serves the Project area.</p> <p>Additionally, in response to comments regarding evacuation of the Project and surrounding residences, a Wildfire Evacuation Plan was prepared by Dudek dated December 2023. The Wildfire Evacuation Plan was prepared based on guidance from the County of San Diego Emergency Operations Plan (EOP) including Annex Q- Evacuation (County of San Diego 2022) and outlines strategies, procedures, recommendations, and organizational structures that can be used to implement a coordinated evacuation effort in the case of a wildfire emergency affecting the Project. According to the Wildfire Evacuation Plan, “the Project would not be expected to significantly impact evacuation of existing land uses based on the typical road capacity like those found in and around the Project area that can support between 1,500 and 1,900 vehicles per hour (Federal Highway Administration Highway Safety Manual 2023) during an evacuation event. The addition of 126 vehicles to an evacuation could increase times between 5 and 8 minutes if all traffic was utilizing the same evacuation routes. However, the Project would have two potential evacuation routes, one of which avoids use of Adlai Road, resulting in no measurable impact on existing residential area evacuation times. Further, evacuations are typically managed in a sequential or phased manner to avoid large area notices that result in congested roadways. Under this approach, traffic movement is prioritized through targeted evacuation notices and intersection</p>

	<p>control to move populations at higher risk as the priority. Therefore, if the project site and the neighboring residential areas were considered priority areas, they would be evacuated via all available evacuation routes with support from technological tools and in-the-field officers. The inclusion of the new road providing connection with Jennings Lake Park Road not only provides additional evacuation capacity for the Project, but would also be available to existing area residents during an evacuation.” Therefore, the comment does not present a deficiency in the analysis of wildfire or emergency access.</p>
E3	<p>Refer to response to comment A2. A Traffic Impact Analysis (TIA) dated November 18, 2022 was prepared by Linscott, Law, and Greenspan Engineers for the proposed Project (Appendix N of the Draft IS/MND). Due to the Project’s location within an Infill Area, the TIA found that the proposed Project would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions.</p>
E4	<p>Refer to response to comment A4. As described in the Draft IS/MND, Project grading activities would require a total of three blasts limited to 6 tons of ammonium nitrate and 20,000 square feet per day. Prior to procuring a Grading Permit for the proposed Project, the Project would require preparation and implementation of a blasting and monitoring plan, which would require approval by the County Sheriff and Department of Planning and Development Services (PDS). The blasting and monitoring plan would ensure that there would be no damage to adjacent houses or other structures, including the Helix Water District facility and the Lake Jennings facility. The plan would be prepared by blasting experts in conjunction with the soils engineer and in accordance with all applicable County protocols.</p> <p>The effects of Project-related blasting on air quality and health were evaluated and discussed in Section III, Air Quality, of the Draft IS. As described therein, the Project’s estimated emissions of criteria air pollutants, specifically particulate matter less than or equal to 10 microns (PM₁₀), were estimated by the California Emissions Estimator Model (CalEEMod) to be as high as 40 pounds per day during blasting, which is below the County’s screening-level threshold of 100 pounds per day during construction activities. In addition, due to the highly dispersive nature of particulate matter (PM), a cumulative air quality impact during construction activities would only occur if a project adjacent to the proposed Project undergoes simultaneous grading/earthwork activities and emits significantly greater PM₁₀ emissions than the Project. Given that no other cumulative projects are planned to occur in the Project area with the same construction timing as the proposed Project, the Project would not contribute to a cumulative air quality impact during construction activities. Therefore, the comment does not present a deficiency in the analysis of noise or air quality related to blasting activities.</p>

E5	<p>Refer to Master Response A – Preparation of a Mitigated Negative Declaration (MND). Given that all potentially significant impacts of the Project would be mitigated to levels below applicable significant thresholds with the mitigation measures outlined in the Draft IS/MND, the Draft IS/MND is the appropriate environmental review document, and no additional evaluation is required for the proposed Project.</p>
E6	<p>The statement is conclusion to the commenter’s thoughts on the Project, and does not represent a specific comment on the Draft IS/MND or a specific environmental impact of the Project. No response is required.</p>
F1	<p>Refer to response to comments and A2 and A3. A Traffic Impact Analysis (TIA) dated November 18, 2022 was prepared by Linscott, Law, and Greenspan Engineers for the proposed Project (Appendix N of the Draft IS/MND). The TIA found that the proposed Project would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions.</p> <p>Additionally, the proposed Project was determined to not result in an increase in cut-through traffic in the Project area. Greenhills Way is proposed as a dedicated access point for Project residents such that there would be no need for Project residents to access the Project site via existing local roads such as Jack Oak Road or Cuesta Del Sol. The proposed Project would be a gated community, which would restrict the use of Greenhills Way to Project residents only and not permit cut-through traffic. Therefore, the comment does not present a deficiency in the transportation analysis.</p> <p>The Project applicant has made it clear to the County of San Diego that they want to participate in a Road Maintenance Agreement with the other residents in the area that the County would administer to maintain the local private roads such as Adlai Road, Audubon Road, Cuesta del Sol, and Lone Jack Road.</p>
G1	<p>Please see the attached letter from Raab Rydeen of REC Consulting outlining the Project’s easement rights (First American Title Report) across the area in question.</p>
G2	<p>The project traffic analysis was conducted in accordance with the latest County of San Diego Transportation Study Guidelines. Existing traffic volumes were counted under typical weekday conditions during AM and PM peak periods (7AM – 9AM and 4PM – 6PM) again consistent with County guidelines.</p> <p>The traffic study determined that the project would result in a total of 640 new Average Daily Trips. Twenty percent of the project residents will access the site via Adlai Road, and eighty percent of project traffic will utilize the proposed Greenhills Way/Lake Jennings Parkway. During AM peak, 11 trips will utilize Adlai Road and 42 trips will access</p>

	Lake Jennings Road vis Greenhills Way. During PM peak, 13 trips will be along Adlai Road and 52 trips along Lake Jennings Road/Greenhills Way.
G3	REC has provided existence of the Project's easement rights (First American Title Report), which is attached to their letter.
H1	The comment is an introductory comment indicating that the California Department of Transportation (Caltrans) has reviewed the Draft IS/MND. The comment also summarizes the mission and goals of Caltrans and the role of the Local Development Review (LDR) Program. This comment does not raise an issue regarding the adequacy of the Draft IS/MND; therefore, no further response is required or provided.
H2	The proposed project is located within a County Board adopted Infill Area within the Village of Lakeside. The County's adopted 2022 Transportation Study Guide (TSG) states that projects located within these areas would have a less than significant impact for CEQA/Transportation and no further VMT analysis is required. County staff responded directly to Caltrans and they have no further comment.
H3	A Local Mobility Analysis (LMA) was prepared for the project and analyzed roadway and intersection operations in the vicinity of the proposed project. County staff did not require LOS or queueing analyses to be conducted as part of the LMA for the Lake Jennings Park Road/I-8 ramp intersection because based on the trip generation/distribution tables in the LMA, only 15 AM and PM peak hour trips were identified at the ramp intersection. County staff responded directly to Caltrans and have no further comment.
H4	Comment noted. No response required.
H5	Comment noted. No response required.
H6	Comment noted. No response required.
H7	Comment noted. No response required.
H8	Comment noted. No response required.

I1	The statement is an introduction to the commenter’s relationship to the Project, and does not represent a comment on the Draft IS/MND or a specific environmental impact of the Project. No response is required.
I2	<p>A Traffic Impact Analysis (TIA) dated November 18, 2022 was prepared by Linscott, Law, and Greenspan Engineers for the proposed Project (Appendix N of the Draft IS/MND). As described in the TIA, the weekday AM/PM peak hour intersection turning movement traffic counts were conducted at the study area intersections on Wednesday, December 2, 2015, when schools were in session. The peak hour counts were conducted during the commuter peak hours of 7:00-9:00 AM and 4:00-6:00 PM. Validation counts were conducted on multiple segments near the study area on October 1, 2019. The results indicated growth in background traffic; therefore, the 2019 counts were used for the analysis. All turning movement volumes were increased according to the growth factor calculated from 2019 Average Daily Traffic (ADT) volumes and 2015 ADT volumes, where applicable. Therefore, no traffic studies were generated during the COVID protocol timeframe of 2020-2021, and the traffic counts included in the TIA represent travel behavior during peak travel periods. The TIA found that the proposed Project would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. Refer to response to comment A2.</p> <p>Additionally, the proposed Project was determined to not result in an increase in cut-through traffic in the Project area. Greenhills Way is proposed as a dedicated access point for Project residents such that there would be no need for Project residents to access the Project site via existing local roads such as Jack Oak Road or Cuesta Del Sol. The proposed Project would be a gated community, which would restrict the use of Greenhills Way to Project residents only and not permit cut-through traffic. Therefore, the comment does not present a deficiency in the transportation analysis. Refer to response to comment A3.</p>
I3	Greenhills Way is proposed as a dedicated access point for Project residents such that there would be no need for Project residents to access the Project site via existing local roads such as Jack Oak Road or Cuesta Del Sol. The proposed Project would be a gated community, which would restrict the use of Greenhills Way to Project residents only and not permit cut-through traffic. Therefore, the comment does not present a deficiency in the transportation analysis. Refer to response to comment A3.
I4	The Project applicant has made it clear to the County of San Diego that they want to participate in a Road Maintenance Agreement with the other residents in the area that the County would administer to maintain the private roads such as Adlai Road, Audubon Road, Cuesta del Sol, and Jack Oak Road.

I5	Refer to responses to comments I3 and I4.
I6	The statement does not represent a comment on the Draft IS/MND or a specific environmental impact of the Project. No response is required.
J1	The statement does not represent a comment on the Draft IS/MND or a specific environmental impact of the Project. No response is required.
J2	<p>Regarding preserve design, the development footprint is generally sited in the least sensitive area and biological open space is properly configured adjacent to off-site habitat blocks. The off-site mitigation property was selected to further consolidate preserve lands. Nevertheless, there is significant loss of coastal sage scrub habitat (over half is impacted). (California gnatcatchers and cactus wrens are not directly impacted.) There is also loss of 1/3 of the San Diego County Viguiera (<i>Viguiera laciniata</i>) on site. 100-ft limited building zones and fuel modification zones are large in size relative to the preserved areas and may not retain any substantial habitat value. This deserves additional attention.</p> <p>As noted by the commentor, the proposed project ensures that conservation of appropriate habitat values is accomplished by properly adhering to the project design criteria and applicable specific habitat and species mitigation requirements identified in the County’s Biological Mitigation Ordinance (BMO).</p> <p>General uses and requirements within the limited building zone and fuel modification zone are described in Section 4907 and related sections of the County’s 2020 Consolidated Fire Code (Fire Code). While limited native vegetation is permitted to remain within the fuel modification zone, the vegetation must be modified so that combustible vegetation does not occupy more than 50 percent of the square footage of this area. While retaining native vegetation as permitted in Section 4907 of the Fire Code could provide limited residual habitat value, habitat values within the fuel modification zone are assumed to be 100 percent lost for the purposes of analyzing impacts and conservation under the proposed project and are mitigated accordingly to ensure appropriate conservation of biological resources consistent with the County’s Biological Mitigation Ordinance and the SC Subarea Plan.</p> <p>The approval of the project will be conditioned to include a Limited Building Zone easement that limits uses to sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.</p>

	<p>Landscape palettes used on the proposed project will be required to comply with MM BIO-9 and approval of the project will be conditioned accordingly to allow review of all landscape plans associated with the proposed project by the Project Biologist to minimize the effects that proposed landscape plants could have on biological resources outside of the impact footprint due to potential naturalization of landscape plants in the open space. Landscape plants will not include invasive plant species on the most recent version of the Cal-IPC California Invasive Plant Inventory for the project region. Landscape plans will include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates. Sections of Fuel Mod Zone 2 adjacent to Preserve Open Space will include only fire-safe native plants, such as those described in page 4 of County form PDS 199 and Appendix H (Low Water Use and Ignition Resistive Plants) of the Water Efficient Landscape Design Manual.</p>
J3	<p>Substantial evidence for findings related to MSCP compliance has been provided in the Draft IS/MND and technical appendices and is addressed in responses J4 and J5 below.</p>
J4	<p>The original Specific Plan and the development of Phase 1 included minimum lots of 6,000 sf. The lot sizes under the proposed project average 6,000 square feet and range from 5,119 square feet to 11,578 square feet. This is equivalent to an average lot size of 0.14 acres, and a range of 0.12 to 0.27 acres. The Project will subdivide the 36.03-acre site into 76 lots including 63 single-family residential lots. Approximately 18.64 acres would be dedicated as open space on the TM. The Specific Plan amendment could allow for a further reduction in lot sizes, however, the housing required for smaller lots would be inconsistent with the development patterns and typology found in the surrounding neighborhoods.</p>
J5	<p>Section 86.505 Project Design Criteria in the County’s Biological Mitigation Ordinance references clustering as a means of configuring developed land uses together in a manner that supports the goals of avoiding impacts to sensitive biological resources to be protected under the SC Subarea Plan. The proposed project meets this design criteria by consolidating the proposed development footprint adjacent to existing developed areas to the south and east and minimizing development along the northern portion of the project site. This configuration allows the development footprint to occupy a single, contiguous area adjacent to existing developed areas and ensures that proposed open space along the northern portion of the site continues to provide east-west connectivity between existing open space lands in the project area.</p> <p>In addition to configuring the proposed development in accordance with the clustering criteria in Section 86.505 of the BMO, avoidance of sensitive biological resources on site has been accomplished by significantly reducing the total</p>

	number of residential units proposed under the Project during the design review process with the applicant relative to the number of residential allowed under General Plan.
K1	<p>A Traffic Impact Analysis (TIA) dated November 18, 2022 was prepared by Linscott, Law, and Greenspan Engineers for the proposed Project (Appendix N of the Draft IS/MND). As described in the TIA, the weekday AM/PM peak hour intersection turning movement traffic counts were conducted at the study area intersections on Wednesday, December 2, 2015, when schools were in session. The peak hour counts were conducted during the commuter peak hours of 7:00-9:00 AM and 4:00-6:00 PM. Validation counts were conducted on multiple segments near the study area on October 1, 2019. The results indicated growth in background traffic; therefore, the 2019 counts were used for the analysis. All turning movement volumes were increased according to the growth factor calculated from 2019 Average Daily Traffic (ADT) volumes and 2015 ADT volumes, where applicable. Therefore, no traffic studies were generated during the COVID protocol timeframe of 2020-2021, and the traffic counts included in the TIA represent travel behavior during peak travel periods. The TIA found that the proposed Project would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. Refer to response to comment A2.</p> <p>Additionally, the proposed Project was determined to not result in an increase in cut-through traffic in the Project area. Refer to response to comment A3. Greenhills Way is proposed as a dedicated access point for Project residents such that there would be no need for Project residents to access the Project site via existing local roads such as Jack Oak Road or Cuesta Del Sol. The proposed Project would be a gated community, which would restrict the use of Greenhills Way to Project residents only and not permit cut-through traffic. Therefore, no cut-through traffic would travel past the residence on Audubon Road. The only traffic that will pass by the residence would be the new Project residents entering along Greenhills Way. The comment does not present a deficiency in the transportation analysis.</p>
K2	The commenter is in favor of the proposed gate in the Project, which would prohibit cut-through traffic through the Project site. The proposed Project would be a gated community and would not allow neighboring residents to use roads within the Project site to access Lake Jennings Park Road. The Project was designed as a gated community in accordance with requests from the existing residents' neighboring the Project site, since they want to minimize cut-through traffic in the Project area.
K3	The Project applicant agreed to use extensive landscaping to screen the proposed residential lots from the adjacent residence at 9438 Audubon Road during the Lakeside Community Planning Group meeting with neighborhood residents in October 2021. The use of extensive landscaping as part of the Project is discussed in Section I, Aesthetics, of the Draft IS. As described therein, the proposed homes would be located on a higher elevation than the surrounding

	<p>area and would be visible from lower elevation residential areas south of the site. Section 4.4.2.2 of the proposed Specific Plan Amendment (SPA) describes general standards for future development of the residential lots through Site Plan application(s). Item 3 of this section limits maximum coverage of residential lots to be 60 percent with structures of any type. Item 6 requires residences to be restricted to one-story with a maximum height of 20 feet on lots 1-3, 5, 6, 8, 9, 11, 13, and 14. These lots comprise 10 of the 15 lots that face the residential areas to the south along Adlai Road. These standards, or project design features, would reduce the potential for Project impacts to the existing visual character and quality of the surrounding area.</p> <p>A Conceptual Landscape Plan (CLP) was prepared for the Project by Martin Schmidt of Environs dated February 16, 2016 and updated May 25, 2021 (see Appendix A of the Draft IS/MND). The CLP requires the Project to include landscaping throughout the Project development to screen views of the development from surrounding areas. For example, the CLP requires landscaping on the fill slopes between the proposed homes and residential areas south of the site. The CLP also requires trees on the building pads along the Project boundaries and throughout the development including along the proposed interior streets to further screen the homes. The Project would be conditioned to obtain County approval of a Landscape Plan in conformance with the CLP.</p> <p>The CLP shows how the proposed Project would be screened by this required landscaping, using existing vegetation and incorporating the landscaping requirements and limitations regarding coverage and one-story homes to accurately depict photo simulations. The photo simulations depict what the Project site would look like when viewed from immediately south of the site (north end of Adlai Road) and from further south (Vecinio Del Este Place and Adlai Road). As demonstrated by the photo simulations, the Project development would be well screened with required landscaping.</p>
K4	<p>The Draft IS has fully analyzed the impacts from blasting/rock breaking required during construction of the proposed Project. Refer to response to comment A4. As described in the Draft IS/MND, Project grading activities would require a total of three blasts limited to 6 tons of ammonium nitrate and 20,000 square feet per day. Prior to procuring a Grading Permit for the proposed Project, the Project would require preparation and implementation of a blasting and monitoring plan, which would require approval by the County Sheriff and Department of Planning and Development Services (PDS). The blasting and monitoring plan would ensure that there would be no damage to adjacent houses or other structures, including the Helix Water District facility and the Lake Jennings facility. The plan would be prepared by blasting experts in conjunction with the soils engineer and in accordance with all applicable County protocols.</p>

	The effects of Project-related blasting on air quality and health were evaluated and discussed in Section III, Air Quality, of the Draft IS. Refer to the response to comment E4. The comment does not present a deficiency in the analysis of noise or air quality related to blasting activities.
K5	Refer to the response to comment K3.
K6	Refer to the response to comment J4.
K7	Refer to Master Response A – Preparation of a Mitigated Negative Declaration (MND). An Environmental Impact Report is not required for the Project.
L1	The Project applicant and the County will work hand in hand with the Helix Water District to be in full compliance in mitigating the temporary or permanent increase in ambient noise especially during the site development work.
L2	The Draft IS has fully analyzed the impacts from blasting/rock breaking required during construction of the proposed Project. Refer to response to comment A4. As described in the Draft IS/MND, Project grading activities would require a total of three blasts limited to 6 tons of ammonium nitrate and 20,000 square feet per day. Prior to procuring a Grading Permit for the proposed Project, the Project would require preparation and implementation of a blasting and monitoring plan, which would require approval by the County Sheriff and Department of Planning and Development Services (PDS). MM NOI-3 requires using a blast contactor and blasting personnel licensed to operate in the County, limiting blasting operations specific days and times, and providing notice in writing to all residences, including mobile homes, and businesses within 600 feet of any potential major blast location or 300 feet from any potential minor blast location, among other measures. Additionally, MM NOI-3 requires monitoring and recording of each blast with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego’s Noise Guidelines, Section 4.3. The blasting and monitoring plan would ensure that there would be no damage to adjacent houses or other structures, including the Helix Water District facility and the Lake Jennings facility. The plan would be prepared by blasting experts in conjunction with the soils engineer and in accordance with all applicable County protocols.
M1	The San Diego County Archaeological Society is in agreement with the cultural resources information presented in the Draft IS/MND. No further response is required.

N1	The comment presents the commenter’s summary of the Project and does not address an environmental impact. No response is required.
N2	Refer to Master Response A – Preparation of a Mitigated Negative Declaration (MND). An Environmental Impact Report is not required for the Project.
N3	<p>Refer to Master Response A – Preparation of a Mitigated Negative Declaration (MND). An Environmental Impact Report is not required for the Project.</p> <p>Further, there is no substantial evidence that the project may have a significant impact on the environment with incorporated mitigation. The comment letter contains no substantial evidence demonstrating that the Project will have a substantial adverse effect on the environment. Tellingly, the letter does not cite any specific facts supporting its claim that the Project may result in significant environmental impacts once the standard conditions and mitigation measures specified in the MND are incorporated into the Project, and it does cite any legal authorities supporting its claims that the Project’s analyses, standard conditions, and mitigation measures are inadequate under CEQA. Failing to identify any factual or legal evidence supporting its claims, the letter falls back on mere argument, speculation, and unsubstantiated opinion, none of which constitutes substantial evidence under CEQA. (Guidelines § 15384.)</p> <p>For instance, with respect to the Project’s aesthetic and visual resources, the letter asserts that the Project’s proposed mitigation may not be effective because the Project’s landscaping might include trees that are too small to shield views of the Project from surrounding homes and surrounding homeowners may not choose landscaping for their individual lots to effectively screen out the Project. Such comments are mere speculation and suspicion and therefore do not constitute substantial evidence under CEQA. (Guidelines § 15384(a); <i>Leonoff v. Monterey County Bd. of Supervisors</i>, supra, at p. 1352; <i>Joshua Tree Downtown Business Alliance v. County of San Bernardino</i> (2016) 1 Cal.App.5th 677, 690 [“Complaints, fears, and suspicions about a project’s potential environmental impact likewise do not constitute substantial evidence.”].) Further, “the mere possibility of adverse impact on a few people, as opposed to the environment in general” does not constitute substantial evidence and thus the comment letter’s unsubstantiated concerns about the Project’s potential impacts to the views of a few individual landowners does not support a fair argument that the Project will have a substantial adverse effect on the environment. (<i>Dunning v. Clews</i>, supra, at p. 170; see also <i>Porterville Citizens for Responsible Hillside Development v. City of Porterville</i>, supra, at p. 891 [“The vague concerns about the housing project expressed by a few members of the public during the two public hearings do not constitute substantial evidence supporting a fair argument, even when doubts are resolved in favor of EIR</p>

<p>preparation.”]; <i>Bowman v. City of Berkeley</i>, supra, at p. 586 “[O]bstruction of a few private views in a project’s immediate vicinity is not generally regarded as a significant environmental impact.”)</p> <p>Similarly, Opponent argues that the Project’s avoidance of development in steep slope areas in compliance with the County’s Resources Protection Ordinance is insufficient to negate the Project’s potential land use impacts in other areas of the Project site that are also sensitive in terms of having diverse and unique landforms. However, Opponent fails to identify any specific unique and diverse landforms within or surrounding the Project’s footprint and fails to provide any factual evidence that the Project will adversely affect such resources. The Comment’s vague and unsubstantiated opinions do not amount to substantial evidence supporting a fair argument that the Project may result in substantial adverse effects to the environment. (Guidelines § 15384(a); <i>Leonoff v. Monterey County Bd. of Supervisors</i>, supra, at p. 1352; <i>Joshua Tree Downtown Business Alliance v. County of San Bernardino</i>, supra, at p. 690.)</p> <p>The comment’s conclusions regarding the Project’s affects on air quality and energy, greenhouse gas emissions, noise impacts, and wildland fire/evacuation safety risks also fail to meet the fair argument standard. The comment letter fails to state whether she has any expertise in these subjects that would qualify her to opine on these highly technical topics and dispute the sufficiency of the Project’s proposed mitigation. Therefore, the contentions lack foundation and credibility and do not amount to substantial evidence under CEQA. (<i>Porterville Citizens for Responsible Hillside Development v. City of Porterville</i>, supra, at p. 908; <i>Newtown Preservation Society v. County of El Dorado (2021)</i> 65 Cal.App.5th 771, 789; <i>Gentry v. City of Murietta</i>, supra, at p. 118; <i>Joshua Tree Downtown Business Alliance v. County of San Bernardino</i>, supra, at pp. 690-92.) Further, even if opponent was a qualified expert on these topics, to meet the fair argument standard, the letter must cite to specific factual evidence in the record to support the letter’s claims that the Project may have a substantial adverse effect on the environment. (<i>Leonoff v. Monterey County Bd. of Supervisors</i>, supra, 1349.) But once again, Opponent fails to cite any facts demonstrating that there would be any remaining effect on the environment after the Project’s air quality and energy, greenhouse as emissions, noise impacts, and wildland fire/evacuation safety impacts are avoided or mitigated through the standards and conditions described in the MND, let alone that such affects would be substantial. The comment’s unsubstantiated claims do not provide any evidence that the Project may have a substantial adverse effect on the environment and therefore fail to justify the preparation of a full EIR for the Project. (Guidelines § 15384(a); <i>Gentry v. City of Murietta</i>, supra, at p. 118; <i>Running Fence Corp. v. Superior Court</i>, supra, at pp. 423-24.)</p> <p>Upon failing to produce any factual evidence in the record demonstrating that Project may adversely affect the environment after its impacts have been mitigated or avoided under the conditions and measures imposed in the MND, the Comment letter resorts to arguing that the County’s IS and MND fail to include adequate information and analyses</p>
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	<p>on the Project’s potential impacts related to aesthetics and visual resources, land use, air quality and energy, greenhouse gas emissions, noise impacts, and wildland fire/evacuation safety risk. But “a lack of study is hardly evidence that there will be a significant impact.” (<i>Leonoff v. Monterey County Bd. of Supervisors</i>, supra, at p. 1358). Courts have repeatedly held that a “lack of study, standing alone, does not give rise to a fair argument that the Project will in fact have significant [effects].” (<i>Gentry v. City of Murietta</i>, supra, at pp. 1379, 1382). “[I]n the absence of any evidence to show that the impact on the environment will not be mitigated, or any evidence to show that the effects remaining after such mitigation will have a substantial adverse impact on the environment, the conclusion of the local agency that the project as permitted will have no substantial adverse impact on the environment is unassailable.” (<i>Running Fence Corp. v. Superior Court</i>, supra, at p. 423.) Because the commenter fails to point to any factual evidence demonstrating that the Project will have significant adverse effects on the environment, its position that the County should have provided more analysis and discussion on particular topics does not justify invalidating the County’s MND and preparation of full EIR. Further, the County thoroughly analyzed each of these topics and its conclusion that the Project will not result in any significant environmental impacts is supported by substantial evidence in the record.</p>
<p>N4</p>	<p>The areas surrounding the Project site are described on page 3 of the Draft IS, as “surrounded by residential neighborhoods, open space, and public facilities. Open space and residential uses developed as a part of Phase I of the GRSP [Greenhills Ranch Specific Plan] occur northwest of the Project site. Residential development is located directly to the south and east. Additional residential is located further to the north and west. Open space also occurs west of the site boundary. A water filtration plant operated by the Helix Water District is located just northeast of the site. Four residential lots that are not a part of the GRSP occur within, and are mostly surrounded by, the Project site.” As noted in Section I, Aesthetics, of the Draft IS, “The Project site and much of the immediately surrounding area of Lakeside is classified as urbanized.”</p> <p>Refer to response to comment K3. To evaluate the potential impacts of the Project on a scenic vista, a Conceptual Landscape Plan (CLP) was prepared for the Project by Martin Schmidt of Environs dated February 16, 2016 and updated May 25, 2021 (see Appendix A of the Draft IS/MND). The standards, or project design features, established therein would reduce the potential for Project impacts to the existing visual character and quality of the surrounding area.</p> <p>The CLP shows how the proposed Project would be screened by this required landscaping, using existing vegetation and incorporating the landscaping requirements and limitations regarding coverage and one-story homes to accurately depict photo simulations. The photo simulations depict what the Project site would look like when viewed from immediately south of the site (north end of Adlai Road) and from further south (Vecinio Del Este Place and Adlai Road). As demonstrated by the photo simulations, the Project development would be well screened with required</p>

	<p>landscaping and would not detract from the existing visual character and quality of the surrounding area. Therefore, through implementation of project design features (i.e., development limitations) and mitigation (i.e., landscaping), the Project would result in less than significant impacts to the scenic vista of and from the Project site. The comment does not present a deficiency in the aesthetics analysis.</p>
<p>N5</p>	<p>The comment asserts that the Project’s proposed mitigation may not be effective because the Project’s landscaping might include trees that are too small to shield views of the Project from surrounding homes and surrounding homeowners may not choose landscaping for their individual lots to effectively screen out the Project. The comment inaccurately asserts that the majority of landscape screening would occur on individual residential lots, “meaning that the effectiveness of the “mitigation” depends on individual homeowners or perhaps the homeowner’s association, which cannot be assured.” Firstly, as shown in the CLP, the majority of landscape screening would occur within fuel treatment areas that surround and provide a buffer around the Project site. These fuel treatment areas would be temporarily or permanently irrigated in accordance with the Conceptual Fuel Treatment Map and FPP. The CLP states that all landscape areas are to be irrigated by a completely automated, weather-based irrigation system - utilizing an automatic controller, remote control valves, low precipitation heads and underground piping. The domestic system will be protected by a reduced pressure backflow preventer. The CLP also provides that the homeowners association (HOA) will be responsible for the maintenance of the Project landscape and irrigation system(s) per the Fire Protection Plan, except individual lot landscapes which shall be maintained by the homeowner. Homeowners will also be required to maintain the two trees planted by the developer or homebuilder as required by Measure A-2.1. The HOA will be tasked with ensuring that all future landscape plans for single family lots adhere to the requirements of the prescriptive compliance option. The proposed Project has been conditioned to provide landscaping consistent with the CLP and FPP and therefore, installation of the landscape and maturity are assured through Project condition.</p> <p>Further, the comment is mere speculation and suspicion and therefore, does not constitute substantial evidence under CEQA. (Guidelines § 15384(a); Leonoff v. Monterey County Bd. of Supervisors, supra, at p. 1352; Joshua Tree Downtown Business Alliance v. County of San Bernardino (2016) 1 Cal.App.5th 677, 690 [“Complaints, fears, and suspicions about a project’s potential environmental impact likewise do not constitute substantial evidence.”].) Further, “the mere possibility of adverse impact on a few people, as opposed to the environment in general” does not constitute substantial evidence and thus the comment letter’s unsubstantiated concerns about the Project’s potential impacts to the views of a few individual landowners does not support a fair argument that the Project will have a substantial adverse effect on the environment. (Dunning v. Clews, supra, at p. 170; see also Porterville Citizens for Responsible Hillside Development v. City of Porterville, supra, at p. 891 [“The vague concerns about the housing project expressed by a few members of the public during the two public hearings do not constitute substantial evidence supporting a fair argument, even when doubts are resolved in favor of EIR preparation.”]; Bowman v. City of Berkeley,</p>

	<p>supra, at p. 586 “[O]bstruction of a few private views in a project’s immediate vicinity is not generally regarded as a significant environmental impact.”)</p>
<p>N6</p>	<p>The comment suggests that visual simulations are inadequate because they do not include simulations from existing homes including those that will be surrounded by the Project site. However, visual simulations for the Project were created using standards for such simulations from the County of San Diego. CEQA case law has established that only public views, not private views, need be analyzed under CEQA. For example, in <i>Association for Protection etc. Values v. City of Ukiah (1991)</i> 2 Cal. App⁴ 720, the court determined that “we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general. As recognized by the court in <i>Topanga Beach Renters Assn. v. Department of General Services (1976)</i> 58 Cal.App.3d 188, “[all] government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general.” Similarly, in <i>Mira Mar Mobile Community v. City of Oceanside (2004)</i> 119 Cal. App⁴ 477, the court upheld an EIR’s determination that impacts on public views would be significant, but impacts on private were not significant. Additionally, in 2018, Appendix G of the CEQA Guidelines was updated to clarify that impacts to public (not private) views may be significant under CEQA. As such, effects on private views are not considered under CEQA (Public Resources Code [PRC] Section 21082.2).</p> <p>Therefore, the CEQA significance threshold is to determine if the homes will have a substantial adverse effect on a scenic vista, not whether the homes can be seen from other homes in the area. As noted in response to comment N5 and in the Draft IS, the Project is located in an urban setting and will be seen from other homes in the area. The Draft IS acknowledges that “the proposed homes would be visible from lower elevation residential areas south of the site.” but finds that, “through implementation of project design features (i.e., development limitations) and mitigation (i.e., landscaping), the Project would result in less than significant impacts to the scenic vista of and from the Project site.” In addition, the Draft IS finds that, “The proposed development would have limited visibility from the north, east, and west due to dedication of open space and agricultural areas to the west and north, the Helix Water District water filtration plant to the northeast, and Lake Jennings Road to the east.” Therefore, the comment does not present a deficiency in the aesthetics analysis.</p>
<p>N7</p>	<p>The comment misstates the CEQA significance criteria. The threshold of significance as noted in Section I, Aesthetics, of the Draft IS is, “b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?” As noted in the Draft IS, there is no impact, as “There are no State scenic highways within the Project viewshed.” Therefore, the Project would not result in impacts</p>

	to scenic resources within a state scenic highway, and the comment does not present a deficiency in the aesthetics analysis.
N8	Refer to response to comment N7. In addition, the Draft IS/MND notes that SPA standards have taken into account the aesthetic standards and have been included in the SPA. For example, Section I, Aesthetics, of the Draft IS states that, “Section 4.4.2.2 of the proposed SPA describes general standards for future development of the residential lots through Site Plan application(s). Item 3 of this section limits maximum coverage of residential lots to be 60 percent with structures of any type. Item 6 requires residences to be restricted to one-story with a maximum height of 20 feet on lots 1-3, 5, 6, 8, 9, 11, 13, and 14. These lots comprise 10 of the 15 lots that face the residential areas to the south along Adlai Road. These standards, or project design features, would reduce the potential for Project impacts to the existing visual character and quality of the surrounding area.” Refer to response to comment N5 for discussion of the Project’s design features (i.e., development limitations) and mitigation (i.e., landscaping) that would reduce the Project’s potential impacts to a scenic vista below a level of significance. Therefore, the comment does not present a deficiency in the aesthetics analysis.
N9	The comment misstates the CEQA significance criteria. The threshold of significance as noted in Section I, Aesthetics, of the Draft IS is, “b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?” The County’s Conservation and Open Space Element of the General Plan states that “State Scenic Highways are those highways that are either officially designated by Caltrans or are eligible for designation. This statewide system of scenic highways is part of the Master Plan of State Highways Eligible for Official State Designation as Scenic Highways. A highway may be designated as “scenic” depending upon how much of the natural landscape can be seen by travelers, the aesthetic quality of the landscape, and the extent to which development intrudes upon the traveler’s enjoyment of the view. A highway’s status changes from “eligible” to “officially designated” when the local jurisdiction adopts a scenic corridor protection program, applies to Caltrans for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official State Scenic Highway.” As noted in Section I, Aesthetics, of the Draft IS, there is no impact, as “There are no State scenic highways within the Project viewshed.” No additional analysis is required; however, the Draft IS further evaluates the Project’s potential to impact views along roads in the County Scenic Highway System. As described in the Draft IS, “The nearest route in the County Scenic Highway System is El Monte Road located approximately 0.66 mile north of the site (Table COS-1 of the Conservation and Open Space Element of the General Plan). The Project site is not in line with road users’ line of site of the roadway and the Project site is not visible due to intervening vegetation, topography, and structures.” Therefore, the Project would not result in impacts to scenic resources within a state scenic highway, and the comment does not present a deficiency in the aesthetics analysis.

N10	A portion of the Project site is within the El Cajon Mountain – El Capitan Reservoir Resource Conservation Area of the Lakeside Community Plan. The Draft IS and Specific Plan Amendment contain information indicating how the project is consistent with the Lakeside Community Plan. The Draft IS has conservatively evaluated the potential impacts of the Project on scenic vistas of and from the project site, scenic resources within a state scenic highway, and consistency with applicable zoning and other regulations governing scenic quality, as required by CEQA.
N11	As noted in Section I, Aesthetics, of the Draft IS, “The CLP [conceptual landscape plan] is an integral component of the Project design, and the Project would be conditioned to obtain approval of a Landscape Plan in conformance with the CLP.” Therefore, the landscape plan is not a typical mitigation; it is a feature of the Project design and has been properly integrated and will be conditioned with the Project.
N12	The comment claims that the Draft IS/MND does not provide an analysis of the Project’s consistency with relevant General Plan policies. The Project is located in the GRSP area and is Phase II of the GRSP, which has regulatory authority over the Project. The Project is required to be designed and implemented consistent with the regulations of the County General Plan and the Specific Plan. As noted in Section XI(b) of the Draft IS, “The Project has been reviewed for consistency with the General Plan and the Lakeside Community Plan. A full conformance analysis is included as an appendix to the SPA.” Therefore, the Draft IS provides an analysis of consistency with relevant General Plan policies as they pertain to the CEQA thresholds throughout the Draft IS and references a full discussion of policy consistency in an appendix to the SPA.
N13	Pursuant to Section XI, Land Use and Planning, of the Draft IS, “The Project locates development in areas which have already been disturbed and away from areas which are biologically sensitive, specifically areas subject to the County RPO for steep slopes. Areas subject to the County RPO for significant steep slopes have been placed in a biological open space easement and are not subject to grading or development.” Biological open space easements are more restrictive than steep slope easements and will provide additional protection of the resources. The County RPO for steep slopes is the regulatory program applied to all development in areas with steep slopes and is consistent with the General Plan policies for land use development in conformance with topography (policy 6.9). As the Project will comply with this regulatory program, a less than significant impact will occur. CEQA does not provide a threshold of significance related to diverse and unique landforms. The Draft IS adequately evaluates all of the Project’s potential impacts relative to the CEQA significance thresholds.
N14	The Project is within the Greenhills Ranch Specific Plan area and is therefore subject to the provisions of the Specific Plan and not the County zoning code. Section 4010 of the San Diego County Zoning Ordinance states that if a Specific Plan has been adopted and not expired for the property, and the property is subject to either the Specific Plan Area

	General Plan Designation or the S88 Specific Plan Use Regulations, any provision of the Specific Plan relating to development regulations shall prevail over the Zoning Ordinance regulations to the extent of any conflict between them. The Project is consistent with the development regulations of the Specific Plan.
N15	The comment claims that the Draft IS/MND does not provide an analysis of the Project’s consistency with relevant Lakeside Community Plan policies. As noted in Section XI(b) of the Draft IS, “The Project has been reviewed for consistency with the General Plan and the Lakeside Community Plan. A full conformance analysis is included as an appendix to the SPA.” Therefore, the Draft IS provides an analysis of consistency with relevant Lakeside Community Plan policies as they pertain to the CEQA thresholds throughout the Draft IS and references a full discussion of policy consistency in an appendix to the SPA.
N16	Design features have been conditioned as part of the Project approval and are therefore enforceable requirements. These measures are listed in the MND as conditions of Project approval by the County.
N17	As noted in response to comment N16, design features have been conditioned in the Project permit approvals and are therefore enforceable requirements. The Project is not required to implement mitigation measures to avoid or lessen impacts related to greenhouse gases (GHGs). Therefore, this measure is not required to be adopted through a mitigation program. Nevertheless, as described in Section VIII, Greenhouse Gas Emissions, directly before the list of design features, these measures would be required for the Project “included as conditions of approval by the County.” Additionally, VMT reduction measures are not required as “The TIA identified that the proposed Project is located within an adopted Infill Area. The TSG states that projects located within Infill Areas are screened from further VMT analysis and are considered to have a less than significant impact for transportation, because they meet the qualitative and quantitative criteria in the TSG to determine that they are located in a VMT-efficient area and meet the policy goals of SB 743. Development within Infill Areas meets the legislative intent of SB 743, which established VMT as the metric to evaluate transportation for CEQA because promoting development within the County’s denser village areas create a greater diversity of land uses that would encourage transit and lower average VMT over time. Therefore, the Project would result in a less than significant impact related to VMT, and no mitigation is required.”
N18	The comment claims that the Project should not be compared against the allowable General Plan buildout scenario. As noted in Section III(a), “the construction and operational emissions from the Project are anticipated to be below established screening-level thresholds (SLTs), as addressed under Section III(b), and would not violate any ambient air quality standards.” In addition, Section III, Air Quality, of the Draft IS notes that, “The regional air quality standards (RAQS) and State Implementation Plan (SIP) rely on the San Diego Association of Government’s (SANDAG’s)

	<p>growth projections, which are developed based on proposed buildout of land uses identified in the County’s General Plan. Because the RAQS and SIP project future air quality conditions based on growth projections assuming buildout of the County’s General Plan, it is assumed that a project that generates fewer emissions than what is allowable under its existing General Plan designation would also comply with the RAQS and SIP.” Therefore, since the GRSP establishes an “overall density of 1.6 dwelling units per acre for the buildout of Phases I and II,” while the actual buildout would be 1.03 dwelling units per acre, it should be noted that the Project would generate fewer air pollutant emissions than was assumed in the General Plan, and subsequently, the RAQS and SIP.</p> <p>In addition, the County is not comparing the air pollutant emissions that would be generated by the Project against those of “an imaginary development scenario,” as noted in the comments. As discussed in Section III of the Draft IS, the County has identified screening level thresholds (SLTs) which incorporate the San Diego Air Pollution Control District’s (SDAPCD’s) established air quality impact analysis trigger levels for all new source review in SDAPCD Rule 20.2 and Rule 20.3. As shown in Tables 2 and 3 of the Draft IS, the Project’s construction and operational air emissions are estimated by the California Emissions Estimator Model (CalEEMod) to be well below the SLTs that would require new source review. Therefore, the Project would result in less than significant impacts related to a cumulatively considerable net increase of any criteria pollutant, and the comment does not present a deficiency in the air quality or GHG analysis.</p>
N19	<p>Refer to response to comment N17. VMT reduction measures are not required, and the comment does not present a deficiency in the transportation analysis.</p>
N20	<p>A Noise Assessment was prepared by LDN Consulting, Inc. dated September 28, 2020 (Appendix M of the Draft IS/MND), which evaluated potential noise impacts to the existing and future noise sensitive land uses from the proposed development. As noted in Section XIII, Noise, of the Draft IS, “The Project is also subject to the County Noise Ordinance. Temporary construction noise is subject to Section 36.408, 409, and 410 of the Ordinance. Construction equipment operations are subject to a 75 dBA 8-hour average sound level limit at the boundary of an occupied residence.” Therefore, impacts are based on an objective County standard and the mitigation measures identified in the Noise Assessment have been designed to keep Project-related noise levels below that standard. As noted in the Draft IS, “To reduce potential noise impacts from construction equipment, the Noise Assessment includes construction mitigation. MM NOI-1a would require standard construction BMPs and equipment siting. MM NOI-1b would require 8-foot-high temporary noise barriers to screen grading activities along the impacted areas and reduce noise levels at the adjacent occupied residences (see the Appendix M of the Draft IS/MND for temporary noise barrier locations). The Project would be conditioned to install these temporary noise barriers prior to commencing grading and construction activities. Incorporation of MM NOI-1a and MM NOI-1b would reduce noise levels to comply with</p>

	<p>the County Noise Ordinances and result in a less than significant impact.” Further, these mitigation measures are included in the MND as conditions of Project approval and are therefore enforceable requirements of the Project. Therefore, the comment does not present a deficiency in the noise analysis.</p>
<p>N21</p>	<p>The comment suggests that the noise mitigation plan, which is required if rock crushing or drills are staged or used within 225 feet of occupied noise sensitive land uses, required under MM NOI-2 constitutes improper deferral of mitigation under CEQA. According to the CEQA Portal Topic Paper for Mitigation Measures (2020), “The essential rule for proper deferral of the specifics of mitigation was established in <i>Sacramento Old City Assoc. v. City Council of Sacramento (1991)</i> 229 Cal. App. 3d 1011. This case held that the City of Sacramento had correctly deferred the selection of specific mitigation measures to reduce the parking impacts from the expansion of its convention center. Under the reasoning established in this case and cited in many decisions since, in order to meet CEQA’s requirements a mitigation measure must meet one of the following basic conditions:</p> <ol style="list-style-type: none"> 1) The agency must commit itself to the mitigation by identifying and adopting one or more mitigation measures for the identified significant effect. The mitigation measure must also set out clear performance standards for what the future mitigation must achieve. 2) Alternatively, the agency must provide a menu of feasible mitigation options from which the applicant or agency staffs can choose in order to achieve the stated performance standards.” <p>MM NOI-2 meets both of the basic conditions for CEQA’s mitigation measure requirements listed above. For example, MM NOI-2 meets the first condition as it commits the County and the applicant to preparation and implementation of a specific mitigation plan by a County certified acoustical engineer for the identified potentially significant noise impact “based upon the location of the construction equipment, topography and construction schedule.” The mitigation measure also sets clear performance standards for what the future noise mitigation plan must achieve. For instance, MM NOI-2 states that “All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.” MM NOI-2 also meets the second condition listed above since it provides an example of a feasible mitigation option to be included in the noise mitigation plan (i.e., a temporary noise barrier along any property line ranging from 8 to 12 feet in height). The noise mitigation plan included in MM NOI-2 is also enforceable, as it is included in the MND as a condition of County approval.</p> <p><i>“[W]hen a public agency has evaluated the potentially significant impacts of a project and has identified measures that will mitigate those impacts,’ and has committed to mitigating those impacts, the agency may defer precisely how mitigation will be achieved under the identified measures pending further study.” (Oakland Heritage Alliance v. City</i></p>

	<p><i>of Oakland (2011) 195 Cal.A^{pp}.4th 884, citing California Native Plant Society v. City of Rancho Cordova (2010) 172 Cal.A^{pp}.4th 603.)</i></p> <p>The comment makes similar claims about the blasting and monitoring plan included in MM NOI-3. MM NOI-3 also meets both of the basic conditions for CEQA’s mitigation measure requirements listed above. It meets the first condition by committing the applicant to preparation and implementation of the blasting and monitoring plan “prior to approval of the grading permit for any portion of the proposed project” and submitting to the County Planning and Development Services (PDS) “for review and approval for conformance with the noise control measures.” The performance measure for this mitigation is established as “comply[ing] with the noise level limits of the County’s Noise Ordinance, Sections 36.409 and 36.410.” The mitigation measure also provides many measures that would be required as part of the blasting and monitoring plan (e.g., using a blast contactor and blasting personnel licensed to operate in the County, monitoring and recording each blast with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast, limiting blasting operations specific days and times, providing notice in writing to all residences, including mobile homes, and businesses within 600 feet of any potential major blast location or 300 feet from any potential minor blast location, etc.).</p> <p>The comment goes on to suggest that the temporary noise barrier may or may not be installed at the whim of the Director of PDS, which does not represent an enforceable mitigation. In fact, MM NOI-1b states that 8-foot high temporary noise barrier “shall be installed and remain in place for the following cases:</p> <ul style="list-style-type: none"> a) Grading activities consist of more than two pieces of equipment operating within 50 feet of occupied residences and/or; b) Grading activities consist of more than four pieces of equipment are located within 100 feet of occupied residences.” <p>The mitigation also states that temporary noise barriers would be removed or relocated based on the location of grading activities, in order to demonstrate compliance with the County Noise Ordinance and properly screen the impacted residence.</p> <p>In addition, the Draft IS/MND includes a number of other noise control measures described in detail under MM NOI-1 through MM NOI-4. All of the mitigation measures are included in the MND as conditions of Project approval by the County and are therefore enforceable requirements of the Project. Therefore, the comment does not present a deficiency in the noise analysis.</p>
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<p>N22</p>	<p>The comment states that the Noise Assessment does not determine or provide evidence that construction noise impacts will be less than significant even with implementation of MM NOI-1 through MM NOI-4 and that noise levels are only “anticipated” to be below the 75 decibel (dB) noise level limit with the incorporation of an 8-foot high noise barrier. Noise modeling, such as that conducted for the Noise Assessment prepared by LDN Consulting, Inc. (Appendix M of the Draft IS/MND), can only result in estimations of the noise levels that may occur during construction activities. As described in the Noise Assessment, the noise modeling uses data compiled by the U.S. Environmental Protection Agency (U.S. EPA) regarding the noise generating characteristics of specific types of construction equipment. The Noise Assessment states that “Noise levels generated by heavy construction equipment can range from 60 dBA to in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 75 dBA measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor, and reduced to 63 dBA at 200 feet from the source.” Given this concept of noise levels diminishing with distance from the construction site, mitigation measure MM NOI-1b requires a noise barrier for construction activities within certain distances of nearby residences and MM NOI-2 requires a specific noise mitigation plan if rock crushing or drilling is within 225 feet from the nearest property line. As noted in the Noise Assessment, “The Fresnel Diffraction Method was utilized for determining the relative noise reduction associated with a temporary wooden mitigation II... The temporary mitigation wall [noise barrier] would reduce octave-band (250-Hz and 500-Hz) sound levels associated with typical construction activities between 8.5 dB and 10.1 dB. The reduction is dependent upon the source elevation and the topography between the source and receptor. The effective mitigated sound level at the nearest occupied residential area is therefore anticipated to be at or below 75 decibels (83.2 dB minus 8.5 dB).” The results of the Fresnel model output are provided as Attachment C, as noted in the Noise Assessment. Therefore, the Noise Assessment provides substantial evidence that construction noise would be less than significant with implementation of required mitigation measures.</p> <p>The comment claims that the numerous assumptions in the Noise Assessment about the locations of equipment, the timing of equipment operation, etc. make it difficult to determine that impacts are less than significant. These assumptions were made to create estimates of the construction noise levels that would occur at the nearest residences. Additionally, these assumptions were made in order to provide a conservative analysis of worst-case noise levels from construction of the Project. For example, the Noise Assessment notes that “To determine the worst-case noise levels from the drilling operations both rock drills were assumed to be placed in the same location on the site, which is not physically possible.” The Noise Assessment determines that, with this worst-case scenario, “The cumulative noise level from the equipment would be 88.0 dBA at 50 feet. Utilizing a 6 dBA reduction per doubling of distance, at distances of 225 feet from any property line, the noise levels will comply with the County of San Diego’s 75 dBA</p>
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	<p>standard as shown in Table 3-2.” Therefore, the Noise Assessment provides substantial evidence that construction noise levels would be below the 75-dBA noise level limit established by the County if construction occurs at least 225 feet from a property line; in addition, MM NOI-2 would require a specific noise mitigation plan if rock crushing or drilling is within 225 feet from the nearest property line to ensure construction noise levels remain below the 75-dBA noise level limit.</p> <p>In addition, the mitigation measures require monitoring and adjustments to ensure construction noise levels remain below the County noise level limits. For example, the blasting and monitoring plan requires monitoring and recording of each blast with an air-blast overpressure monitor and groundbourne vibration accelerometer that is located outside the closest residence to the blast and shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego’s Noise Guidelines, Section 4.3.</p>
N23	<p>The comment claims that the Draft IS does not include an analysis of Project-related noise impacts on wildlife in the existing or future open space and conservation areas. However, as noted in the Biological Resources Report dated January 2021 prepared by DUDEK (see Appendix C of the Draft IS/MND), “Construction-related noise could occur from equipment used during vegetation clearing. Noise impacts can have a variety of indirect impacts on wildlife species, including increased stress, weakened immune systems, altered foraging behavior, displacement due to startle, degraded communication with conspecifics (e.g., masking), damaged hearing from extremely loud noises, and increased vulnerability to predators.” Given this potential for impacts from construction noise, the Biological Resources Report recommends MM BIO-7, which is included in the Draft IS/MND. MM BIO-7 states “All vegetation clearing must be done outside of the breeding season. Construction may occur during the breeding season is a waiver or approval is received from the County and the Wildlife Agencies. If construction within suitable nesting habitat occurs during the breeding season and to address avoidance of indirect impacts, a nesting survey for birds protected under Migratory Bird Treaty Act, shall be conducted prior to the onset of construction. Construction may occur if active nests can be avoided and provided an adequate buffer or noise levels are documented to be below 60 A-weighted decibels (dBA) equivalent sound level (Leq) at the nest site.”</p>
N24	<p>The Conceptual Fire Protection Plan (FPP) was most recently updated on November 21, 2022. The FPP has been accepted by the Lakeside Fire Protection District, the fire district that serves the Project area. Therefore, the comment does not present a deficiency in the FPP prepared for the Project.</p>
N25	<p>Refer to response to comment E2. The Conceptual Fire Protection Plan (FPP) dated November 21, 2022 prepared by Firewise 2000, Inc. for the proposed Project (Appendix I of the Draft IS/MND), concluded that development would</p>

	<p>have adequate emergency access in terms of access and construction standards for roadways and streets. The FPP has been accepted by the Lakeside Fire Protection District, the fire district that serves the Project area.</p> <p>Additionally, the Project includes several measures aimed at reducing fire risk and mitigating fire hazards. For example, MM BIO-9 (landscaping pallets) states that only fire-safe native plants, such as those described in page 4 of County form PDS 199, shall be planted in Fuel Mod Zone 2 adjacent to Preserve Open Space. MM BIO-11 requires the Project to implement all features of the FPP to minimize the potential exposure of the Project area to fire hazards. For instance, the Project would be developed in accordance with the Fire Conceptual Fuel Treatment Map, which identifies fuel treatment zones surrounding all areas of the property adjacent to vegetated areas, no build zones, and roadside treatment zones. The Project would also comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for San Diego County. The Fire Service Availability Letter (Appendix J of the Draft IS/MND) indicates the expected emergency travel time to the Project site to be 3.2 minutes. The Maximum Travel Time allowed pursuant to the General Plan Safety Element is 5 minutes; therefore, the Project meets emergency response travel time. Therefore, the comment does not present a deficiency in the analysis of wildfire or emergency access.</p> <p>As described further in response to comment E2, a Wildfire Evacuation Plan prepared by Dudek dated December 2023, outlines strategies, procedures, recommendations, and organizational structures that can be used to implement a coordinated evacuation effort in the case of a wildfire emergency affecting the Project. According to the Wildfire Evacuation Plan, the Project would not be expected to significantly impact evacuation of existing land uses based on the typical road capacity like those found in and around the Project area during an evacuation event. Therefore, the comment does not present a deficiency in the analysis of wildfire or emergency access.</p>
N26	<p>Refer to response to comment E2. In response to comments regarding evacuation planning of the Project and surrounding residences, a Wildfire Evacuation Plan was prepared by Dudek dated December 2023.</p>
N27	<p>The comment inaccurately claims that the Project does not adopt mitigation measures for fire safety risk and in accordance with the FPP. MM BIO-11 states that all features of the FPP shall be implemented in conjunction with development of the Project. As such, the Project does adopt the measures included in the FPP as a mitigation measure required for the Project. The Project applicant and the Fire Consultant for the Project (Firewise 2000) have worked closely with the County Fire Marshal to mitigate any fire concerns with the project. Additionally, the FPP has been accepted by the Lakeside Fire Protection District, the fire district that serves the Project area. Therefore, the comment does not present a deficiency in the analysis of fire safety.</p>

N28	Refer to Master Response A – Preparation of a Mitigated Negative Declaration (MND). An Environmental Impact Report is not required for the Project.
O1	Responses are provided to the joint comment letter dated May 8, 2023 from the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) (Wildlife Agencies) following their review of the Mitigated Negative Declaration (MND) for the proposed Greenhills Ranch Specific Plan Phase II Project (Project; PDS2016-SPA-16-001). The draft responses are based on discussions during a meeting between the applicant’s consultant team and County of San Diego (County) planning staff on May 23, 2023.
O2	The comment is a summary of the Project description, and no response is required.
O3	<p>Coastal sage scrub and Riversidean sage scrub within the designated Impact Neutral Open Space areas on site are included in the Conceptual Resource Management Plan (RMP) and will be managed in concert with the Preserve Open Space areas on site. The RMP was included as Appendix E of the Biological Resources Technical Report and was prepared in accordance with the format and content requirements of the County of San Diego (County) Report Format and Content Requirements for Biological Resources for preparing a RMP (County of San Diego 2010a). As described in the RMP, the goal of the RMP is to preserve and manage lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the natural communities occurring within the open space preserve. Specific management actions identified in the RMP that will help to maintain the existing biological value of the Impact Neutral Open Space areas include exotic plant control and trash/debris removal. In addition, the RMP prohibits recreational activities including, but not limited to, horseback riding, biking, target shooting, hunting, or fishing. As such, there is not expected to be an increase in recreation within the on-site open space preserve, and management under the RMP will help retain the overall biological value of the open space preserve, including the coastal sage scrub and Riversidean sage scrub areas within the designated Impact Neutral Open Space.</p> <p>Of the 5.08 acres of coastal sage scrub and Riversidean sage scrub located within the proposed Impact Neutral Open Space, 0.14 acres of coastal sage scrub is located within three small areas located directly along the western and southern limits of the excluded parcel in the center of the project site and would otherwise be surrounded on all sides by existing or proposed development. As recommended by the Wildlife Agencies, these three small areas totaling approximately 0.14 acres of Tier II habitat will be treated as permanent impacts and the required 1.5:1 mitigation ratio, amounting to an additional 0.21 acre of Tier II mitigation, will be accommodated within the existing on-site and off-site mitigation proposed for the project. With 0.14 acres of additional permanent impacts, the total impacts to Tier II</p>

	<p>habitat under the proposed project would be 12.19 acres and the required Tier II mitigation would be 18.28 acres. The total mitigation within the existing on-site preserve area and off-site mitigation lands is 19.1 acres.</p> <p>The remaining 4.94 acres of coastal sage scrub and Riversidean sage scrub within Impact Neutral Open Space will remain as proposed under the current impact analysis (i.e., as impact neutral) as they represent larger pieces of habitat either directly contiguous to or indirectly connected to existing or proposed conserved areas via habitat within the SDGE easement, or that protect existing sensitive biological resources including approximately 365 linear feet (0.02 acre) of jurisdictional non-wetland ephemeral drainages.</p>
O4	<p>The project site is located within Core 9 of the Lake Jennings/Wildcat Canyon Core Area within the Metro-Lakeside-Jamul Segment of the MSCP. In addition, the site is near to, but not a part of, the Lakeside Linkage, identified in the MSCP as that area in the vicinity of Interstate 8 in Lakeside. Although the Lakeside Linkage has several impediments as it lies today with considerable development and multiple small parcels of land, the design of the proposed project acknowledges the importance of maintaining an east-west connection between the Lake Jennings/Wildcat Canyon Core Area and the Lakeside Linkage (see Figure 4 of the Biological Resources Technical Report). To that end, the proposed project was designed to meet the Project Design Criteria identified in the Subarea Plan for protecting the biological values of linkages and corridors (County of San Diego 1997). Consistent with protecting the existing biological value of the site in a key location near the Lakeside Linkage and avoiding further impediments to connectivity in the area, the proposed development footprint was placed adjacent to existing developed areas, allowing the project to provide open space contiguous with adjacent open space or undeveloped lands and within the Pre-approved Mitigation Areas (PAMA).</p>
O5	<p>The recommendation to achieve a minimum of 75 percent conservation to retain linkage function is not directly applicable to the project site due to its location within the Lake Jennings/Wildcat Canyon Core Area rather than the Lakeside Linkage itself. For context, however, adherence to the applicable BMO requirements to mitigate impacts to Tier II vegetation communities at a 1.5:1 ratio provides approximately 34 percent conservation via on-site mitigation lands within the proposed open space preserve, and increases to 55 percent conservation relative to the proposed impacts when including additional Tier II habitats within Impact Neutral Open Space. Furthermore, the proposed project increases conservation to 55 percent within the project area but also provides an additional 10.23 acres of offsite Tier II habitat preservation within the core area.</p>
O6	<p>The Conceptual Resource Management Plan (RMP) included as Appendix E in the Biological Resources Technical Report prepared for the Project includes a requirement to conduct surveys for California gnatcatcher and cactus wren every 5 years. Under the RMP, species-specific management tasks are required and shall be determined as-needed</p>

	<p>based on the results of these species surveys. In addition, adaptive management is included as a general provision in the RMP whereby remedial measures may be implemented if a decline is documented in the special-status wildlife or plant species or important vegetation communities in the open space preserve. As requested, MM BIO-1 will be conditioned such that the Wildlife Agencies have the opportunity to review and approve the final RMP.</p>
O7	<p>MM BIO-2, MM BIO-6 and MM BIO-7 will be combined into a single mitigation measure addressing resource avoidance identified as MM BIO-11 and which reads as follows:</p> <p>MM BIO-11 RESOURCE AVOIDANCE</p> <p>INTENT: In order to avoid impacts to migratory birds, coastal California gnatcatcher, and raptors which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA) shall be implemented on all plans. DESCRIPTION OF REQUIREMENT: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird and gnatcatcher nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird, gnatcatcher, and raptor as indicated on these plans. The breeding season is defined as occurring between February 15 and August 31. If clearing or grading would occur during the breeding season, a preconstruction survey shall be conducted 72-hours prior to starting work to determine whether breeding birds occur in or within 500 feet of the impact area(s). If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged. Construction near an active nest (within 300 feet for passerines, 500 feet for raptors, or as otherwise determined by a qualified biologist) shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure the noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest. The Director of PDS may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are present in the vicinity of the brushing, clearing or grading. DOCUMENTATION: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. TIMING: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon</p>

	<p>receipt of concurrence from the Wildlife Agencies. MONITORING: The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from PDS is received. PDS shall review the concurrence letter.</p>
<p>O8</p>	<p>MM BIO-2, MM BIO-6 and MM BIO-7 will be combined into a single mitigation measure addressing resource avoidance identified as MM BIO-11 and which reads as follows:</p> <p>MM BIO-11 RESOURCE AVOIDANCE</p> <p>INTENT: In order to avoid impacts to migratory birds, coastal California gnatcatcher, and raptors which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA) shall be implemented on all plans. DESCRIPTION OF REQUIREMENT: There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird and gnatcatcher nesting habitat and 500 feet of raptor nesting habitat during the breeding season of the migratory bird, gnatcatcher, and raptor as indicated on these plans. The breeding season is defined as occurring between February 15 and August 31. If clearing or grading would occur during the breeding season, a preconstruction survey shall be conducted 72-hours prior to starting work to determine whether breeding birds occur in or within 500 feet of the impact area(s). If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged. Construction near an active nest (within 300 feet for passerines, 500 feet for raptors, or as otherwise determined by a qualified biologist) shall either: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure the noise levels are reduced to below 60 dBA or ambient, as confirmed by a County-approved noise specialist. Intermittent monitoring by a qualified biologist would be required for construction near an active nest. The Director of PDS may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are present in the vicinity of the brushing, clearing or grading. DOCUMENTATION: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. TIMING: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. MONITORING: The [DPW, PDCI] shall not allow any grading in</p>

	the RAA during the specified dates, unless a concurrence from PDS is received. PDS shall review the concurrence letter.
O9	<p>As noted, jurisdictional non-wetland ephemeral waters are located within the impact neutral open space proposed as part of the Project. The following notice will be included in the conditions of approval acknowledging the presence on site of jurisdictional resources under the regulatory authority of CDFW and other state and federal resource agencies, and designating the applicant’s responsibility to consult with CDFW and others as appropriate.</p> <p>NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant’s responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.</p> <ul style="list-style-type: none"> • U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/ • Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/ • California Department of Fish and Wildlife: 3883 Ruffin Rd, San Diego, CA 92123; (858) 467-4201; http://www.wildlife.ca.gov/
O10	The Wildlife Agencies following their review of the Draft IS/MND conducted discussions with the applicant during a meeting between the applicant’s consultant team and County planning staff on May 23, 2023.
P1	The MND has examined the full environmental impact of the Project. No further analysis is required.
P2	Refer to Master Response A – Preparation of a Mitigated Negative Declaration (MND). An Environmental Impact Report is not required for the Project.

<p>P3</p>	<p>This comment incorrectly characterizes the location of the Project as not within an infill area. The Project is located in an infill area for VMT analysis based upon the 2022 Transportation Study Guide (TSG) approved by the Board of Supervisors. As noted in Section XVII, Transportation, of the Draft IS, “The TSG was updated in 2022 to address legislative changes in SB 743, which changed the basis for evaluating transportation impacts in CEQA from the Level of Service (LOS) metric to the VMT metric. As noted in the TSG, “The legislative intent of SB 743 was to ‘more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas (GHG) emissions.’” To that end, the County performed a qualitative and quantitative analysis (found in Appendix D of the TSG) to determine the appropriate “infill” areas that support SB 743 goals. Qualitative measures included an analysis of the definition of “infill” used in State law, the Federal Census, and scholarly literature. Quantitative information included the use of population density; housing density; employment density; intersection density; access to jobs within a 15-mile radius; and access to shopping/restaurant uses within a 1-mile radius. The qualitative and quantitative information was applied to the County through GIS to create geographic maps of the County meeting the “infill” criteria.</p> <p>Refer to responses to comments A2 and N17. VMT reduction measures are not required, and the comment does not present a deficiency in the transportation analysis. Because the Project is located in an infill area designated by the County, no further VMT analysis is required.</p> <p>Further, as described in Section VIII, Greenhouse Gas Emissions, the Project would be required through conditions of approval by the County to implement a number of design features aimed at minimizing the Project’s effect on generation of greenhouse gas emissions (GHGs). With incorporation of these design features, the Project would contribute its fair share to help the State meet carbon neutrality as codified in AB 1279, and would not hinder the County from meeting GHG reduction benchmarks. Therefore, applying Bay Area Air Quality Management District (BAAQMD) in the absence of locally adopted screening criteria or GHG significance thresholds, the Project would generate a less than significant GHG impact (see Appendix H of the Draft IS/MND).</p>
<p>P4</p>	<p>Refer to response to comment E2. The Conceptual Fire Protection Plan (FPP) dated November 21, 2022 prepared by Firewise 2000, Inc. for the proposed Project (Appendix I of the Draft IS/MND), concluded that development would have adequate emergency access in terms of access and construction standards for roadways and streets. As noted in the FPP, the Project is within a high FHSZ rather than a very high FHSZ as claimed in this comment. As noted in response to comment P3, the County has determined that the Project is located in an infill area. Although the Project is located in a high FHSZ, this designation does not preclude development and the County has made no pledge to eliminate all development in these areas. Projects located in very high fire severity zones must take appropriate action through the preparation of a FPP to include adequate fuel modifications zones to protect development. It should be</p>

	<p>noted that large portions of populated areas in the urbanized areas of San Diego County are located in very high FHSZs. The risk of wildfire is mitigated through fuel modification zones, ignition resistant construction and measures such as the inclusion of fire sprinklers in homes as noted above. The Draft IS/MND acknowledges the potential of wildfire and mitigates the potential risk with specific actions stated in the Draft IS/MND and FPP. The FPP has been accepted by the Lakeside Fire Protection District (the fire district that serves the Project area) and the County of San Diego.</p> <p>Wildfire risks are fully analyzed in Section XX of the Draft IS. As described therein, the “Project would have adequate water supply and facilities for fire protection, adequate emergency access (to and from Lake Jennings Road and Adlai Street), would maintain required fuel modification zones, and would implement ignition resistant construction measures including automatic fire sprinkler systems in each residence.” In addition, “The Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires because the Project would comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for San Diego County. Implementation of these fire safety standards would occur during the TM, Tentative Parcel Map, or building permit process. The Fire Service Availability Letter (Appendix J) indicates the expected emergency travel time to the Project site to be 3.2 minutes. The Maximum Travel Time allowed pursuant to the General Plan Safety Element is 5 minutes; therefore, the Project meets emergency response travel time.”</p> <p>Additionally, the Project includes several measures aimed at reducing fire risk and mitigating fire hazards. For example, MM BIO-9 (landscaping pallets) states that only fire-safe native plants, such as those described in page 4 of County form PDS 199, shall be planted in Fuel Mod Zone 2 adjacent to Preserve Open Space. MM BIO-11 requires the Project to implement all features of the FPP to minimize the potential exposure of the Project area to fire hazards. For instance, the Project would be developed in accordance with the Fire Conceptual Fuel Treatment Map, which identifies fuel treatment zones surrounding all areas of the property adjacent to vegetated areas, no build zones, and roadside treatment zones. The Project would also comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for San Diego County. The Fire Service Availability Letter (Appendix J of the Draft IS/MND) indicates the expected emergency travel time to the Project site to be 3.2 minutes. The Maximum Travel Time allowed pursuant to the General Plan Safety Element is 5 minutes; therefore, the Project meets emergency response travel time. Therefore, the comment does not present a deficiency in the analysis of wildfire risk.</p>
P5	<p>The FPP addresses access (including secondary/emergency access where applicable) in addition to water supply, structural ignitability and fire resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space, and vegetation management. A project of medium size, such as the proposed Project, must provide two avenues of ingress and egress which is precisely what has been proposed. The FPP concluded that the development would have adequate emergency access in terms of access and construction standards for</p>

	<p>roadways and streets. As described in Section XX, Wildfire, of the Draft IS, the Project would have adequate emergency access (to and from Lake Jennings Road and Adlai Street) as well as adequate water supply and facilities for fire protection, would maintain required fuel modification zones, and would implement ignition resistant construction measures including automatic fire sprinkler systems in each residence. The FPP has been accepted by the Lakeside Fire Protection District and the County of San Diego, which evaluated adequacy of evacuation routes. Therefore, the comment does not present a deficiency in the analysis of wildfire or emergency access.</p> <p>Additionally, as described further in response to comment E2, a Wildfire Evacuation Plan prepared by Dudek dated December 2023, outlines strategies, procedures, recommendations, and organizational structures that can be used to implement a coordinated evacuation effort in the case of a wildfire emergency affecting the Project. According to the Wildfire Evacuation Plan, the Project would not be expected to significantly impact evacuation of existing land uses based on the typical road capacity like those found in and around the Project area during an evacuation event. Therefore, the comment does not present a deficiency in the analysis of wildfire or emergency access.</p>
P6	<p>Biological resources have been fully analyzed in Section IV of the Draft IS, in the Biological Resources Report dated January 2021 prepared by DUDEK (Appendix C of the Draft IS/MND), and a Biological Resources Addendum dated August 2020 prepared by DUDEK (Appendix D of the Draft IS/MND).</p> <p>As noted by the commenter and described in the Biological Resources Report dated January 2021 prepared by DUDEK (see Appendix C of the Draft IS/MND), the Project area is within the boundaries of land covered by the South County Multiple Species Conservation Program (MSCP) Subarea Plan, specifically within the Unincorporated Land in the Metro-Lakeside-Jamul Segment. The Biological Resources Report also notes that the Project site is designated a pre-approved mitigation area (PAMA); thus, the proposed Project will be able to direct mitigation needs to on-site preserve areas. Areas defined as PAMA are areas designated by the Wildlife Agencies as preapproved for meeting the South County MSCP Subarea Plan conservation goals. The Project site is also within the MSCP Biological Resource Core Area (BRCA). Areas defined as BRCA are lands that are: located within PAMA; areas of habitat which contain biological resources that support or contribute to the long-term survival of sensitive species; areas considered a regional linkage or corridor; areas containing habitat that is ranked as high or very high in the Habitat Evaluation Map; land that is within a block greater than 500 acres; or land that contains a number of sensitive species due to special soil conditions. Of these criteria, the Project meets the definition of BRCA because it is mostly located within PAMA (except for the existing development and an area of Riversidean sage scrub onsite), is largely dominated by coastal sage scrub occupied by California gnatcatcher, is near a linkage, and contains areas ranked very high in the Habitat Evaluation Map. The site is located within the Lake Jennings/Wildcat Canyon Core Area, Core 9. The site is near to</p>

the Lakeside Linkage that has been identified in the MSCP as that area in the vicinity of Interstate 8. This linkage is described in the MSCP as an area with considerable development and multiple small parcels of land.

The comment asserts that development should not be permitted with the MSCP. However, projects consistent with the MSCP may be developed. Project impacts have been fully mitigated based on the South County MSCP’s Schedule of Mitigation Ratios table (Table 4-8, County of San Diego 1997). Proposed mitigation for Project impacts is in conformance with the County BMO, the implementing ordinance for the County’s MSCP. Substantial evidence for findings related to MSCP compliance has been provided in the Draft IS/MND and technical appendices. For example, Section 86.505 Project Design Criteria in the County’s Biological Mitigation Ordinance (BMO) references clustering as a means of configuring developed land uses together in a manner that supports the goals of avoiding impacts to sensitive biological resources to be protected under the South County MSCP Subarea Plan. The proposed Project meets this design criteria by consolidating the proposed development footprint adjacent to existing developed areas to the south and east and minimizing development along the northern portion of the Project site. This configuration allows the development footprint to occupy a single, contiguous area adjacent to existing developed areas and ensures that proposed open space along the northern portion of the site continues to provide east-west connectivity between existing open space lands in the Project area.

In addition to configuring the proposed development in accordance with the clustering criteria in Section 86.505 of the BMO, avoidance of sensitive biological resources onsite has been accomplished by significantly reducing the total number of residential units proposed under the Project during the design review process with the applicant relative to the number of residential units allowed under General Plan. Phase I of the GRSP has been approved and the site currently has built out 31 units. The allowable buildout of the Project site in the County’s General Plan includes the construction of an additional 117 residential units, as compared to the proposed Project’s 63 residential units. Therefore, the Project’s design configuration, reduced size, and biological open space easement and other mitigation measures contribute to the Project’s efforts to avoid impacts to biological resources.

Further, the proposed Project ensures that conservation of appropriate habitat values is accomplished by properly adhering to the project design criteria and applicable specific habitat and species mitigation requirements identified in the County’s BMO. The loss of biological habitat is fully analyzed in the Biological Resources Report and Section IV, Biological Resources, of the Draft IS. As described therein, the Project would result in impacts to 12.05 acres of Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, and Riversidian coastal sage scrub. Mitigation for these impacts includes the preservation of 8.89 acres onsite and 10.23 acres offsite and adjacent of vegetation communities generally consistent with the assemblage of vegetation communities impacted by the Project, for a total of 19.11 acres contiguous coastal sage scrub adjacent to existing MSCP preserves (MM BIO-1). Based on the mitigation ratios

<p>established in the South County MSCP Subarea Plan (Table 4-8 of the South County MSCP Subarea Plan), impacts to 12.05 acres of Tier II vegetation communities require 19.11 acres of in-kind mitigation; therefore, the preservation of 19.11 acres of a Tier II vegetation community under MM BIO-1 exceeds the minimum criteria and provides a 1.5 to 1 mitigation ratio. This mitigation meets the criteria in the MSCP Subarea Plan and Section 86.506 of the County’s BMO.</p> <p>In addition to the preservation of a total of 19.11 acres on site and off site in open space under MM BIO-1, MM NOI-2 would require avoidance of the bird nesting season or a nesting bird survey; MM BIO-3 would control fugitive dust during construction activities; MM BIO-4 would require installation of temporary prominently colored fencing and signage wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources; MM BIO-5 would require preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and related best management practices (BMPs); MM BIO-6 would avoid the bird breeding season or conduct a nesting bird survey; MM BIO-8 would require an open space fence or wall along all open space edges where open space is adjacent to residential uses to protect the preserve from entry upon Project completion; MM BIO-9 (landscaping palettes) would prohibit the planting of invasive plant species on the Project site; MM BIO-10 (weed control treatment) would provide control measures for non-native, invasive species; and MM BIO-11 (fire protection plan) would minimize fire exposure to the preserve.</p> <p>The comment further claims that the biological assessments were conducted during a drought in 2015 and 2016. As noted in the Biological Resources Report, following the original submittal of the report in January 2016, the report was updated and resubmitted in August 2017, November 2017, August 2018, and January 2021. As requested by the County, Dudek biologist Kamarul Muri revisited the Project site on 19 June 2020 in order to assess current site conditions as they relate to Dudek’s prior biological studies as reported in the Biological Resources Report (August 2018). Dudek conducted vegetation mapping, a special-status plant survey, and a jurisdictional delineation in October 2015, an update of the delineation and mapping of erosional features in November 2017, and a general wildlife survey in December 2015 for the Project. Dudek conducted surveys for special status wildlife in 2016 (Quino checkerspot butterfly and California gnatcatcher) and a special-status plant survey in May 2016. During our most recent reconnaissance in July 2020, Dudek searched for any changes in previous site conditions and recorded observed wildlife species in order to document biological resources conditions.</p> <p>Please also see technical memoranda prepared by Dudek (June 30, 2023 and June 5, 2023) as part of these responses to comments.</p>
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<p>P7</p>	<p>Regarding the Project’s impacts on visual character, refer to response to comment K3. As described in Section I, Aesthetics, of the Draft IS, the proposed homes would be located on a higher elevation than the surrounding area and would be visible from lower elevation residential areas south of the site. Section 4.4.2.2 of the proposed Specific Plan Amendment (SPA) describes general standards for future development of the residential lots through Site Plan application(s). Item 3 of this section limits maximum coverage of residential lots to be 60 percent with structures of any type. Item 6 requires residences to be restricted to one-story with a maximum height of 20 feet on lots 1-3, 5, 6, 8, 9, 11, 13, and 14. These lots comprise 10 of the 15 lots that face the residential areas to the south along Adlai Road. These standards, or project design features, would reduce the potential for Project impacts to the existing visual character and quality of the surrounding area.</p> <p>Refer to response to comment K3. To evaluate the potential impacts of the Project on a scenic vista, a Conceptual Landscape Plan (CLP) was prepared for the Project by Martin Schmidt of Environs dated February 16, 2016 and updated May 25, 2021 (see Appendix A of the Draft IS/MND). The CLP requires the Project to include landscaping throughout the Project development to screen views of the development from surrounding areas. The CLP also requires trees on the building pads along the Project boundaries and throughout the development including along the proposed interior streets to further screen the homes. The Project would be conditioned to obtain County approval of a Landscape Plan in conformance with the CLP. The photo simulations included in the depict what the Project site would look like when viewed from immediately south of the site (north end of Adlai Road) and from further south (Vecinio Del Este Place and Adlai Road). As demonstrated by the photo simulations, the Project development would be well screened with required landscaping.</p> <p>Regarding impacts to surrounding residents from Project-related blasting activities, refer to response to comment A4. The Draft IS has fully analyzed the impacts from blasting/rock breaking required during construction of the proposed Project. The Project would require preparation and implementation of a blasting and monitoring plan, which would require approval by the County Sheriff and Department of Planning and Development Services (PDS), among other measures. The analysis in Section XIII, Noise, of the Draft IS found that mitigation measures MM NOI-2, MM NOI-3, and MM NOI-4 would fully mitigate for noise and groundbourne vibration from blasting operations of the proposed Project. Therefore, the comment does not present a deficiency in the noise and vibration analysis.</p> <p>The effects of Project-related blasting on air quality and health were evaluated and discussed in Section III, Air Quality, of the Draft IS. Refer to the response to comment E4. The comment does not present a deficiency in the analysis of noise or air quality related to blasting activities.</p>
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	Regarding the commenter’s suggestion that the blasting and monitoring plan under MM NOI-3 constitutes improper deferral of mitigation under CEQA, refer to the response to comment N21. The comment does not present a deficiency in the language describing the require blasting and monitoring plan under MM NOI-3.
P8	The comment suggests that the Draft IS does not mention cumulative impacts of the Project as required by CEQA. Analyses of cumulative Project impacts are discussed throughout the resource area discussions in the Draft IS as well as in Section XXI(b). Section XXI(b) of the Draft IS provides a table list of past, present, and future projects considered and evaluated as part of the Draft IS. As described therein, “there were determined to be no potentially significant cumulative effects the Project would have a considerable contribution to. Mitigation has been included for Project impacts that clearly reduces any potential for a considerable contribution to any cumulative effects to a level below significance.”
P9	The comment claims there are discrepancies in the Draft IS/MND regarding the use of natural gas in Project construction and operation. To clarify, the statement in Section VI(a) of the Draft IS should state that “The Project would result in the use of electricity, petroleum, and other consumption of energy resources during both the construction and operation phases of the project.” As described several times further below, the Project would not include natural gas appliances or natural gas plumbing. Therefore, the statement that the project would result in the use of natural gas will be stricken from the Draft IS.
P10	Refer to Master Response A – Preparation of a Mitigated Negative Declaration (MND). An Environmental Impact Report is not required for the Project.
Q1	The comments presents the commenter’s opposition to the Project and a summary of the Project description; no response is required.
Q2	The comment provides a vague statement of dissatisfaction with the Draft IS/MND and suggests there is evidence that the Project may have a significant effect on the environment even with the proposed mitigation measures. The comment does not represent a specific comment on the Draft IS/MND or a specific environmental impact of the Project. No response is required.
Q3	The comment suggests the proposed Project has the potential to damage or degrade scenic resources and the rural character and visual quality of the properties adjacent to the Project site.

	<p>The areas surrounding the Project site are described on page 3 of the Draft IS, as “surrounded by residential neighborhoods, open space, and public facilities. Open space and residential uses developed as a part of Phase I of the GRSP [Greenhills Ranch Specific Plan] occur northwest of the Project site. Residential development is located directly to the south and east. Additional residential is located further to the north and west. Open space also occurs west of the site boundary. A water filtration plant operated by the Helix Water District is located just northeast of the site. Four residential lots that are not a part of the GRSP occur within, and are mostly surrounded by, the Project site.” As noted in Section I, Aesthetics, of the Draft IS, “The Project site and much of the immediately surrounding area of Lakeside is classified as urbanized.” In fact, as shown in the figure provided in comment Q3, the majority of the lands surrounding the Project site are designated as residential and the Project site itself is designated as Specific Plan Area.</p> <p>Refer to response to comment K3. To evaluate the potential impacts of the Project on a scenic vista, a Conceptual Landscape Plan (CLP) was prepared for the Project by Martin Schmidt of Environs dated February 16, 2016 and updated May 25, 2021 (see Appendix A of the Draft IS/MND). Given the Project’s higher elevation than the surrounding existing residences, the CLP requires the Project to include landscaping throughout the Project development to screen views of the development from surrounding areas. For example, the CLP requires landscaping on the fill slopes between the proposed homes and residential areas south of the site. The CLP also requires trees on the building pads along the Project boundaries and throughout the development including along the proposed interior streets to further screen the homes. The Project would be conditioned to obtain County approval of a Landscape Plan in conformance with the CLP. In addition, the comment claims that the Draft IS does not provide any specific details or analysis of the proposed design standards. However, Section I(a) of the Draft IS states that Section 4.4.2.2 of the proposed Specific Plan Amendment (SPA), which describes general standards for future development of the residential lots, limits maximum coverage of residential lots to be 60 percent with structures of any type and requires residences to be restricted to one-story with a maximum height of 20 feet on lots 1-3, 5, 6, 8, 9, 11, 13, and 14. The photo simulations, which incorporate these standards, or project design features, provide evidence that these measures would reduce the potential for Project impacts to the existing visual character and quality of the surrounding area. As demonstrated by the photo simulations in the CLP, the Project development would be well screened with required landscaping and would not detract from the existing visual character and quality of the surrounding area. Therefore, the photo simulations and the CLP provide evidence that the proposed Project, through implementation of all conditions of approval including project design features (i.e., development limitations) and mitigation (i.e., landscaping), would result in less than significant impacts to the scenic vista of and from the Project site.</p> <p>The comment claims that the measures “are insufficient to address the significant and irreversible visual impacts of the project, which will significantly alter the character of the surrounding rural landscape. Trees along the proposed interior streets will not further screen the homes.” However, the comment does not provide evidence to support this claim and</p>
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	<p>thus, does not present a deficiency in the aesthetics analysis. The comment is mere speculation and suspicion and therefore, does not constitute substantial evidence under CEQA. (Guidelines § 15384(a); Leonoff v. Monterey County Bd. of Supervisors, supra, at p. 1352; Joshua Tree Downtown Business Alliance v. County of San Bernardino (2016) 1 Cal.App.5th 677, 690 [“Complaints, fears, and suspicions about a project’s potential environmental impact likewise do not constitute substantial evidence.”].) Further, “the mere possibility of adverse impact on a few people, as opposed to the environment in general” does not constitute substantial evidence and thus the comment letter’s unsubstantiated concerns about the Project’s potential impacts to the views of a few individual landowners does not support a fair argument that the Project will have a substantial adverse effect on the environment. (Dunning v. Clews, supra, at p. 170; see also Porterville Citizens for Responsible Hillside Development v. City of Porterville, supra, at p. 891 [“The vague concerns about the housing project expressed by a few members of the public during the two public hearings do not constitute substantial evidence supporting a fair argument, even when doubts are resolved in favor of EIR preparation.”]; Bowman v. City of Berkeley, supra, at p. 586 “[O]bstruction of a few private views in a project’s immediate vicinity is not generally regarded as a significant environmental impact.”)</p> <p>Further, the comment claims that the Draft IS is “deficient as it fails to acknowledge that the project site can readily see and be seen from Interstate 8.” However, as described in Section I(b), “There are no State scenic highways within the Project viewshed. The nearest State scenic highway is a segment of State Route 52, approximately 5.4 miles west of the Project site. The nearest eligible highway for a State scenic designation is Interstate 8, approximately 0.77 mile southeast of the Project site... The Project site is not in line with road users’ line of site of the roadway and the Project site is not visible due to intervening vegetation, topography, and structures.” In the picture provided in this comment, which is presumably take from an area near or within the Project site, Interstate 8 is barely visible due to distance and intervening vegetation, topography, and structures. Views of the Project site from Interstate 8 are similarly barely detectable, if at all, due to distance and intervening vegetation, topography, and structures. In addition, views towards the Project site from Google Street View do not show the Project site. Therefore, this photo does not present evidence that the Project site is within the viewshed of Interstate 8. Further, the proposed vegetation screening conditioned as part of the Project would further screen views, if any, of the proposed residential structures.</p>
Q4	<p>The comment suggests the proposed Project has the potential to damage or degrade scenic resources and the rural character and visual quality of the properties adjacent to the Project site.</p> <p>The areas surrounding the Project site are described on page 3 of the Draft IS, as “surrounded by residential neighborhoods, open space, and public facilities. Open space and residential uses developed as a part of Phase I of the GRSP [Greenhills Ranch Specific Plan] occur northwest of the Project site. Residential development is located directly to the south and east. Additional residential is located further to the north and west. Open space also occurs west of</p>

the site boundary. A water filtration plant operated by the Helix Water District is located just northeast of the site. Four residential lots that are not a part of the GRSP occur within, and are mostly surrounded by, the Project site.” As noted in Section I, Aesthetics, of the Draft IS, “The Project site and much of the immediately surrounding area of Lakeside is classified as urbanized.” In fact, as shown in the figure provided in comment Q3, the majority of the lands surrounding the Project site are designated as residential and the Project site itself is designated as Specific Plan Area.

Refer to response to comment K3. To evaluate the potential impacts of the Project on a scenic vista, a Conceptual Landscape Plan (CLP) was prepared for the Project by Martin Schmidt of Environs dated February 16, 2016 and updated May 25, 2021 (see Appendix A of the Draft IS/MND). Given the Project’s higher elevation than the surrounding existing residences, the CLP requires the Project to include landscaping throughout the Project development to screen views of the development from surrounding areas. For example, the CLP requires landscaping on the fill slopes between the proposed homes and residential areas south of the site. The CLP also requires trees on the building pads along the Project boundaries and throughout the development including along the proposed interior streets to further screen the homes. The Project would be conditioned to obtain County approval of a Landscape Plan in conformance with the CLP. In addition, the comment claims that the Draft IS does not provide any specific details or analysis of the proposed design standards. However, Section I(a) of the Draft IS states that Section 4.4.2.2 of the proposed Specific Plan Amendment (SPA), which describes general standards for future development of the residential lots, limits maximum coverage of residential lots to be 60 percent with structures of any type and requires residences to be restricted to one-story with a maximum height of 20 feet on lots 1-3, 5, 6, 8, 9, 11, 13, and 14. The photo simulations, which incorporate these standards, or project design features, provide evidence that these measures would reduce the potential for Project impacts to the existing visual character and quality of the surrounding area. As demonstrated by the photo simulations in the CLP, the Project development would be well screened with required landscaping and would not detract from the existing visual character and quality of the surrounding area. Therefore, the photo simulations and the CLP provide evidence that the proposed Project, through implementation of all conditions of approval including project design features (i.e., development limitations) and mitigation (i.e., landscaping), would result in less than significant impacts to the scenic vista of and from the Project site.

The comment claims that the measures “are insufficient to address the significant and irreversible visual impacts of the project, which will significantly alter the character of the surrounding rural landscape. Trees along the proposed interior streets will not further screen the homes.” However, the comment does not provide evidence to support this claim and thus, does not present a deficiency in the aesthetics analysis. The comment is mere speculation and suspicion and therefore, does not constitute substantial evidence under CEQA. (Guidelines § 15384(a); Leonoff v. Monterey County Bd. of Supervisors, supra, at p. 1352; Joshua Tree Downtown Business Alliance v. County of San Bernardino (2016) 1 Cal.A^{PP}.5th 677, 690 [“Complaints, fears, and suspicions about a project’s potential environmental impact likewise

	<p>do not constitute substantial evidence.”].) Further, “the mere possibility of adverse impact on a few people, as opposed to the environment in general” does not constitute substantial evidence and thus the comment letter’s unsubstantiated concerns about the Project’s potential impacts to the views of a few individual landowners does not support a fair argument that the Project will have a substantial adverse effect on the environment. (Dunning v. Clews, supra, at p. 170; see also Porterville Citizens for Responsible Hillside Development v. City of Porterville, supra, at p. 891 [“The vague concerns about the housing project expressed by a few members of the public during the two public hearings do not constitute substantial evidence supporting a fair argument, even when doubts are resolved in favor of EIR preparation.”]; Bowman v. City of Berkeley, supra, at p. 586 “[O]bstruction of a few private views in a project’s immediate vicinity is not generally regarded as a significant environmental impact.”)</p> <p>Further, the comment claims that the Draft IS is “deficient as it fails to acknowledge that the project site can readily see and be seen from Interstate 8.” However, as described in Section I(b), “There are no State scenic highways within the Project viewshed. The nearest State scenic highway is a segment of State Route 52, approximately 5.4 miles west of the Project site. The nearest eligible highway for a State scenic designation is Interstate 8, approximately 0.77 mile southeast of the Project site... The Project site is not in line with road users’ line of site of the roadway and the Project site is not visible due to intervening vegetation, topography, and structures.” In the picture provided in this comment, which is presumably take from an area near or within the Project site, Interstate 8 is barely visible due to distance and intervening vegetation, topography, and structures. Views of the Project site from Interstate 8 are similarly barely detectable, if at all, due to distance and intervening vegetation, topography, and structures. In addition, views towards the Project site from Google Street View do not show the Project site. Therefore, this photo does not present evidence that the Project site is within the viewshed of Interstate 8. Further, the proposed vegetation screening conditioned as part of the Project would further screen views, if any, of the proposed residential structures.</p>
Q5	<p>Refer to the response to comments Q3 and Q4. The Project site is not visible from Interstate 8. Additionally, East Lakeview Road is not a scenic road designated by the County. The Draft IS evaluates the Project’s potential to impact views along roads in the County Scenic Highway System. As described in the Draft IS, “The nearest route in the County Scenic Highway System is El Monte Road located approximately 0.66 mile north of the site (Table COS-1 of the Conservation and Open Space Element of the General Plan). The Project site is not in line with road users’ line of site of the roadway and the Project site is not visible due to intervening vegetation, topography, and structures.”</p> <p>The comment further suggests that the Project would “detract from the existing visual character and quality of the surrounding area” with no evidence to support this claim. Refer to the response to comments Q3 and Q4. As described therein, the CLP and photo simulations, which incorporate the project design features, provide evidence that these measures would reduce the potential for Project impacts to the existing visual character and quality of the surrounding</p>

	<p>area to levels below significance. Therefore, the comment does not present a deficiency in the aesthetics analysis and an Environmental Impact Report is not required for the Project. Refer to Master Response A – Preparation of a Mitigated Negative Declaration (MND).</p>
<p>Q6</p>	<p>The potential for the Project to create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area, is fully analyzed in Section I(d) of the Draft IS/MND. As described therein, while the Project “would use outdoor lighting,” it would not adversely affect day or nighttime views, including astronomical observations, “because the Project would conform to the Light Pollution Code (County Code Section 51.201-51.209). This discussion provides several measures that the Project would implement to control outdoor lighting and sources of glare, including the following:</p> <ol style="list-style-type: none"> 1. The Project would not install outdoor lighting that directly illuminates neighboring properties. 2. The Project would not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist, or pedestrian. 3. The Project would not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit. 4. The Project would not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that would be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties. <p>These measures would be enforced for the Project because, as described in Section I(d) of the Draft IS/MND, “Compliance with the [Light Pollution] Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this Project in combination with all past, present, and future projects would not contribute to a cumulatively considerable impact” related to light or glare impacts.</p> <p>The comment also suggests the proposed solar panels included as part of the Project would reflect light and create a source of glare. Given that these panels would be installed on the rooftops of the proposed buildings, would be tilted up towards the sun, and that the Project site would be at a higher elevation than the surrounding structures and roadways, any potential reflections from the proposed solar panels would be directed upwards and away from surrounding public views. Additionally, the National Renewable Energy Laboratory (https://www.nrel.gov/state-local-tribal/blog/posts/research-and-analysis-demonstrate-the-lack-of-impacts-of-glare-from-photovoltaic-modules.html) states that solar panels are specifically designed to absorb light rather than reflect it, “as any reflected light cannot be converted into electricity” and that “Research on this subject demonstrates that PV modules exhibit less glare than windows and water.” It also mentions that solar panels “have been installed without incident at many airports.”</p>

	Therefore, the comment does not provide evidence that the proposed solar panels would result in impacts related to glare.
Q7	Refer to the response to comment Q6. The Project would be required to comply with the County’s Light Pollution Code and all final Project designs would be reviewed by County staff prior to issuance of any building permit to ensure that the Project would not result in a new source of substantial light or glare. Additionally, the Project would implement the measures listed in response to comment Q6 above in order to control outdoor lighting and sources of glare. The comment does not provide evidence that the use of light shields, directional lighting fixtures, or low-wattage fixtures would not be effective in reducing light or glare pollution. Similarly, the comment claims that these measures are insufficient under the law, but does not provide evidence of this claim, and in fact, as previously noted, the Project would be in conformance with the law under the Light Pollution Code (County Code Section 51.201-51.209).
Q8	The comment suggests that the Project would generate “significant emissions of criteria pollutants and greenhouse gases (GHGs) during construction and operation” and that the Draft IS/MND does not “provide adequate measures to reduce these emissions” or “quantify the expected emission reductions or provide enforceable mechanisms for monitoring and reporting.” The Project-related air quality impacts are fully analyzed in Section III, Air Quality, of the Draft IS/MND and the Air Quality Assessment prepared for the Project by Ldn Consulting, Inc. dated November 17, 2020 (Appendix B of the Draft IS/MND). Section 3 of the Air Quality Assessment provides a complete description of the methodology and assumptions used to quantify construction and operational emissions that would occur as a result of the Project, and the results of the air quality modeling are presented in both Section 4 of the Air Quality Assessment and in Table 2 and Table 3 in Section III(b) of the Draft IS/MND. The methodology and assumptions for the construction-related air quality modeling assume all proposed phases of construction, including blasting activities. Similarly, the methodology and assumptions for the operational air quality modeling assume account for all operational uses, including vehicle trips, energy use, and landscape maintenance. As described in both the Draft IS/MND and the Air Quality Assessment, no significant construction or operational impacts are expected from the Project based on the results of the air quality modeling. Further, both the Draft IS/MND and the Air Quality Assessment provide a list of construction-related and operational measures that would be included as conditions of Project approval to ensure air quality impacts are minimized (e.g., the use of Tier 4 diesel construction equipment with diesel particulate filters [DPFs] during construction, compliance with the County Grading Ordinance and San Diego Air Pollution Control District [SDAPCD] Rule 55 to reduce fugitive dust [particulate matter], compliance with SDAPCD Rule 67, building efficiency features, etc.). Compliance with the applicable state and local codes are required to be shown on all final building plans prior to issuance of any building permit for any project. Additionally, as described in Section IV, Biological Resources, MM BIO-3 would require all grading within sensitive resource areas to be monitored by a County approved biologist to ensure dust is minimized and to prevent inadvertent

	disturbance to areas outside the limits of grading. Therefore, the comment does not present a deficiency in the air quality analysis.
Q9	Refer to the response to comment Q8. As shown in Table 2 in Section III(b) of the Draft IS/MND, the results of the air quality modeling presented in the Air Quality Assessment show that the criteria pollutant emissions expected to be generated by the Project would be well below the County’s screening level thresholds, which demonstrate that a project’s total emissions (e.g., stationary, fugitive dust, and mobile emissions) would not result in a significant impact to air quality. The proposed Project is not required to include air quality monitoring during Project construction or operation. Nevertheless, as described in Section IV, Biological Resources, MM BIO-3 would require all grading within sensitive resource areas to be monitored by a County approved biologist to ensure dust is minimized and to prevent inadvertent disturbance to areas outside the limits of grading.
Q10	<p>The comment claims that the Project would “result in adverse health impacts to nearby residents.” As explained in Section III(c) of the Draft IS/MND and Section 4.2 of the Air Quality Assessment, the Project would not generate a health risk greater than the established thresholds for cancer and non-cancer health risks. Therefore, the Project’s effect on health of nearby residents would be less than significant. Also, since construction emissions were found to be less than significant, and since no nearby cumulative construction projects have been identified, there would be a less than significant cumulative construction air quality impact.</p> <p>The comment further suggests that the Draft IS/MND “does not identify implementing construction dust control measures” beyond complying with air quality regulations. As described throughout Section III of the Draft IS/MND and the Air Quality Assessment, the Project would require all Project-related grading and site preparation activities to employ U.S. Environmental Protection Agency (USEPA) certified Tier 4 construction equipment with DPFs, which would ensure the Project would not expose sensitive receptors to excessive concentrations of fugitive dust.</p>
Q11	The comment questions the enforceability of the Project’s compliance with applicable state and local standards for controlling criteria pollutant emissions, including fugitive dust and volatile organic compounds (VOCs). Compliance with the applicable state and local codes are required to be shown on all final building plans prior to issuance of any building permit for any project. Additionally, as described in Section IV, Biological Resources, MM BIO-3 would require all grading within sensitive resource areas to be monitored by a County approved biologist to ensure dust is minimized and to prevent inadvertent disturbance to areas outside the limits of grading.
Q12	Refer to response to comment A2. A Traffic Impact Analysis (TIA) dated November 18, 2022 was prepared by Linscott, Law, and Greenspan Engineers for the proposed Project (Appendix N of the Draft IS/MND). Due to the

	Project's location within an Infill Area, the TIA found that the proposed Project would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions.
Q13	Construction of the Lake Jennings Residential Subdivision project is expected to be complete well before the initiation of Project construction. Nevertheless, given that the construction emissions expected to be generated by the Project would be well below the County's screening level thresholds, the Project would not contribute to a cumulative air quality impact. Additionally, the 15183 Exemption Checklist prepared for the Lake Jennings Residential Subdivision project notes that the project would result in an incremental increase in criteria pollutant emissions during construction activities that would not exceed established SLTs. Given this, and the fact that the Lake Jennings Residential Subdivision project includes only 18 residences as compared to the Project's 63 proposed residences, construction of the proposed Project in conjunction with the Lake Jennings Residential Subdivision project would not result in a cumulative air quality impact even if construction periods were to overlap, which is highly unlikely. As noted in the Air Quality Assessment, a cumulative health risk impact related to air emissions would only occur if the cumulative project were within 971 feet of the Project site. The Lake Jennings Residential Subdivision project is more than 3,400 feet from the Project site at the nearest portions of each project site. Therefore, no cumulative health risk impact would occur. Nevertheless, the Lake Jennings Residential Subdivision project will be added to the IS/MND for clarity.
Q14	Construction of the Adlai Residential Subdivision project (PDS2004-3100-5356) is expected to be complete well before the initiation of Project construction. Nevertheless, given that the construction emissions expected to be generated by the Project would be well below the County's screening level thresholds, the Project would not contribute to a cumulative air quality impact. Additionally, the IS/MND prepared for the Adlai Residential Subdivision project notes that the project would result in an incremental increase in criteria pollutant emissions during construction activities. Given this, and the fact that the Adlai Residential Subdivision project includes only 9 residences as compared to the Project's 63 proposed residences, construction of the proposed Project in conjunction with the Adlai Residential Subdivision project would not result in a cumulative air quality impact even if construction periods were to overlap, which would not occur. Nevertheless, the Adlai Residential Subdivision project will be added to the IS/MND for clarity.
Q15	During the construction phase the project is subject to enforcement under the General Construction Permit (CGP). The project is required to develop a Storm Water Pollution Prevention Plan (SWPPP) for the construction phase and implement construction Best Management Practices (BMPs) which may include silt fencing, geotextile mats, fiber rolls, and sedimentation basins to prevent runoff that would cause erosion, sedimentation or pollutant loading downstream. During the operation phase the property is subject to enforcement under the Municipal Separate Storm Sewer System (MS4) permit. Under the MS4 permit the project is a Priority Development Project (PDP) and has a

	<p>PDP Storm Water Quality Management Plan (SWQMP) dated July 31, 2020 and prepared by REC Consultants, Inc. that identifies permanent post-construction BMPs that include three biofiltration basins designed to meet water quality, hydromodification and 100 year peak flow detention to mitigate increases in flow and prevent erosion, sedimentation and pollutant loading to downstream waterbodies during the operational phase. See Step 6.1 Description of structural BMP strategy of the PDP SWQMP.</p> <p>The existing drainage brow ditch is not a mitigation measure nor a design feature of this project. The existing drainage brow ditch will be unaffected by the development of this project because of the BMPs implemented under the SWPPP and SWQMP.</p> <p>The change in topography will have no significant impact on the capacity of the brow ditch because the increased runoff will be mitigated by the proposed detention basins which will detain the 100-year peak flow and release at a volume and velocity that is less than the existing runoff conditions. Please refer to Table 3 Summary of Developed Condition Flows – Mitigated in the Drainage Study revised July 2020 prepared by REC Consultants, Inc. During construction the SWPPP will identify BMPs that will prevent debris and excess runoff from entering the drainage system.</p>
Q16	<p>The existing drainage brow ditch is not a mitigation measure nor a design feature of this project. A dispute over access is considered a civil matter and it is typically up to the parties involved to resolve the issue.</p>
Q17	<p>The overall density of a subdivision is calculated by dividing the total net area of the subdivision divided by the number of units, per Section 4115 of the Zoning Ordinance. The County’s General Plan also supports changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design, when approved by Major Use Permit or Specific Plan (Policy LU-1.8 Density Allocation on Project Sites).</p>
Q18	<p>Per Section 4010 of the Zoning Ordinance, any provision of the Specific Plan relating to subjects contained in the part shall prevail over the Zoning Ordinance regulations. The project proposes a setback designator of V, which is defined the proposed Specific Plan, section 4.4.2.3 Setbacks:</p> <ul style="list-style-type: none"> • Front Yard setback of 10 feet from the property line • Side Yard setback of 5 feet • Rear Yard setback of 10 feet
Q19	<p>The comment suggests that the Draft IS fails to provide an operational noise analysis of the proposed project on residences in the vicinity and claims that the mitigation measures proposed to address noise impacts are “insufficient”</p>

	<p>but provides no evidence to support this claim. A Noise Assessment was prepared by LDN Consulting, Inc. dated September 28, 2020 (Appendix M of the Draft IS/MND), which evaluated potential noise impacts to the existing and future noise sensitive land uses from the proposed development. As described in Section XIII, Noise, of the Draft IS, “Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the 60 dBA CNEL or 65 dBA CNEL.” The proposed Project would consist of residential development, which would be consistent with the noise sensitive land uses surrounding the Project site. Therefore, operation of the proposed residential land uses would generate noise levels and types consistent with those generated by the existing neighboring residences and would not result in a significant increase in operational noise levels. As described in Section XIII, Noise, of the Draft IS, “Non-transportation operational noise generated by the Project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the Project’s property line. The site is zoned S88 that has a 1-hour average sound limit of 45 between 10 P.M and 7 A.M and 50 dB between 7 A.M and 10 P.M. The adjacent properties are zoned A70, RR, and S80, which have the same 1-hour average sound limits. Based on review by staff and the County Noise Specialist, the Project’s operational noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is 45 dB, because the Project operation would not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.”</p>
<p>Q20</p>	<p>Refer to the response to comment Q19. The proposed Project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the Project’s property line. Therefore, operation of the Project would have no cumulative noise impact and less than significant impacts or no impact at off-site noise sensitive receptors. Operation of the project would have no noise impact on Lakeview Elementary School, located more than 0.43 mile away.</p> <p>The comment again claims that the mitigation measures proposed to address construction noise impacts are “insufficient” but provides no evidence to support this claim. Refer to responses to comments N20 and N22. As described in Section XIII, Noise, of the Draft IS and in the Noise Assessment prepared by LDN Consulting, Inc. dated September 28, 2020 (Appendix M of the Draft IS/MND), mitigation measures MM NOI-1a through MM NOI-4 are expected to reduce construction noise levels to below significance thresholds based on the comprehensive noise analysis conducted in the Noise Assessment prepared by LDN Consulting, Inc. The Noise Assessment provides a cumulative analysis of noise impacts on noise sensitive land uses in the Project vicinity. As described therein and in Section XIII, Noise, of the Draft IS, no cumulative impacts are anticipated. As described in response to comment Q14, construction of the Adlai Residential Subdivision project (PDS2004-3100-5356) is expected to be complete</p>

	well before the initiation of Project construction. Nevertheless, the Adlai Residential Subdivision project will be added to the IS/MND for clarity.
Q21	The Draft IS has fully analyzed the impacts from blasting required during construction of the proposed Project. Refer to response to comment A4.
Q22	<p>The comment inaccurately states that the Lakeside Community Plan “calls for a park if there are 50 residences or more.” This is not stated anywhere in the Community Plan or the County’s General Plan.</p> <p>Additionally, as described in Section XVI, Recreation, of the Draft IS, “To avoid substantial physical deterioration of local recreation facilities, the Project would be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The PLDO is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed Project has opted to provide payment of park fees in lieu of park land dedication. Therefore, the Project meets the requirements set forth by the PLDO for adequate parkland dedication, thereby reducing impacts, including cumulative impacts to local recreational facilities. The Project would not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO.” Therefore, the comment does not present a deficiency in the analysis of impacts to recreation facilities.</p>
Q23	<p>See response to comment A2.</p> <p>Traffic volumes were validated by pre-pandemic counts near the project area. Based on the traffic analysis in the LMA, the intersection of Lake Jennings Park Road and Highway 8 Business (Old Highway 80) operates at LOS F in the existing condition. In the peak periods, the project is adding 26 trips in the AM and 32 trips in the PM. The minimal amount of delay added to the failing intersection is well within the allowable limits per the TSG.</p>
Q24	A Traffic Impact Analysis (TIA) dated November 18, 2022 was prepared by Linscott, Law, and Greenspan Engineers for the proposed Project (Appendix N of the Draft IS/MND). As described in the TIA, the weekday AM/PM peak hour intersection turning movement traffic counts were conducted at the study area intersections on Wednesday, December 2, 2015, when schools were in session. The peak hour counts were conducted during the commuter peak hours of 7:00-

	<p>9:00 AM and 4:00-6:00 PM. Validation counts were conducted on multiple segments near the study area on October 1, 2019. Given that the results indicated growth in background traffic, the 2019 counts were used for the traffic analysis. All turning movement volumes were increased according to the growth factor calculated from 2019 Average Daily Traffic (ADT) volumes and 2015 ADT volumes, where applicable. Therefore, the traffic counts included in the TIA represent travel behavior during peak travel periods and are consistent with the growth factor calculated from the increases in traffic. The TIA found that the proposed Project would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. Refer to response to comment A2.</p>
<p>Q25</p>	<p>As described throughout the Draft IS/MND, access to the Project site would be via two access points: proposed Greenhills Way connecting to Lake Jennings Park Road and another private road connecting to Adlai Road. A project of medium size, such as the proposed Project, must provide two avenues of ingress and egress which is precisely what has been proposed. Therefore, the Project would comply with the regulations relating to emergency access specified in the Consolidated Fire Code for San Diego County. As described in the FPP and Section XX, Wildfire, of the Draft IS, the Project would have adequate emergency access (to and from Lake Jennings Road and Adlai Street) in terms of access and construction standards for roadways and streets. The FPP has been accepted by the Lakeside Fire Protection District, the fire district that serves the Project area.</p> <p>Additionally, given that there would be two access points in the proposed Project, Project residents evacuating the Project site would be split between both access points and there wouldn't be 63 residents on either of the roadways. Existing residents would not be rerouted from their existing evacuation routes as suggested by the comment, and would be able to continue using Audubon Road to Adlai Road to exit the neighborhood.</p> <p>Additionally, in response to comments regarding evacuation of the Project and surrounding residences, a Wildfire Evacuation Plan was prepared by Dudek dated December 2023. The Wildfire Evacuation Plan was prepared based on guidance from the County of San Diego Emergency Operations Plan (EOP) including Annex Q- Evacuation (County of San Diego 2022) and outlines strategies, procedures, recommendations, and organizational structures that can be used to implement a coordinated evacuation effort in the case of a wildfire emergency affecting the Project. The Wildfire Evacuation Plan conservatively assumes that more than one vehicle would be used to evacuate each proposed new home. According to the Wildfire Evacuation Plan, "the Project would not be expected to significantly impact evacuation of existing land uses based on the typical road capacity like those found in and around the Project area that can support between 1,500 and 1,900 vehicles per hour (Federal Highway Administration Highway Safety Manual 2023) during an evacuation event. The addition of 126 vehicles to an evacuation could increase times between 5 and 8 minutes if all traffic was utilizing the same evacuation routes. However, the Project would have two potential</p>

	<p>evacuation routes, one of which avoids use of Adlai Road, resulting in no measurable impact on existing residential area evacuation times. Further, evacuations are typically managed in a sequential or phased manner to avoid large area notices that result in congested roadways. Under this approach, traffic movement is prioritized through targeted evacuation notices and intersection control to move populations at higher risk as the priority. Therefore, if the project site and the neighboring residential areas were considered priority areas, they would be evacuated via all available evacuation routes with support from technological tools and in-the-field officers. The inclusion of the new road providing connection with Jennings Lake Park Road not only provides additional evacuation capacity for the Project, but would also be available to existing area residents during an evacuation.”</p> <p>Additionally, in regards to the proposed gates, the Wildfire Evacuation Plan continues, “The inclusion of the new road providing connection with Jennings Lake Park Road not only provides additional evacuation capacity for the Project, but would also be available to existing area residents during an evacuation. Although the road would be gated, it would include the necessary automatic opening features upon vehicle approach as well as Knox Key Switches and/or Knox Boxes that enable any fire and law enforcement personnel to open the gate. Further, during a power outage, the gate would default to open using the battery back up feature. The gated roadways are not anticipated to represent an impediment to evacuations. In fact, they will provide greater road connectivity and additional options for the Project’s residents as well as area residents.”</p> <p>Further, the Project would also be required to implement all of the fire prevention and mitigation measures established in the FPP. Therefore, the comment does not present a deficiency in the analysis of wildfire or emergency access.</p>
Q26	<p>As described in response to comment Q25, there would be two access points in the proposed Project in accordance with the Consolidated Fire Code for San Diego County and therefore, Project residents evacuating the Project site would be split between both access points. There would not be an additional 63 residents on either of the roadways.</p>
Q27	<p>The statement is conclusion to the commenter’s thoughts on the Project, and does not represent a specific comment on the Draft IS/MND or a specific environmental impact of the Project. No response is required.</p>

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF GREENHILLS RANCH PHASE II; PDS2016-SPA-16-001; PDS2016-REZ-16-002; PDS2016-TM-5611; PDS2016-ER-98-14-020B

December 15, 2022

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES NO NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES NO NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated November 1, 2022.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES NO NOT APPLICABLE/EXEMPT

The project will obtain its water supply from the Helix Water District, which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). Steep slopes exist on 8.73 acres of the total project site acreage of 36.29 acres. There are steep slopes on the property however, an open space easement is proposed over the majority of steep slope lands. There is a small amount of steep slope lands within the development footprint (0.85 acres or 9.7% of the site acreage) but this area is exempt per RPO Section 86.604(e)2(bb)ii. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the

proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. Sensitive habitat lands were identified on the site. However, all feasible measures necessary to protect and preserve the sensitive habitat lands will be required as a condition of permit approval and mitigation will provide an equal or greater benefit to the affected species. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego-approved archaeologist/historian, Andrew R. Pigniolo, and it has been determined there are archaeological/historical site/resources onsite (Cultural Resource Survey and Historical Evaluation of the Green Hills Ranch Phase II Project, Lakeside, San Diego County, California, Andrew R. Pigniolo, November 2016). These resources include a historic foundation of a 1950s barn with minimal historic refuse (CA-SDI-19645) and a prehistoric isolated lithic tool (P-37-035619). CA-SDI-19645 was also relocated during the survey, though it was noted that it had been partially impacted by power line construction in the area and lacks integrity and other qualities that would make it eligible for the California Register of Historical Resources (California Register). Historic-age structures P-37-030665 and P-37-030666 have also been recorded within the project area, but both lack integrity and other qualities that would make them eligible for the California Register or as significant under the County RPO. Based on their lack of integrity and significant qualities, P-37-030665 and P-37-030666 are not significant resources. One additional archaeological site, CA-SDI-19477, was identified in the record search but determined to be outside of the project area. Testing and other investigation determined the archaeological/historical site/resources do not meet the RPO definition of significant and do not need to be preserved under RPO. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES NO NOT APPLICABLE

The project's Priority Development Project Storm Water Quality Management Plan (REC Consultants, Inc., January 27, 2023) has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES NO NOT APPLICABLE

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL) 60-decibel (-dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

The proposed project could generate potentially significant noise levels (i.e., in excess of the County Noise Ordinance) from grading and construction activities. As described in the Noise Assessment Report for the project by LDN Consulting, Inc., dated September 28, 2020, the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

- Eight-foot (8') high temporary noise barriers would be required to screen grading activities along the potentially impacted areas and reduce noise levels at the adjacent occupied residences.
- The project will be conditioned to develop a specific noise mitigation plan prior to approval of a grading plan to ensure rock drilling and crushing activities will comply with the County's Noise Ordinance for construction and impulsive noise thresholds. It is anticipated that temporary noise barrier 8 to 12 feet in height along property lines where the impacts could occur will be required. Since most of the project drilling and blasting activities would take place in the area of proposed lots 28 to 38, it is likely a noise barrier would be needed along the east boundary of proposed lots 33 to 38 and HOA Lot A.

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT For Greenhills Ranch (Phase II) PDS2016-SPA-16-001

APN(s) 395-151-16-00, 395-151-60-00, 395-151-61-00, 395-151-73-00, 395-160-15-00, 398-400-08-00, 398-400-09-00, 398-400-10-00, 398-400-20-00, 398-400-54-00, and 398-400-55-00

November 1, 2022

I. Introduction

The proposed project consists of the development of a major subdivision consisting of 63 clustered, single-family residential lots, brush management, a private street system, horse/hiking trail, and dedication of biological open space. Access to the site would be provided by Audubon Road and from a new road off of Lake Jennings Park Road. The project site is located southwest of Lake Jennings, west of Lake Jennings Park Road, north of the intersection of Adlai Road and Audubon Road, and east of Lakeview Road within the unincorporated community of Lakeside in the County of San Diego. The project is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP). The project site qualifies as a Biological Resources Core Area (BRCA) and is located within the Pre-Approved Mitigation Area (PAMA).

Biological resources onsite were evaluated in a Biological Resource Report (DUDEK; January 2021) and a Biological Resources Addendum (DUDEK, August 2020). The project site contains 22.00 acres of Diegan coastal sage scrub, 2.86 acres of disturbed Diegan coastal sage scrub, 1.46 acres of Riversidian upland sage scrub, 4.56 acres of disturbed, and 5.32 acres of urban/developed habitat. Sensitive wildlife species identified on the site were coastal California gnatcatcher (*Polioptila californica californica*), coastal cactus wren (*Campylorhynchus brunneicapillus sandiegensis*), and Belding's orange throated whiptail (*Aspidoscelis hyperythra beldingi*). Sensitive plant species identified on the site were San Diego County viguiera (*Bahiopsis laciniata*), San Diego sagewort (*Artemisia palmeri*), and ashy spike-moss (*Selaginella cinerascens*). The project proposes to impact 9.76 acres of Diegan coastal sage scrub, 2.27 acres of disturbed Diegan coastal sage scrub, 0.02 acres of Riversidian upland sage scrub, 4.52 acres of disturbed, 3.42 acres of urban/developed habitat, 87 individuals of San Diego County viguiera (*Bahiopsis laciniata*), and all special status wildlife observed onsite.

Impacts to Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, Riversidian coastal sage scrub, sensitive wildlife species, and sensitive plant species require mitigation. The project proposes to mitigate for the impacts to Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, and Riversidian coastal sage scrub through the dedication of an onsite and offsite open space easement, conserving 19.12 acres of sensitive habitat. Impacts to 87 individuals of San Diego County viguiera (*Bahiopsis laciniata*) will be mitigated through the required habitat-based mitigation.

Impacts to sensitive wildlife will be mitigated through the required habitat-based mitigation and the implementation of breeding season avoidance to ensure project consistency with the Migratory Bird Treaty Act (MBTA).

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Diegan coastal sage scrub	II	22.00	9.76	1.5:1	14.64
Disturbed Diegan coastal sage scrub	II	2.86	2.27	1.5:1	3.41
Riversidian upland sage scrub	II	1.46	0.02	1.5:1	0.03
Disturbed	IV	5.32	4.52	--	--
Urban/Developed	IV	4.56	3.42	--	--
Total:	--	36.20	19.99	--	18.08

The findings contained within this document are based on County records, the Biological Resource Report dated January 2021, prepared by DUDEK, and a Biological Resources Addendum dated August 2020, prepared by DUDEK. The information contained within these Findings is correct to the best of staff’s knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County’s Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County’s Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The proposed impact area qualifies as a Biological Resources Core Area (BRCA) because it is located within the Pre-Approved Mitigation Area (PAMA), is located

within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species, and contains areas ranked as having very high habitat value on the Habitat Evaluation Map.

B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.

The proposed open space (mitigation site) qualifies as a Biological Resources Core Area (BRCA) because is located within the Pre-Approved Mitigation Area (PAMA), is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species, and contains area ranked very high on the Habitat Evaluation Map. As a BRCA, the open space resulting from this project is considered part of the regional MSCP preserve system. As such, all of the requirements relating to the “Preserve” outlined in the County’s Subarea Plan, the Implementation Agreement and the Final MSCP Plan apply to this open space.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List), or proposes impacts within a Biological Resource Core Area.

The project does not propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), or Narrow Endemic Plant Species (Attachment E). The project does propose impacts to Sensitive Plants (San Diego County Rare Plant List), including 87 individuals of San Diego County viguiera (*Bahiopsis laciniate*) and a BRCA.

1. Project development shall be sited in areas to minimize impact to habitat.

The project has been designed to occur adjacent to existing residential and commercial development within the southern and eastern portions of the project site. The remaining area onsite, as well as additional areas offsite, will be placed within an open space easement in order to preserve sensitive habitat connected to adjacent preserved habitat offsite. Therefore, the project development has been sited in areas to minimize impact to habitat.

2. Clustering to the maximum extent permitted by County regulations shall be considered where necessary as a means of achieving avoidance.

Clustering to the maximum extent permitted by County regulations has been considered and implemented in order to achieve avoidance. The project design

includes clustering within the southern and eastern portions of the project site, which is connected to existing residential and commercial development. The remaining area onsite, as well as additional area offsite, will be placed within an open space easement in order to preserve sensitive habitat connected to adjacent preserved habitat offsite.

- 3. Notwithstanding the requirements of the slope encroachment regulations contained within the Resource Protection Ordinance, effective October 10, 1991, projects shall be allowed to utilize design that may encroach into steep slopes to avoid impacts to habitat.**

Project development will be limited to the southern and eastern portions of the project site. The remainder of the site, and additional areas offsite, will be dedicated in an open space easement. As such, encroachment into steep slopes could not be applied to further reduce impacts.

- 4. The County shall consider reduction in road standards to the maximum extent consistent with public safety considerations.**

Minimum private road standards have been applied to the onsite proposed private roads. No reduction in road standards are necessary.

- 5. Projects shall be required to comply with applicable design criteria in the County MSCP Subarea Plan, attached hereto as Attachment G (Preserve Design Criteria) and Attachment H (Design Criteria for Linkages and Corridors).**

The proposed project complies with the applicable design criteria in the County MSCP Subarea Plan, including attachment G (Preserve Design Criteria) and attachment H (Design Criteria for Linkages and Corridors), as discussed below.

B. Preserve Design Criteria (Attachment G)

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

- 1. Acknowledge the “no net loss” of wetlands standard that individual projects must meet to satisfy State and Federal wetland goals, policies, and standards, and implement applicable County ordinances with regard to wetland mitigation.**

The project site does not contain wetlands. Therefore, no impacts will occur and the project will not conflict with the no-net-loss of wetlands standard.

2. **Include measures to maximize the habitat structural diversity of conserved habitat areas, including conservation of unique habitats and habitat features.**

The project proposes development within the southern and eastern portions of the project site, adjacent to existing residential and commercial development. The remaining area onsite, as well as additional areas offsite, will be placed within an open space easement in order to preserve sensitive habitat connected to adjacent preserved habitat offsite. Therefore, the project includes measures to maximize habitat structural diversity of conserved habitat areas, including conservation of unique habitat and habitat features.

3. **Provide for the conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological value by the MSCP habitat evaluation model.**

The proposed project will result in the loss of 9.76 acres of Diegan coastal sage scrub, 2.27 acres of disturbed Diegan coastal sage scrub, 0.02 acres of Riversidian upland sage scrub. The project proposes to place an onsite open space easement over the remaining project area, including 8.88 acres of coastal sage scrub habitat. The project also proposes to conserve 10.23 acres of adjacent coastal sage scrub habitat within an offsite open space easement. Both of these easements will be connected to preserved habitat offsite, containing coastal sage scrub. Therefore, the project provides for the conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having very high biological value by the MSCP habitat evaluation model.

4. **Create significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats. Subsequently, using criteria set out in Chapter 6, Section 6.2.3 of the MSCP Plan, potential impacts from new development on biological resources within the preserve that should be considered in the design of any project include access, non-native predators, non-native species, illumination, drain water (point source), urban runoff (non-point source) and noise.**

The proposed project will preserve 19.12 acres of habitat through an onsite and offsite open space easement, which will be managed in perpetuity. These areas to be conserved are adjacent to preserved habitat located within the Pre-Approved Mitigation Area (PAMA). The development footprint is limited to the southern and eastern portions of the project site, adjacent to existing residential and commercial development. The proposed project design minimizes the area and perimeter of development while maximizing the ratio of surface area to perimeter of conserved habitats. Open space fencing and signage will be installed to prevent disturbance to the open space. Lighting within the

development footprint will be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from preserved habitat. Residents will be required to comply with the County Noise Ordinance and there will be noise limitations during construction.

5. Provide incentives for development in the least sensitive habitat areas.

The project proposes development within the southern and eastern portions of the project site, adjacent to existing residential and commercial development. The project will preserve the remaining area onsite, include 8.88 acres of coastal sage scrub, and additional areas offsite, including 10.23 acres of coastal sage scrub. Therefore, the project will develop in the least sensitive habitat areas.

6. Minimize impacts to narrow endemic species and avoid impacts to core populations of narrow endemic species.

The project does not propose impacts to narrow endemic plant species. The project does propose impacts to the coastal cactus wren (*Campylorhynchus brunneicapillus sandiegensis*), a narrow endemic animal species, through the loss of foraging habitat. One coastal cactus wren was observed onsite. However, there are no native cactus patches in the study area and, therefore, there are no impacts to occupied breeding cactus wren habitat. Impacts to this species will be minimized through the preservation of habitat onsite and offsite, totaling 19.12 acres, and breeding season avoidance.

7. Preserve the biological integrity of linkages between BRCAs.

The project site occurs within a BRCA and is located near the Lakeside Linkage. The project was designed to develop within the southern and eastern portions of the project site, adjacent to existing residential and commercial development, and provide open space contiguous with adjacent open space and undeveloped lands and within the PAMA. Through this configuration, the design criteria of the BMO have been met. Specifically, the existing corridor and Lakeside Linkage will be maintained and continue to provide coastal sage scrub habitat for resident wildlife species, as well as cover and topographical relief for species. Therefore, the project will preserve the biological integrity of linkages between BRCAs.

8. Achieve the conservation goals for covered species and habitats (refer to Table 3-5 of the MSCP Plan).

There are three MSCP covered species on the project site, the coastal California gnatcatcher, coastal cactus wren, and Belding's orange-throated whiptail. The project proposes to mitigate for impacts to these species through the preservation of habitat onsite and offsite within an open space easement, which will provide for the conservation of sensitive habitat adjacent to other conserved habitats within the Pre-Approved Mitigation Area (PAMA). Therefore, the

proposed projects achieves the conservation goals for covered species and habitats.

C. Design Criteria for Linkages and Corridors (Attachment H)

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

1. Habitat linkages as defined by the BMO, rather than just corridors, will be maintained.

The project is located within the Lake Jennings/Wildcat Canyon BRCA and near the Lakeside Linkage. The project is designed to develop within the southern and eastern portions of the project site, adjacent to existing residential and commercial development, and provide open space contiguous with adjacent open space and undeveloped lands and within the PAMA. Through this configuration, the existing corridor and Lakeside Linkage will be maintained.

2. Existing movement corridors within linkages will be identified and maintained.

The project is located within the Lake Jennings/Wildcat Canyon BRCA and near the Lakeside Linkage. The majority of resident wildlife species that could utilize this corridor are likely small to mid-size (e.g., birds, rabbits, coyote), the widths of the proposed corridor are wide enough to continue to support these species. Therefore, the existing corridor and Lakeside Linkage will be maintained and continue to provide coastal sage scrub habitat for resident wildlife species, as well as cover and topographical relief for species.

3. Corridors with good vegetative and/or topographic cover will be protected.

The project proposes to conserve 19.12 of coastal sage scrub habitat both onsite and offsite, adjacent to preserved and undeveloped habitat offsite. This will provide cover and topographical relief for species traveling through the Lake Jennings/Wildcat Canyon BRCA and the Lakeside Linkage. Therefore, corridors with good vegetative and topographic cover will be protected.

4. Regional linkages that accommodate travel for a wide range of wildlife species, especially those linkages that support resident populations of wildlife, will be selected.

The project is located within the Lake Jennings/Wildcat Canyon BRCA and near the Lakeside Linkage. The project proposes to develop adjacent to existing residential and commercial development to the east and south of the project site. The remaining are onsite, as well as additional areas offsite, will be preserved in an open space easement. These preserve areas will be located adjacent to

existing and undeveloped preserved areas within the Lake Jennings/Wildlife Canyon BRCA and the Lakeside Linkage. This will accommodate travel for wide range wildlife species.

- 5. The width of a linkage will be based on the biological information for the target species, the quality of the habitat within and adjacent to the corridor, topography, and adjacent land uses. Where there is limited topographic relief, the corridor must be well vegetated and adequately buffered from adjacent development.**

The project is located within the Lake Jennings/Wildcat Canyon BRCA and near the Lakeside Linkage. The majority of resident wildlife species that could utilize this corridor are likely small to mid-size (e.g., birds, rabbits, coyote). Therefore, the widths of the proposed corridor are wide enough to continue to support these species. The project would maintain and enhance existing wildlife corridors and would not create any artificial wildlife corridors. The corridor includes project proposed preserve areas and connects with the other preserve areas that are within the Lakeside Linkage. Since the project is maintaining the existing corridor, there are no pinch points, and the design would allow for the continued wildlife movement and use through the area.

- 6. If a corridor is relatively long, it must be wide enough for animals to hide in during the day. Generally, wide linkages are better than narrow ones. If narrow corridors are unavoidable, they should be relatively short. If the minimum width of a corridor is 400 feet, it should be no longer than 500 feet. A width of greater than 1,000 feet is recommended for large mammals and birds. Corridors for bobcats, deer, and other large animals should reach rim-to-rim along drainages, especially if the topography is steep.**

The proposed corridor widths are shown on Figure 7 of the Biological Resource Report (DUDEK, January 2021) and are generally greater than 1,000 feet in all areas, with the exception of a 765-foot long segment that is approximately 580-foot wide. The proposed onsite and offsite open space will be contiguous with other preserves and undeveloped lands. This will allow wildlife to continue to move through the undeveloped habitat similar to the existing conditions.

- 7. Visual continuity (i.e., long lines-of-site) will be provided within movement corridors. This makes it more likely that animals will keep moving through it. Developments along the rim of a canyon used as a corridor should be set back from the canyon rim and screened to minimize their visual impact.**

The proposed project will develop adjacent to existing residential and commercial development. The remaining area onsite, as well as additional areas offsite will be preserved within an open space easement. The development will also be above and set back from the proposed open space so wildlife will not be

able to see the proposed development from the habitat. Therefore, the proposed project will maintain the existing wildlife corridors and would not impact visual continuity.

- 8. Corridors with low levels of human disturbance, especially at night, will be selected. This includes maintaining low noise levels and limiting artificial lighting.**

Lighting within the development footprint will be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from preserved habitat. Therefore, no lighting will be cast into the preserve. The project will also be required to comply with the County Light Pollution Code. Residents will be required to comply with the County Noise Ordinance and there will be noise limitations during construction.

- 9. Barriers, such as roads, will be minimized. Roads that cross corridors should have ten foot high fencing that channels wildlife to underpasses located away from interchanges. The length-to-width ratio for wildlife underpasses is less than 2, although this restriction can be relaxed for underpasses with a height of greater than 30 feet.**

The project does not propose any barriers, such as roads, within the corridor. There is an existing dirt road/trail located within the open space preserve, but it will not be improved and will not be used as part of the development. Therefore, this criterion does not apply.

- 10. Where possible at wildlife crossings, road bridges for vehicular traffic rather than tunnels for wildlife use will be employed. Box culverts will only be used when they can achieve the wildlife crossing/movement goals for a specific location. Crossings will be designed as follows: sound insulation materials will be provided; the substrate will be left in a natural condition, and vegetated with native vegetation if possible; a line-of-site to the other end will be provided; and if necessary, low-level illumination will be installed in the tunnel.**

The project does not propose wildlife crossing as part of the project design. Therefore, this criterion does not apply.

- 11. If continuous corridors do not exist, archipelago (or stepping-stone) corridors may be used for short distances. For example, the gnatcatcher may use disjunct patches of sage scrub for dispersal if the distance involved is less than 1-2 miles.**

The project does not propose any impacts to continuous corridors. The project proposes to develop adjacent to existing residential and commercial development. The remaining area onsite, as well as additional areas offsite, will be preserved in an open space easement. These preserved areas will be

located adjacent to existing preserved and undeveloped areas within the Lake Jennings/Wildcat Canyon BRCA and the Lakeside Linkage. Therefore, this criterion does not apply.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.

The project site does not contain wetlands. Therefore, no impacts will occur and the project will not conflict with the no-net-loss of wetlands standard.

2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.

The project proposes development within the southern and eastern portions of the project site, adjacent to existing residential and commercial development. The remaining area onsite, as well as additional areas offsite, will be placed within an open space easement in order to preserve sensitive habitat connected to adjacent preserved habitat offsite. Therefore, the project includes measures to maximize habitat structural diversity of conserved habitat areas, including conservation of unique habitat and habitat features.

3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.

The proposed project will result in the loss of 9.76 acres of Diegan coastal sage scrub, 2.27 acres of disturbed Diegan coastal sage scrub, 0.02 acres of Riversidian upland sage scrub. The project proposes to place an onsite open space easement over the remaining project area, including 8.88 acres of coastal sage scrub habitat. The project also proposes to conserve 10.23 acres of adjacent coastal sage scrub habitat within an offsite open space easement. Both of these easements will be connected to preserved habitat offsite, containing coastal sage scrub. Therefore, the project provides for the conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having very high biological value by the MSCP habitat evaluation model.

4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.

The proposed project will preserve 19.12 acres of habitat through an onsite and offsite open space easement, which will be managed in perpetuity. These areas to be conserved are adjacent to preserved habitat located within the Pre-Approved Mitigation Area (PAMA). The development footprint is limited to the southern and eastern portions of the project site, adjacent to existing residential and commercial development. The proposed project design minimizes the area and perimeter of development while maximizing the ratio of surface area to perimeter of conserved habitats. Open space fencing and signage will be installed to prevent disturbance to the open space.

5. The project provides for the development of the least sensitive habitat areas.

The project proposes development within the southern and eastern portions of the project site, adjacent to existing residential and commercial development. The project will preserve the remaining area onsite, include 8.88 acres of coastal sage scrub, and additional areas offsite, including 10.23 acres of coastal sage scrub. Therefore, the project provides for the development of the least sensitive habitat areas.

6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.

The project site does not contain populations of covered plant species, but does contain populations of covered wildlife species, including the coastal California gnatcatcher, coastal cactus wren, and Belding's orange-throated whiptail. The proposed project provides for the conservation of habitat for these covered wildlife species through the proposed open space, which includes coastal sage scrub habitat adjacent to preserved habitat offsite.

7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.

The proposed project will conserve 19.12 acres of habitat within an onsite and offsite open space easement, which will be managed in perpetuity. The open space connects to preserved areas offsite. This will contribute to the preservation of wide-ranging species such as mule deer, mountain lion, and golden eagle.

8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.

The project does not propose impacts to narrow endemic plant species or specified rare and endangered plants. The project does propose impacts to the coastal cactus wren (*Campylorhynchus brunneicapillus sandiegensis*), a narrow endemic animal species, through the loss of foraging habitat. One coastal cactus wren was observed onsite. However, there are no native cactus patches in the study area and, therefore, there are no impacts to occupied breeding cactus wren habitat. Impacts to this species will be minimized through the preservation of habitat onsite and offsite, totaling 19.12 acres, and breeding season avoidance.

9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.

The proposed project will contribute to preserve assembly by developing adjacent to existing residential and commercial development and preserving 19.12 acres of habitat, which will be managed in perpetuity. The area to be preserved is adjacent to preserved habitat within the Pre-Approved Mitigation Area (PAMA). Therefore, the proposed project will not jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.

10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.

The project proposes onsite and offsite open space that connects to preserved habitat offsite. The project includes measures to reduce edge effects, including open space fencing and signage. The applicant will provide for the maintenance and monitoring in perpetuity pursuant to an approved Resource Management Plan (RMP). These provisions will reduce edge effects to onsite and offsite open space.

11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

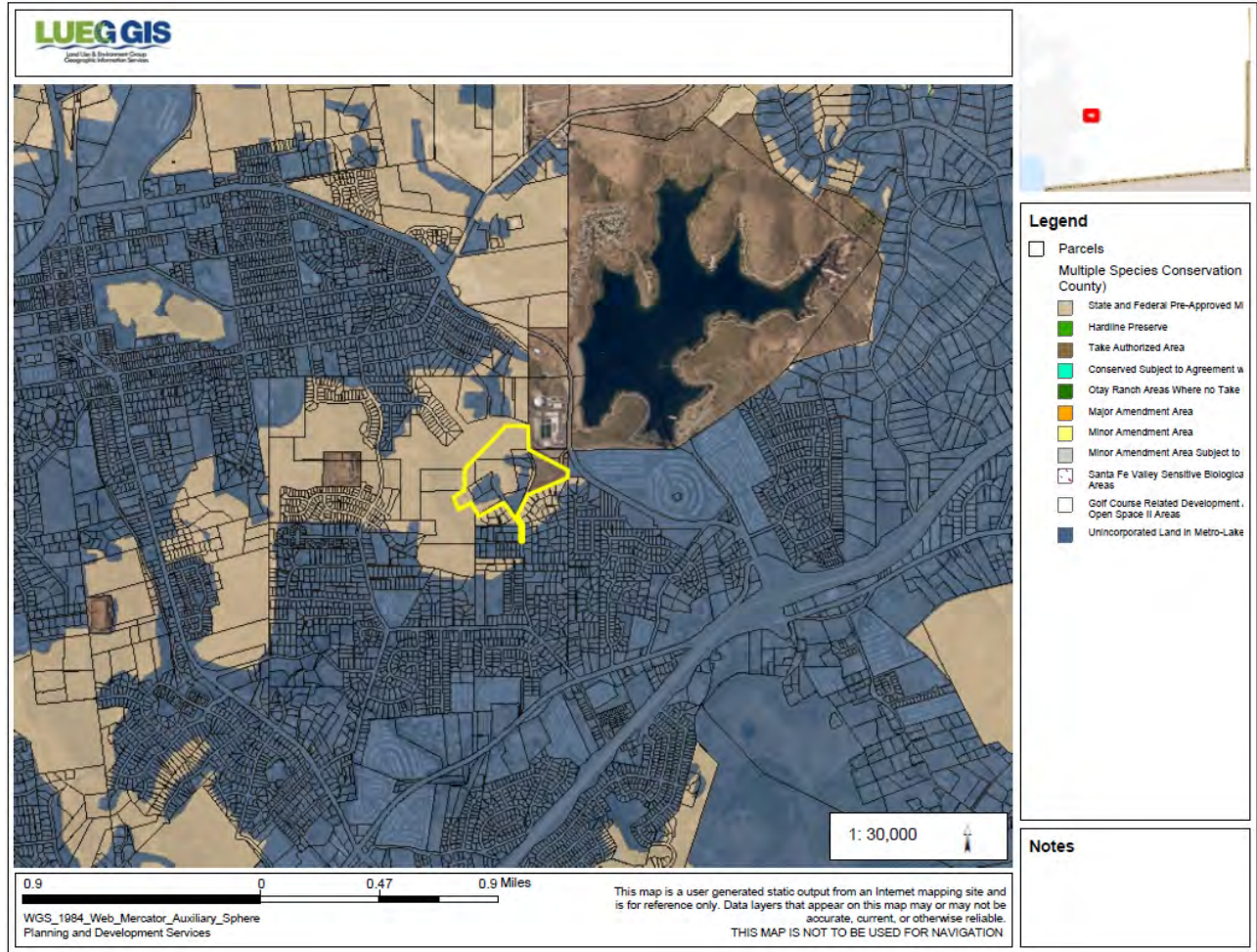
The proposed project site is located within a BRCA and supports sensitive resources. The project proposes development within the southern and eastern portions of the project site, adjacent to existing residential and commercial development. The remaining area onsite, as well as additional areas offsite, will be preserved within an onsite and offsite open space easement. The proposed project also provides for the conservation of habitat for covered wildlife species including the coastal California gnatcatcher, coastal cactus wren, and Belding's orange-throated whiptail. The areas to be preserved in an open space easement include coastal sage scrub ranked as having very high value by the County's habitat evaluation model and totals 19.12 acres. The proposed open space provides conservation meeting or exceeding the required ratio for sensitive habitat types. The proposed open space will be protected by a recorded conservation easement, fencing and signage, and will be managed and monitored in perpetuity by an approved conservancy following an approved RMP, funded by a non-wasting endowment. The Proposed Project is consistent with the goals of the MSCP.

Therefore, the proposed project has made every effort to avoid impacts to BRCAs, sensitive resources, and sensitive species as defined in the BMO.

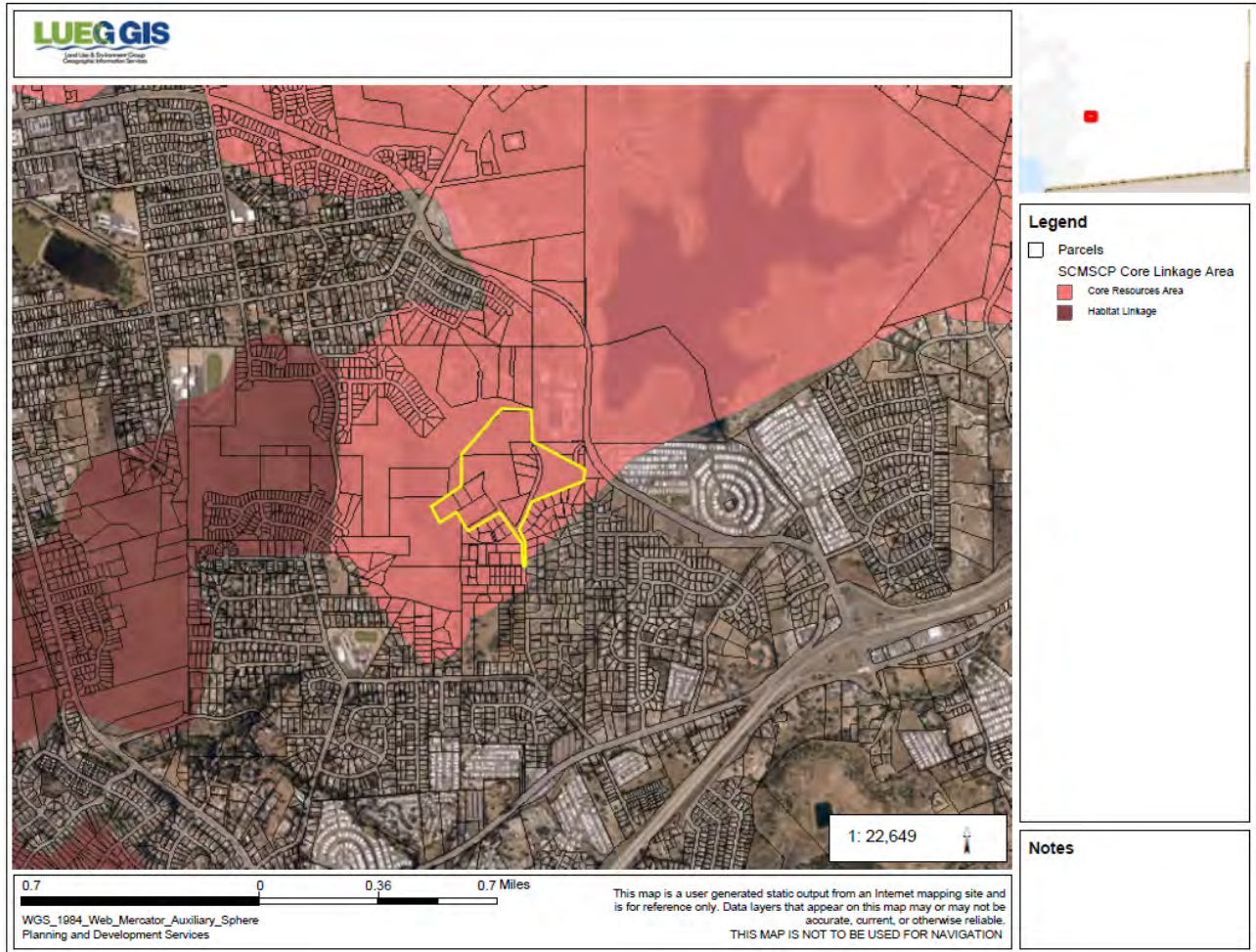
Kendalyn White, Planning & Development Services

November 18, 2020

Multiple Species Conservation program (MSCP) Designation



South County MSCP Core Linkage Area



NOTICE OF DETERMINATION

TO: [X] Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

[] Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number: Greenhills Ranch Phase 2; PDS2016-SPA-16-001; PDS2016-REZ-16-002; PDS2016-TM-5611

State Clearinghouse No.: 2023030619

Project Location: Approximately 300 feet north of the intersection of Adlai Road and Audubon Road, (APNs: 395-151-16 & 73; 395-160-15; 398-400-08, 09, 10, 20, 54 & 55)

Project Applicant: Atlas Investments; X; X

Project Description: The applicant requests a Specific Plan Amendment (SPA), Zone Reclassification (REZ), and Tentative Map (TM) for the development of a 63-lot single-family home development. The SPA will amend the Greenhills Ranch Specific Plan (GRSP) to include development specifications and regulations for Phase 2 of the GRSP. The Rezone will add the "D" Special Area Regulation which will require that prior to the recordation of any Final Map, a Site Plan must be submitted and approved by the County of San Diego conforming to the appropriate Site Plan guidelines in the Specific Plan text. Additionally, the setback designation will be changed from "H" to "V" to allow for additional flexibility in the design and siting of homes. The TM will subdivide the approximately 36.03-acre site into 76 lots, including 63 single-family residential lots. The project also includes 18.64 acres of Open Space, trail improvements, and road improvements.

Agency Approving Project: County of San Diego

County Contact Person: Bianca Lorenzana; (619) 510-2146

Date Form Completed: February 29, 2024

This is to advise that the County of San Diego Planning Commission has approved the above-described project on January 19, 2024 (Item #1) and has made the following determinations:

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
[X] A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
[] An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan [X] was [] was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:

- 5. A Statement of Overriding Considerations [] was [] was not adopted for this project.
6. Findings [] were [] were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- [] Certificate of Fee Exemption (attached)
[X] Proof of Payment of Fees (attached)

Signature: _____ Telephone: (619) 510-2146

Name (Print): Bianca Lorenzana Title: Land Use/Environmental Planner

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.

Attachment G – Service Availability Forms



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
 ZONING DIVISION

Please type or use pen

The Goodman Irrevocable Trust Dated 12/11/92 310-650-4442 Owner's Name _____ Phone _____ 1161 San Vicente Blvd., Suite 701 Owner's Mailing Address _____ Street _____ Los Angeles CA 90049 City State Zip	ORG _____ ACCT _____ ACT _____ DPWWWDPOSSAL TASK _____ DATE _____ AMT \$ 15.00 DISTRICT CASHIER'S USE ONLY
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S

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

- A. Major Subdivision (TM) Certificate of Compliance: _____
 Minor Subdivision (TPM) Boundary Adjustment
 Specific Plan or Specific Plan Amendment
 Rezone (Reclassification) from _____ to _____ zone
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other Site Plan (D Designator) _____
- B. Residential Total number of dwelling units _____
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 36.33 Total lots 76 Smallest proposed lot 5,000 SF
- D. Is the project proposing its own wastewater treatment plant? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s)
(Add extra if necessary)

395-151-16 & 73	
395-160-15	
398-400-08,09,10,20,54,55	

Thomas Guide Page 1231 Grid D-4
 9385 Adlai Road, Lakeside, CA
 Project address _____ Street _____
 Lakeside 92040
 Community Planning Area/Subregion _____ Zip _____

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Chai Delgado Date: 7/3/21
 Address: 3717 Ruelle San Raphael, San Diego, CA 92130 Phone: (619) 559-0372

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District name San Diego County Sanitation District Service area Lakeside

- A. Project is in the District. Parcels 398-400-08-, 09-, 10-, 20-, 54-00; 398-400-55-00 (A portion)
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation. Parcels 395-151-16-,73-00; 395-160-15-00; 398-400-55-00 (A portion)
 Project is not in the District and is not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
 Project will not be served for the following reason(s): _____
- C. District conditions are attached. Number of sheets attached: 1 (See attachment)
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.
- D. How far will the pipeline(s) have to be extended to serve the project? District sewer main would need to be extended as required.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature _____ Carolina Delgado, Engineering Tech III 858-694-2663 8/3/2021
 Print Name and Title Phone Date

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



Green Hills Ranch Phase-2
Project Facility Availability Sewer
36.33 Acres
APNs: 395-151-16,73-00; 395-160-15-00; 398-400-08,09,10,20,54,55-00
August 3, 2021

Page 1 of 1

ATTACHMENT

1. Sewer study submittal to be reviewed prior to submittal of annexation application. Sewer study to include sewer line that flows south of proposed project, down Adlai Road, west down E. Lakeview Road, then south down Lakeview Road and then connects to Ha-Hana Road.
2. Annexation application to include the following parcels:
 - a. 395-151-16-, 73-00
 - b. 395-160-15-00
 - c. 398-400-55-00 (A portion of the parcel)
3. Dedication of sewer easements provide plans to the San Diego County Sanitation District for review.
4. The applicant/owner shall furnish documentation that each lot will be served by a four (4) inch diameter minimum size PVC private sewer lateral.
5. The applicant/owner proposing to connect to San Diego County Sanitation District (District), Lakeside Service Area, sewer system shall obtain a Residential Wastewater Discharge Permit from the Department of Public Works. The applicant/owner shall make a written application to Wastewater Management through Department of Planning and Development Services (DPDS), building permit counter. For information, contact the DPW/DPDS intake counter at 858-495-5717.
6. The onsite private sewer laterals and cleanouts at the property line are to be approved, permitted, and inspected by the Department of Planning and Development Services Building Division. A cleanout shall be installed approximately 2 feet inside the property line or outside a dedicated future County road right-of-way.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
 ZONING DIVISION

Please type or use pen

The Goodman Irrevocable Trust dated 12/11/92 310-650-4442

Owner's Name _____ Phone _____

11661 San Vicente Blvd., Suite 701

Owner's Mailing Address _____ Street _____

Los Angeles CA 90049

City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____ AMT \$ _____

F

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other Site Plan (D Designator) _____
- B. Residential Total number of dwelling units 63
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 36.33 Total lots 76 Smallest proposed lot 5,000 SF

Assessor's Parcel Number(s)
(Add extra if necessary)

395-151-16 & 73	
395-160-15	
398-400-08,09,10,20,54,55	

Thomas Guide. Page 1231 Grid D-4
 9385 Adlai Road, Lakeside, CA
 Project address _____ Street _____
 Lakeside 92040
 Community Planning Area/Subregion _____ Zip _____

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Shawn Debelak Date: 7/13/21
 Address: 3717 Ruelle San Raphael, San Diego, CA 92130 Phone: (619) 559-0372
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: Lakeside

Indicate the location and distance of the primary fire station that will serve the proposed project:
14608 Hwy 8 Business, Station #3 1.5 miles

A. Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 3.2 minutes.

C. Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
 District conditions are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- Within the proposed project 100 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

DAVIDSIBBET DAVIDSIBBET, DEPUTY FIRE MARSHAL 619672-7112 7/14/21
 Authorized Signature Print Name and Title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
 ZONING DIVISION

Please type or use pen

The Goodman Irrevocable Trust dated 12/11/92 310-650-4442
 Owner's Name Phone
 1161 San Vicente Blvd., Suite 701
 Owner's Mailing Address Street
 Los Angeles CA 90049
 City State Zip

ORG _____
 ACCT _____ *RMB 21012*
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

W

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other Site Plan (D Designator) _____

B. Residential Total number of dwelling units ⁶³ _____
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage ^{36.33} _____ Total number of lots ⁷⁶ _____

D. Is the project proposing the use of groundwater? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s)
 (Add extra if necessary)

395-151-16 & 73	
395-160-15	
398-400-08,09,10,20,54,55	

Thomas Guide Page 1231 Grid D-4
 9385 Adlai Road, Lakeside, CA
 Project address Street
 Lakeside 92040
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: *[Signature]* Date: *7/13/21*
 Address: 3717 Ruelle San Raphael, San Diego, CA 92130 Phone: (619) 559-0372

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: HELIX WATER DISTRICT Service area: JAYSTOWN/T.HILL/HOMEBRANDS HGL=952

A. Project is in the district.
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the district and is not within its Sphere of Influence boundary.
 The project is not located entirely within the district and a potential boundary issue exists with the LAKESIDE WATER District.

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets)
 Project will not be served for the following reason(s): APN'S 395-160-15, 395-151-73, 395-151-16 AND PORTION OF 398-400-55 WILL NEED TO BE ANNEXED INTO HND PRIOR TO RECEIVING WATER SERVICE

C. District conditions are attached. Number of sheets attached: 4
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? APPROXIMATELY 3,100 FEET

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: *[Signature]* Print Name: ANELD ANUB
 Print Title: ASSOCIATE ENGINEER Phone: 619-667-6273 Date: 7/15/21

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



**STANDARD WATER DISTRICT'S
CONDITIONS BEFORE APPROVAL OF A PROJECT**

- W01 The plans and specifications for the installation of a water system to serve each lot independently with public water must be approved by the serving water district.
- W02 The developer shall install the water system according to the serving water district standards, and dedicate to the serving water district the portion of the water system which is to be public water.
- W03 The developer shall comply with the County and serving water district standards and policies, and conditions contained in a secured agreement to install the water system concurrent with project need.
- W04 The developer shall dedicate to the serving water district all necessary easements for that portion of the water system which is to be public water.
- W05 Adequate water service shall be committed for this project prior to final approval/map recordation of the subdivision map and shall be available concurrent with project need.
- W06 All buildings in this project shall be connected to public water according to the water permit and approval process of the serving water district.
- W07 The developer shall apply for and pay the costs of annexing all the land within the project to the serving water district for operation and maintenance of the public water system.
- W08 Water and sewer lines shall not be laid in the same trench in any part of this project development.
- W09 Water and sewer lines must have 10-foot horizontal separation in this project.
- W10 8" PVC water main required and 10 -6" fire hydrants with 2 -2 1/2" and 1 -4" outlets as required by the Lakeside Fire Protection District.
- W11 Upgrade existing fire hydrant with new head with _____ -2 1/2" and _____ -4" outlets as required by the _____.
- W12 Install _____ -6" fire hydrant(s) with _____ -2 1/2" and _____ -4" outlets as required by the _____.
- W13 Backflow prevention will be required on all water meters, properties with fire sprinkler systems, properties served by a well, and/or on landscape irrigation water meters.

HELIX WATER DISTRICT POLICIES AND PROCEDURES MANUAL

SECTION 4.11 WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT PROCEDURE FOR WATER EFFICIENCY

SECTION 4.11 WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT PROCEDURE FOR WATER EFFICIENCY

4.11-1 GENERAL

Helix Water District hereby establishes a comprehensive water conservation and water efficiency program for new development or redevelopment within the district.

The district finds that water conservation and water efficiency in all new domestic or commercial development or redevelopment is essential to the district's continued ability to provide water to new and redeveloped areas and to avoid or minimize the effects of any future shortage.

4.11-2 REQUIREMENTS

All new commercial and domestic developments or redevelopments shall install only high-efficiency appliances, use only high-efficiency watering technologies and landscape using water-wise principles as follows:

- A.** Install the following indoor fixtures in all residential (houses, condominiums, apartments) and commercial/industrial areas (if applicable):
 - 1. High-efficiency toilets (1.28 gallons or less per flush).
 - 2. High-efficiency dishwashers (Energy Star, WaterSense or equivalent).
 - 3. High-efficiency clothes washers (meets or exceeds the CEE Tier 1 standard).
 - 4. Low-flow shower heads (1.8 gallons per minute or less).
- B.** Design and install landscaping in all parks, common areas, commercial, industrial, multi-family and residential landscapes in compliance with the most recent Department of Water Resources model ordinance or the water efficient landscape ordinance and the Maximum Applied Water Allowance set forth by the local land use agency, as applicable.
- C.** Install dedicated meters for outdoor water use:
 - 1. In single-family residences with one or more acre(s) of irrigated landscape.
 - 2. In all parks and common areas.

HELIX WATER DISTRICT POLICIES AND PROCEDURES MANUAL

SECTION 4.11

WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT PROCEDURE
FOR WATER EFFICIENCY

-
3. In commercial/industrial/government/multi-family sites with 5,000 square feet or more of irrigated landscape.
 - D. Enroll all new irrigation meters (except those at single-family residences) in the district's water budget program and provide documentation of irrigated landscape area at the time of meter purchase.
 - E. Install automatic irrigation controllers with automatic rain delay that utilize either evapotranspiration (weather-based) or soil moisture data at all homes (residential areas), common areas, parks and commercial/industrial landscapes.
 - F. If using overhead spray to irrigate, high-efficiency, matched-precipitation rate sprinkler nozzles are required at all homes (residential landscapes), common areas, parks and commercial/industrial landscapes.

Any project that requires a permit, plan check or design review by local planning agencies is considered a redevelopment.

4.11-3 COMPLIANCE AND MONITORING

- A. Ensure that covenants, conditions and restrictions pertaining to the proposed subdivision/development do not prohibit the use and maintenance of low-water-use plant materials, and/or the use of artificial turf.
- B. Certify that all units, common areas and parks comply with all of the above requirements.
- C. Schedule inspection for compliance with water efficiency requirements.
- D. Provide water-use efficiency data upon request to the district for six years following installation/development.

4.11-4 PROCEDURE

Executive Order B-29-15 required the Department of Water Resources to update the existing model water efficient landscape ordinance established pursuant to the Water Conservation in Landscaping Act (California Government Code Section 65591 and following) and AB 1881. The updated Department of Water Resources model ordinance serves as a model ordinance for all cities and counties to adopt mandatory water efficient landscape ordinances for new and rehabilitated landscaping projects. EB B-29-15 makes the DWR model ordinance automatically applicable within the jurisdiction of each city and county that has not adopted its own water efficient landscape ordinance or the DWR model ordinance. Effective December 1, 2015, new

HELIX WATER DISTRICT POLICIES AND PROCEDURES MANUAL

SECTION 4.11

**WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT PROCEDURE
FOR WATER EFFICIENCY**

and rehabilitated landscape projects shall comply with the provisions of the most recent DWR model ordinance or the water efficient landscape ordinance as adopted or implemented by the applicable local land use agency.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

The Goodman Irrevocable Trust Dated 12/11/92 310-650-4442

Owner's Name _____ Phone _____

1161 San Vicente Blvd., Suite 701

Owner's Mailing Address _____ Street _____

Los Angeles, CA 90049

City _____ State _____ Zip _____

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. LEGISLATIVE ACT

Rezones changing Use Regulations or Development Regulations

General Plan Amendment

Specific Plan

Specific Plan Amendment

B. DEVELOPMENT PROJECT

Rezones changing Special Area or Neighborhood Regulations

Major Subdivision (TM)

Minor Subdivision (TPM)

Boundary Adjustment

Major Use Permit (MUP), purpose: _____

Time Extension...Case No. _____

Expired Map...Case No. _____

Other Site Plan (D Designator) _____

C. Residential Total number of dwelling units 63

Commercial Gross floor area _____

Industrial Gross floor area _____

Other Gross floor area _____

D. Total Project acreage 36.33 Total number lots 76

Assessor's Parcel Number(s)
 (Add extra if necessary)

395-151-16,73	
395-160-15	
398-400-08,09	10,20,54,55

Thomas Guide Page 1231 Grid D-4

9385 Adlai Road, Lakeside, CA

Project address _____ Street _____

Lakeside _____ 92040

Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: Chris Nohelof Date: 7/13/21

Address: 3717 Ruelle San Raphael, San Diego, CA 92130 Phone: (619) 559-0372

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: Lakeside Union Grossmont

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: Lakeview miles: 1.0

Junior/Middle: Tierra Del Sol Middle School miles: 2.5

High school: N/A miles: N/A

This project will result in the overcrowding of the elementary junior/school high school. (Check)

Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

Project is located entirely within the district and is eligible for service.

The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Erin Garcia Erin Garcia

Authorized Signatory _____ Print Name _____

Assistant Superintendent 619-390-2640

Print Title _____ Phone _____

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
 ZONING DIVISION

Sc

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

The Goodman Irrevocable Trust Dated 12/11/92 310-650-4442

Owner's Name _____ Phone _____

1161 San Vicente Blvd., Suite 701
 Owner's Mailing Address _____ Street _____

Los Angeles, CA 90049
 City _____ State _____ Zip _____

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. LEGISLATIVE ACT

Rezones changing Use Regulations or Development Regulations

General Plan Amendment

Specific Plan

Specific Plan Amendment

B. DEVELOPMENT PROJECT

Rezones changing Special Area or Neighborhood Regulations

Major Subdivision (TM)

Minor Subdivision (TPM)

Boundary Adjustment

Major Use Permit (MUP), purpose: _____

Time Extension... Case No. _____

Expired Map... Case No. _____

Other Site Plan (D Designator) _____

C. Residential Total number of dwelling units 63

Commercial Gross floor area _____

Industrial Gross floor area _____

Other Gross floor area _____

D. Total Project acreage 36.33 Total number lots 76

Applicant's Signature: Christ Nabelek Date: 7/13/21

Address: 3717 Ruelle San Raphael, San Diego, CA 92130 Phone: (619) 559-0372

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

Assessor's Parcel Number(s)
 (Add extra if necessary)

395-151-16,73	
395-160-15	
398-400-08,09	10,20,54,55

Thomas Guide Page 1231 Grid D-4

9385 Adlai Road, Lakeside, CA
 Project address _____ Street _____

Lakeside _____ 92040
 Community Planning Area/Subregion _____ Zip _____

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

Grossmont Union H.S. District
 District Name: _____

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: El Capitan High School miles: _____

This project will result in the overcrowding of the elementary junior/school high school. (Check)

Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

Project is located entirely within the district and is eligible for service.

The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Rosa Rosselli
 Authorized Signature _____

Print Title _____

7/14/2021

Rosa Rosselli
 Print Name _____

619 644 8177
 Phone _____

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



Attachment H – Public Documentation

LAKESIDE COMMUNITY PLANNING GROUP

P.O. Box 389 Lakeside, CA 92040 / lakesidecpg@gmail.com

MEETING MINUTES – OCTOBER 6, 2021

Begin @ 6:30 P.M.

12 Present, 1 not present- Kristin E

Motion to approve September 2021 minutes made by Steve R, second by Karolyn Smith

12 Yays & No Nays

Public Forum:

Nick North- Propose setting up an archery range in Lakeside near Willows Rd & Ashwood Rd.

Judy Scheuer- Following up on dog park land approval/request with the County.

Carol Green- Concerned with County marijuana ordinances regarding consumption lounges and driving impacts

Kathleen Libeitt- Concerned about municipal water ordinance, marijuana edibles & liquid THC and the design of the dispensary buildings.

Public hearing Item 6A: Greenhills Ranch

Drainage reduced and sent to proper basins, need easement to Kleggs property or Kleggs can get permission to access and clean the basin. Traffic analysis on Greenhills way showed no traffic light is needed. Will there be Gates? If needed. They are open to installing gates. Stop signs will be installed if the need is determined.

Public Comments:

Robert Faigin- Many concerns that need to be addressed.

Traffic impact is still unknown. There is a potential significant impact remaining. The community wants solid traffic analysis, environmental studies & to wait until the public review is conducted. Development needs to ensure infrastructure for drainage, & wildlife. This is a high-density small lot development.

Janis Shackelford- Concern for a dedicated trail across the site

Steve Schiller- Concerned for the ATVs/ off road activity taking place

Maryanne Turano- Her home/property is impacted by the development all around. She is requesting tree placement for privacy barrier

Joseph Pavkovits- His property is surrounded by the development. He is concerned by added volume for water drainage

1 - 391

Judy Scheuer- There is not enough data yet to continue the development. The community needs more information on impacts.

Board comments:

Traffic study/impact needed, Drainage volume impact on E. Lakeview Rd, Erosion control measures? Yes, have to comply with state requirements, limited EIR may have to be done, cleaning the silt/debris from the brow ditch, gates should be included, ensure tree placement as privacy is required

Motion by Steve R and second by Shari Cohen to move to a vote- 7 Yays & 5 Nays

Vote to recommend the Project- Motion to approve as presented made by Steve R and a second by Tiffany M- 10 Yays & 2 Nays

Item 7B Presentation:

Darin N took notes on comments

Board Business

Adjourn @ 9:25 P.M.

Attachment I – Ownership Disclosure



County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) _____

Assessor's Parcel Number(s) 395-151-16/60/61 and 73,395-160-15, 398-400-08/09/10/20/54 and 55

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. NOTE: Attach additional pages if necessary.

A. List the names of all persons having any ownership interest in the property involved.

Dana Goodman
Steve Goodman
Shawn Goodman

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Dana Goodman - Trustee of the Goodman Irrevocable Trust fbo Dana Goodman dated 12/11/1992

Steve Goodman - Trustee of the Goodman Irrevocable Trust fbo Steve Goodman dated 12/11/1992

Shawn Goodman - Trustee of the Goodman Irrevocable Trust fbo Shawn Goodman dated 12/11/1992

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

[Handwritten Signature]

Signature of Applicant

Dana Goodman

Print Name

March 10, 2016

Date

