



# 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') ~~de~~acceleration lane to the south of the intersection with **Greenhills Way**. A left-turn lane shall be installed on Lake Jennings Park Road at 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. During final engineering, the applicant shall evaluate additional improvements needed at the intersection to the satisfaction of PDS and DPW.

- 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](#).
- l. 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, PDC] 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.

- I. 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 Resistant 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](mailto: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@sdcounty.ca.gov](mailto:CDRecycling@sdcounty.ca.gov). Templates for all forms required are available at: [https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD\\_Grading.htm](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, 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.

#### 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 contactor 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 then 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](mailto: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](mailto:CDRecycling@sdcounty.ca.gov). Templates for all forms required are available at:

[https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD\\_Grading.htm](https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.htm)

**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) there will be no more than three blasts per day and 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, 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 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 [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](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.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			



Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**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