

## CHAPTER 8      MITIGATION MEASURES

### 8.1    List of Mitigation Measures

#### 8.1.1    Aesthetics

**Adopted Mitigation Measure Aes-1.2:** Protect sensitive biological habitats and species through regulations that require avoidance and mitigation of impacts. Existing programs include the County MSCP and associated BMOs, RPO, and California Environmental Quality Act (CEQA) Guidelines. While protecting biological resources, these programs also preserve natural open space that contributes to the quality of many of the County's scenic vistas.

**Adopted Mitigation Measure Aes-1.6:** Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. This practice has been proven useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guideline are updated pursuant to Aes-1.3 and Aes-1.4.

**Adopted Mitigation Measure Aes-1.7:** Develop and implement programs and regulations that preserve agricultural lands. Agricultural lands are often key components of scenic vistas and community character. Therefore, preservation of these lands will help to minimize potential impacts to scenic resources.

**Adopted Mitigation Measure Aes-1.8:** Continue to develop and implement programs and regulations that minimize landform alteration and preserve ridgelines and steep slopes where appropriate. Examples include the County's Grading Ordinance, RPO, and CEQA Guidelines.

**Adopted Mitigation Measure Aes-1.9:** Work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic road and highways, and other areas of specific scenic value. Apply Resource Conservation Area designations or other special area designators, guidelines, and tools to guide future development of parcels within these viewsheds to avoid impacts to the scenic vistas.

**Adopted Mitigation Measure Aes-4.1:** County to coordinate with communities and stakeholders to review light pollution controls and consider amendments or expansions to those controls as determined necessary to reduce impacts to dark skies that are important to community character. This will ensure that potential artificial lighting impacts from development are monitored and controlled as needed to preserve community character.

**Adopted Mitigation Measure Aes-4.2:** County to maintain light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character, observatories, and dark skies. These regulations are currently found in the Light

Pollution Code and Zoning Ordinance. Additional reviews are implemented on discretionary projects in accordance with CEQA and the County's CEQA guidelines. These efforts will help protect the existing unincorporated area and surrounding environment from excessive artificial lighting impacts.

**Adopted Mitigation Measure-M-AES-1:** During the environmental review process for future Major Use Permits for wind turbines, the County Guidelines for Determining Significance for Visual Resources and Dark Skies and Glare shall be applied. When aesthetic impacts are determined to be significant, feasible and appropriate project-specific mitigation measures shall be incorporated. Examples of standard mitigation measures within the County Guidelines include: siting/location considerations; minimizing development and grading of steep slopes; natural screening and landscaping; undergrounding utilities; inclusion of buffers; and lighting restrictions.

**Adopted Mitigation Measure-M-AES-2:** Require that a Lighting Mitigation Plan be prepared as part of the MUP discretionary review process. The Lighting Mitigation Plan would demonstrate that the design and installation of all permanent lighting for large wind turbine ancillary facilities is such that light bulbs and reflectors are not visible from public viewing areas; lighting does not cause reflected glare; and illumination of the project facilities, vicinity, and nighttime sky is minimized. The Lighting Mitigation Plan would demonstrate consistency with the Light Pollution Code (Section 59.100 et al.) and Sections 6322 and 6324 of the Zoning Ordinance to ensure outdoor light fixtures emitting light into the night sky do not result in a detrimental effect on astronomical research and to ensure reflected glare and light trespass is minimized.

**Adopted Mitigation Measure-M-AES-3:** Require that a Shadow Flicker Study be prepared as part of the MUP discretionary review process. The Shadow Flicker Study would utilize a shadow flicker model run to determine the potential shadow flicker that could occur at sensitive receptors within 2,000 meters (6,562 feet) of the proposed turbines. Due to the fact that some receptors may lie within 60° due north of the turbines, outside of the sun's path at any given point in the year, those receptors may be excluded from the study. Beyond 2,000 meters, the human eye would not be able to discern a shadow cast from a wind turbine. The modeling should utilize many different inputs, including:

1) Real Data

- Actual coordinates of turbines
- Actual coordinates of receptors
- Actual topographic data

2) Conservative Assumptions

- Specifications of the turbines being considered with the highest hub height and longest rotor diameter

- 100 percent turbine operation
- No vegetative screening
- Receptors can be impacted from all directions (i.e., “greenhouse mode”)

### 3) Realistic Features

- Actual wind data from a local meteorological tower to account for the percentage of time wind blows from each direction
- National Weather Service sunshine probability data to approximate average cloud cover.

**CAP Update Mitigation Measure Aes-1:** During the environmental review process for future Major Use Permits for all large-scale renewable energy projects, the County Guidelines for Determining Significance for Visual Resources and Dark Skies and Glare shall be applied. When aesthetic impacts are determined to be significant, feasible and appropriate project-specific mitigation measures shall be incorporated. Examples of standard mitigation measures within the County Guidelines include: siting/location considerations; minimizing development and grading of steep slopes; natural screening and landscaping; undergrounding utilities; inclusion of buffers; and lighting restrictions.

**CAP Update Mitigation Measure Aes-2:** Require that a Lighting Mitigation Plan be prepared as part of the MUP discretionary review process for all large-scale renewable energy projects. The Lighting Mitigation Plan shall demonstrate that the design and installation of all permanent lighting for large wind turbines is such that light bulbs and reflectors are not visible from public viewing areas; lighting does not cause reflected glare; and illumination of the project facilities, vicinity, and nighttime sky is minimized. The Lighting Mitigation Plan shall demonstrate consistency with the Light Pollution Code (Section 59.100 et al.) and Sections 6322 and 6324 of the Zoning Ordinance to ensure outdoor light fixtures emitting light into the night sky do not result in a detrimental effect on astronomical research and to ensure reflected glare and light trespass is minimized.

**CAP Update Mitigation Measure Aes-3:** Require that a Shadow Flicker Study be prepared as part of the MUP discretionary review process for large-scale wind turbine projects. The Shadow Flicker Study shall utilize a shadow flicker model run to determine the potential shadow flicker that could occur at sensitive receptors within 2,000 meters (6,562 feet) of the proposed turbines. Due to the fact that some receptors may lie within 60 degrees due north of the turbines, outside of the sun’s path at any given point in the year, those receptors may be excluded from the study. Beyond 2,000 meters, the human eye would not be able to discern a shadow cast from a wind turbine. The modeling shall utilize many different inputs, including:

1) Real Data

- Actual coordinates of turbines
- Actual coordinates of receptors
- Actual topographic data

2) Conservative Assumptions

- Specifications of the turbines being considered with the highest hub height and longest rotor diameter
- 100 percent turbine operation
- No vegetative screening
- Receptors can be impacted from all directions (i.e., “greenhouse mode”)

3) Realistic Features

- Actual wind data from a local meteorological tower to account for the percentage of time wind blows from each direction
- National Weather Service sunshine probability data to approximate average cloud cover

### 8.1.2 Agricultural Resources

**Adopted Mitigation Measure Agr-1.1:** Implement the General Plan Regional Category map and Land Use Maps which protect agricultural lands with lower density land use designations that will support continued agricultural.

**Adopted Mitigation Measure Agr-1.2:** Develop and implement programs and regulations that protect agricultural lands (such as the CEQA guidelines, Zoning Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133, and the San Diego County Farming Program), as well as, those that support implementation of the Williamson Act (including the CEQA Guidelines, Zoning Ordinance, and Subdivision Ordinance).

**Adopted Mitigation Measure Agr-1.3:** Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that the production of housing is not negatively impacted.

**Adopted Mitigation Measure Agr-1.4:** Develop and implement the PACE program which compensates landowners for voluntarily limiting future development on their land.

**Adopted Mitigation Measure Agr-1.5:** Revise community plans to identify important agricultural areas within them and specific compatible uses and desired buffers necessary to maintain the viability of that area. Community plans are used to review development projects (including General Plan Amendments).

**Adopted Mitigation Measure Agr-2.1:** Prior to the approval of any Zoning Ordinance Amendment that would result in the removal of an “A” designator from a certain property, an analysis shall be conducted to ensure that the action removing such a designation will not result in any significant direct or indirect adverse impact to a Williamson Act Contract lands.

**Adopted Mitigation Measure M-AGR-1:** During the environmental review process for future Major Use Permits for wind turbines, the County Guidelines for Determining Significance for Agricultural Resources shall be applied. When impacts to Farmland are determined to be significant, feasible and appropriate project-specific mitigation measures shall be incorporated. Examples of standard mitigation measures within the County Guidelines include: avoidance of agricultural resources; preservation of agriculture; and inclusion of compatibility buffers near areas intended for agricultural uses.

**Adopted Mitigation Measure M-AGR-2:** During the environmental review process for future Major Use Permits for wind turbines, the County Guidelines for Determining Significance for Biological Resources shall be applied. When impacts to forest land are determined to be significant, feasible and appropriate project-specific mitigation measures shall be incorporated. Examples of standard mitigation measures within the County Guidelines include: avoidance of sensitive resources; preservation of habitat; revegetation; and resource management.

**CAP Update Mitigation Measure Agr-1:** During the environmental review process for future Major Use Permits for all large-scale renewable energy projects, the County Guidelines for Determining Significance for Agricultural Resources shall be applied. When impacts to Important Farmland are determined to be significant, feasible and appropriate project-specific mitigation measures shall be incorporated. Examples of standard mitigation measures within the County Guidelines include: avoidance of agricultural resources; preservation of agriculture; and inclusion of compatibility buffers near areas intended for agricultural uses.

**CAP Update Mitigation Measure Agr-2:** During the environmental review process for future Major Use Permits for all large-scale renewable energy projects, the County Guidelines for Determining Significance for Biological Resources shall be applied. When impacts to forest land are determined to be significant, feasible and appropriate project-specific mitigation measures shall be incorporated. Examples of standard mitigation measures within the County Guidelines include: avoidance of sensitive resources; preservation of habitat; revegetation; and resource management.

### 8.1.3 Air Quality

**Adopted Mitigation Measure Air-2.1:** Provide incentives such as preferential parking for hybrids or alternatively fueled vehicles such as compressed natural gas (CNG) vehicles or hydrogen- or electric-powered vehicles. The County shall also establish programs for priority or free parking on County streets or in County parking lots for hybrids or alternatively fueled vehicles.

**Adopted Mitigation Measure Air-2.2:** Replace existing vehicles in the County fleet as needed with the cleanest vehicles commercially available that are cost-effective and meet vehicle use needs.

**Adopted Mitigation Measure Air-2.3:** Implement transportation fleet fueling standards to improve the number of alternatively fueled vehicles in the County fleet.

**Adopted Mitigation Measure Air-2.4:** Provide incentives to promote the siting or use of clean air technologies where feasible. These technologies shall include, but not be limited to, fuel cell technologies, renewable energy sources, and hydrogen fuel.

**Adopted Mitigation Measure Air-2.5:** Require that the following measures be implemented on all construction projects where project emissions are above the SLTs:

- multiple applications of water during grading between dozer/scrapper passes;
- paving, chip sealing, or chemical stabilization of internal roadways after completion of grading;
- use of sweepers or water trucks to remove “track-out” at any point of public street access;
- termination of grading if winds exceed 25 miles per hour;
- stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control;
- use of low-sulfur fuels in construction equipment;
- use of low VOC paints; and
- projects exceeding SLTs will require 10 percent of the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or CARB certified Tier I, II, III, IV equipment. Equipment is certified if it meets emission standards established by the EPA for mobile non-road diesel engines of almost all types. Standards established for hydrocarbons, oxides of nitrogen (NOX), CO, and PM. Tier I standards are for engines over 50 horsepower (hp) (such as bulldozers) built between 1996 and 2000, and engines under 50 hp (such as lawn tractors) prop built between 1999 and 2000. Tier II standards are for all engine sizes from 2001 to 2006, and Tier III standards are

for engines rated over 50 hp from 2006 to 2008. Tier IV standards apply to engines of all sizes built in 2008 or later. Standards are increasingly stringent from Tier I to Tier IV.

**Adopted Mitigation Measure Air-2.6:** Use County Guidelines for Determining Significance for Air Quality to identify and mitigate adverse environmental effects on air quality.

**Adopted Mitigation Measure Air-2.7:** Implement County Air Pollution Control District regulations for air emissions from all sources under its jurisdiction.

**Adopted Mitigation Measure Air-2.8:** Require NSRs to prevent permitting projects that are “major sources.”

**Adopted Mitigation Measure Air-2.9:** Implement the Grading, Clearing, and Watercourses Ordinance by requiring all clearing and grading to be conducted with dust control measures.

**Adopted Mitigation Measure Air-2.10:** Revise Board Policy F-50 to strengthen the County’s commitment and requirement to implement resource-efficient design and operations for County-funded renovation and new building projects. This could be achieved by making the guidelines within the policy mandatory rather than voluntary.

**Adopted Mitigation Measure Air-2.11:** Implement County RAQS to attain state air quality standards for ozone.

**Adopted Mitigation Measure Air-2.12:** Revise Board Policy G-15 to require County facilities to comply with Silver Leadership in Energy and Environmental Design (LEED) standards or other equivalent Green Building rating systems.

**Adopted Mitigation Measure Air-2.13:** Revise Board Policy G-16 to require the County to:

- adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability, and
- require government contractors to use low-emission construction vehicles and equipment.

**Adopted Mitigation Measure Air-4.1:** Use the policies set forth in the CARB’s Land Use and Air Quality Handbook as a guideline for siting sensitive land uses. Implementation of this measure will ensure that sensitive land uses such as residences, schools, day care centers, playgrounds, and medical facilities are sited appropriately to minimize exposure to emissions of TACs.

**CAP Update Mitigation Measure Air-2.1:** Require construction contractors to reduce construction-related exhaust emissions by ensuring that all off-road equipment greater

than 50 horsepower and operating for more than 20 total hours over the entire duration of construction activities shall operate on at least an EPA-approved Tier 3 or newer engine. Exemptions can be made for specialized equipment where Tier 3 engines are not commercially available within 200 miles of the proposed project location. The construction contract must identify these pieces of equipment, document their unavailability, and ensure that they operate on no less than an EPA-approved Tier 2 engine.

#### **8.1.4 Biological Resources**

**Adopted Mitigation Measure Bio-1.5:** Utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources. Also, utilize the County's Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special-status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.

**Adopted Mitigation Measure Bio-1.6:** Implement the RPO, BMO, and HLP Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species.

**Adopted Mitigation Measure Bio-1.7:** Minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County's Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Storm Water Management, and Discharge Control Ordinance.

**Adopted Mitigation Measure Bio-2.1:** Revise the Ordinance Relating to Water Conservation for Landscaping to incorporate appropriate plant types and regulations requiring planting of native or compatible non-native, non-invasive plant species in new development.

**Adopted Mitigation Measure Bio-2.2:** Require that development projects obtain CWA Section 401/404 permits issued by the California Regional Water Quality Control Board and US Army Corps of Engineers for all project-related disturbances of waters of the US and/or associated wetlands. Also, continue to require that projects obtain Fish and Game Code Section 1602 Streambed Alteration Agreements from the California Department of Fish and Game for all project-related disturbances of streambeds.

**Adopted Mitigation Measure Bio-2.3:** Ensure that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values.

**Adopted Mitigation Measure Bio-2.4:** Implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to protect wetlands.

**Adopted Mitigation Measure M-Bio-1:** During the environmental review process for future MUPs for wind turbines, the County Guidelines for Determining Significance for Biological



Resources shall be applied. When impacts on biological resources are determined to be significant, feasible and appropriate project-specific mitigation measures shall be incorporated. Examples of standard mitigation measures within the County Guidelines include: avoidance of sensitive resources; preservation of habitat; revegetation; resource management; and restrictions on lighting, runoff, access, and/or noise.

**Adopted Mitigation Measure M-Bio-2:** Update the County Guidelines for Determining Significance for Biological Resources to include, or incorporate by reference, recommendations from the California Department of Fish and Game, the Avian Power Line Interaction Committee, the USFWS Draft Guidance, and the California Energy Commission (e.g., California Guidelines for Reducing Impacts to Birds and Bats from Wind Energy Development). Examples of recommended mitigation measures include: site screening; pre-permitting monitoring; acoustic monitoring; buffer zone inclusion; reduction of foraging resources near turbines; specific lighting to reduce bird collisions; post-construction monitoring; and avian protection plans.

**CAP Update Mitigation Measure Bio-1:** During the environmental review process for future MUPs for large-scale renewable energy projects, the County Guidelines for Determining Significance for Biological Resources shall be applied. When impacts on biological resources are determined to be significant, feasible and appropriate project-specific mitigation measures shall be incorporated. Examples of standard mitigation measures within the County Guidelines include: avoidance of sensitive resources; preservation of habitat; revegetation; resource management; and restrictions on lighting, runoff, access, and/or noise.

**CAP Update Mitigation Measure Bio-2:** Update the County Guidelines for Determining Significance for Biological Resources to include, or incorporate by reference, recommendations from the California Department of Fish and Wildlife, the Avian Power Line Interaction Committee, the USFWS Draft Guidance, and the California Energy Commission (e.g., California Guidelines for Reducing Impacts to Birds and Bats from Wind Energy Development). Examples of recommended mitigation measures include: site screening; pre-permitting monitoring; acoustic monitoring; buffer zone inclusion; reduction of foraging resources near turbines and transmission lines; specific lighting to reduce bird collisions; post-construction monitoring; and avian protection plans.

### 8.1.5 Cultural and Paleontological Resources

**Adopted Mitigation Measure Cul-1.1:** Utilize the RPO, CEQA, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources by requiring appropriate reviews and applying mitigation when impacts are significant.

**Adopted Mitigation Measure Cul-1.6:** Implement, and update as necessary, the “County’s Guidelines for Determining Significance for Cultural Resources” to identify and minimize adverse impacts to historic and archaeological resources.

**Adopted Mitigation Measure Cul-2.1:** Develop management and restoration plans for identified and acquired properties with cultural resources.

**Adopted Mitigation Measure Cul-2.2:** Facilitate the identification and acquisition of important resources through collaboration with agencies, tribes, and institutions, such as the South Coast Information Center (SCIC), while maintaining the confidentiality of sensitive cultural information.

**Adopted Mitigation Measure Cul-2.3:** Support the dedication of easements that protect important cultural resources by using a variety of funding methods, such as grants or matching funds, or funds from private organizations.

**Adopted Mitigation Measure Cul-2.5:** Protect undiscovered subsurface archaeological resources by requiring grading monitoring by a qualified archaeologist and a Native American monitor for ground disturbing activities in the vicinity of known archaeological resources, and also, when feasible, during initial surveys.

**Adopted Mitigation Measure Cul-2.6:** Protect significant cultural resources by facilitating the identification and acquisition of important resources through regional coordination with agencies, and institutions, such as the South Coast Information Center (SCIC) and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including SB-18 review, while maintaining the confidentiality of sensitive cultural information.

**Adopted Mitigation Measure Cul-3.1:** Implement the Grading Ordinance and CEQA to avoid or minimize impacts to paleontological resources, require a paleontological monitor during grading when appropriate, and apply appropriate mitigation when impacts are significant.

**Adopted Mitigation Measure Cul-3.2:** Implement, and update as necessary, the County's Guidelines for Determining Significance for Paleontological Resources to identify and minimize adverse impacts to paleontological resources.

**Adopted Mitigation Measure Cul-4.1:** Include regulations and procedures for discovery of human remains in all land disturbance and archaeological-related programs. Ensure that all references to discovery of human remains promote preservation and include proper handling and coordination with Native American groups. Apply appropriate mitigation when impacts are significant.

### **8.1.6 Energy**

None.

### **8.1.7 Environmental Justice**

None.

### 8.1.8 Greenhouse Gas Emissions

None.

### 8.1.9 Hazards and Hazardous Materials

**Adopted Mitigation Measure Haz-1.1:** Implement the Guidelines for Determining Significance, Airport Hazards, when reviewing new development projects to ensure compatibility with surrounding airports and land uses and apply appropriate mitigation when impacts are significant.

**Adopted Mitigation Measure Haz-1.3:** Review the AICUZ when reviewing new development projects within the study area. Ensure that such development projects are consistent with the land use compatibility and safety policies therein.

**Adopted Mitigation Measure Haz-1.5:** Coordinate with the San Diego County Regional Airport Authority (SDCRAA) and County Airports for issues related to airport planning and operations.

**Adopted Mitigation Measure Haz-3.1:** Facilitate coordination between DPLU (now PDS) and the Office of Emergency services to implement and periodically update the Hazard Mitigation Plan.

**Adopted Mitigation Measure Haz-3.2:** Implement the CEQA Guidelines for Determining Significance to ensure that discretionary projects do not adversely impact emergency response or evacuation plans. Also implement the County Public Road Standards and County Private Road Standards during these reviews and ensure that road improvements are consistent with Emergency Response and Evacuation Plans. Apply appropriate mitigation when impacts are significant.

**Adopted Mitigation Measure Haz-3.3:** Prepare Fire Access Road network plans and include in Community Plans or other document as appropriate. Also implement the County Fire Code and require fire apparatus access roads and secondary access for projects.

**Adopted Mitigation Measure Haz-4.1:** Identify and minimize potential fire hazards for future development by using and maintaining a database that identifies fire prone areas, locating development away from Fire Hazard areas whenever practicable, and adhering to the County Guidelines for Determining Significance for Wildland Fires & Fire Protection and applying appropriate mitigation when impacts are significant.

**Adopted Mitigation Measure Haz-4.2:** Conduct effective and environmentally sensitive brush management measures such as: addressing habitat-specific fire controls within Resource Management Plans; implementation of the Weed Abatement Ordinance and enforcing proper techniques for maintaining defensible space around structures; coordination with the local FAHJ to ensure that district goals for fuel management and fire protection are being met; and recognizing the Memorandum of Understanding

between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection.

**Adopted Mitigation Measure Haz-4.3:** Enforce and comply with Building and Fire Code to ensure there are adequate fire service levels; and require site and/or building designs that incorporate features that reduce fire hazards. Also implement the General Plan Regional Category map and Land Use Maps, which typically show lower densities in wildland areas.

**Adopted Mitigation Measure Haz-4.4:** Create a Conservation Subdivision Program that facilitates conservation-oriented, fire-safe, project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary.

**Adopted Mitigation Measure Pub-1.5:** Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available fire protection districts. These commitments shall also demonstrate that the distance between the projects and the fire service facilities do not result in unacceptable travel times.

**Adopted Mitigation Measure Pub-1.6:** Maintain and use the County GIS and the County Guidelines for Determining Significant impacts in order to identify fire prone areas during the review of development projects. Once identified, ensure that development proposals meet requirements set by the FAHJ and that new/additional fire protection facilities are not required; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review.

**Adopted Mitigation Measure Pub-1.7:** Implement the Building and Fire code to ensure there are adequate fire protections in place associated with the construction of structures and their defensibility, accessibility and egress, adequate water supply, coverage by the local fire district, and other critical issues.

### **8.1.10 Hydrology and Water Quality**

**Adopted Mitigation Measure Hyd-1.1:** Update and implement the County of San Diego's Jurisdictional Runoff Management Program (JRMP).

**Adopted Mitigation Measure Hyd-1.2:** Implement and revise as necessary the Watershed Protection Ordinance to reduce the adverse effects of polluted runoff discharges on waters and to encourage the removal of invasive species and restore natural drainage systems.

**Adopted Mitigation Measure Hyd-1.3:** Establish and implement low impact development (LID) standards for new development to minimize runoff and maximize infiltration.

**Adopted Mitigation Measure Hyd-1.4:** Revise and implement the Stormwater Standards Manual requiring appropriate measures for land use with a high potential to contaminate surface water or groundwater resources.

**Adopted Mitigation Measure Hyd-1.5:** Utilize the County Guidelines for Determining Significance for Hydrology and Water Quality and Groundwater Resources to identify adverse environmental effects.

**Adopted Mitigation Measure Hyd-2.1:** Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available water districts. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.

**Adopted Mitigation Measure Hyd-2.2:** Implement the Groundwater Ordinance to balance groundwater resources with new development. Also revise the Ordinance Relating to Water Conservation for Landscaping (currently Zoning Ordinance Sections 6712 through 6725) to further water conservation through the use of recycled water.

**Adopted Mitigation Measure Hyd-2.3:** Establish a water credits program between the County and the Borrego Water District to provide a streamlined and consistent process for the permanent cessation of outdoor water intensive uses such as irrigated agricultural or golf course land.

**Adopted Mitigation Measure Hyd-2.4:** Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and implementation and enhancement of water conservation programs.

**Adopted Mitigation Measure Hyd-2.5:** Implement and revise as necessary the Resource Protection Ordinance and Policy I-68 Proposed Projects in Flood Plains / Floodways to restrict development in flood plains / floodways.

**Adopted Mitigation Measure Hyd-3.1:** Implement, and revise as necessary, ordinances to require new development to be located down and away from ridgelines, conform to the natural topography, not significantly alter dominant physical characteristics of the site, and maximize natural drainage and topography when conveying stormwater.

**Adopted Mitigation Measure Hyd-3.2:** Implement, and revise, as necessary the Resource Protection Ordinance to limit development on steep slopes. Also incorporate Board Policy I-73, the Hillside Development Policy, into the Resource Protection Ordinance to the extent that it will allow for one comprehensive approach to steep-slope protections.

**Adopted Mitigation Measure Hyd-3.3:** Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.

**Adopted Mitigation Measure Hyd-4.1:** Implement the Flood Damage Prevention Ordinance to reduce flood losses in specified areas.

**Adopted Mitigation Measure Hyd-4.2:** Implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses.

**Adopted Mitigation Measure Hyd-4.3:** Implement and revise as necessary Board Policies such as: Policy I-68, which establishes procedures for projects that impact floodways; Policy I-45, which defines watercourses that are subject to flood control; and Policy I-56, which permits, and establishes criteria for, staged construction of off-site flood control and drainage facilities by the private sector when there is a demonstrated and substantial public, private or environmental benefit.

**Adopted Mitigation Measure Hyd-6.1:** Implement the Resource Protection Ordinance to prohibit development of permanent structures for human habitation or employment in a floodway and require planning of hillside developments to minimize potential soil, geological and drainage problems.

**Adopted Mitigation Measure Hyd-8.2:** Review discretionary projects for dam inundation hazards through application of the County's Guidelines for Determining Significance for Hydrology and Guidelines for Determining Significance for Emergency Response Plans.

### **8.1.11 Land Use and Planning**

**Adopted Mitigation Measure Lan-1.1:** Coordinate with adjacent cities and other agencies regarding planning efforts and resource protection. This includes working with SANDAG during updates to the RTP to ensure that regional roads are properly planned, sited, and designed. Additional on-going consultations include coordination with state, federal, and local agencies regarding the high speed rail, the Sunrise Powerlink, and tribal casinos.

**Adopted Mitigation Measure Lan-1.2:** Coordinate with land owners, other departments, and community groups to ensure that both public and private development projects and associated infrastructure minimize impacts to established communities. This involves community input and General Plan conformance reviews on County road projects to insure that County road planning and development is consistent with the General Plan. This also includes analysis of potential environmental impacts for public and private road projects and application of mitigation measures pursuant to CEQA. DPW policies and procedures shall be evaluated to ensure that such reviews are conducted and that issues regarding potential division of communities are identified and addressed. General Plan Amendments that propose changes to the circulation network shall be kept consistent with the General Plan Goals and Policies, and such proposals will also be reviewed by the communities. In addition, Board Policy I-63 and/or department procedures will be updated to meet this standard.

**Adopted Mitigation Measure Lan-1.3:** Maintain plans and standards for infrastructure and roads so that divisions of communities do not occur. This will include: 1) updates to County Road Standards to ensure that roads are designed and built in a safe manner consistent with the General Plan and community context; 2) adherence to Community Plans to guide infrastructure planning in the individual and unique communities of the

County; 3) evaluation and, if necessary, revisions to the subdivision ordinance to ensure future project designs, and corresponding infrastructure designs, are consistent with the General Plan and with established community character; 4) preparation of local public road network plans to improve mobility, connectivity, and safety; and 5) preparation of community road standards that supplement the County road standards in order to recognize the unique constraints and character of different communities.

### 8.1.12 Noise

**Adopted Mitigation Measure Noi-1.1:** Require an acoustical analysis whenever a new development may result in any existing or future noise sensitive land uses being subject to on-site noise levels of 60 dBA (CNEL) or greater, or other land uses that may result in noise levels exceeding the “Acceptable” standard in the Noise Compatibility Guidelines (Table N-1 in the Noise Element).

**Adopted Mitigation Measure Noi-1.3:** Require an acoustical study for projects proposing amendments to the County General Plan Land Use Element and/or Mobility Element that propose a significant increase to the average daily traffic due to trips associated with the project beyond those anticipated in the General Plan.

**Adopted Mitigation Measure Noi-2.1:** For Land Use Designations defined in Table 2.11-14, a groundborne vibration technical study shall be required for proposed land uses within the following distances from the Sprinter Rail Line right-of-way and the property line: 600 feet of a Category 1 Land Use, 200 feet of a Category 2 Land Use, and 120 feet of a Category 3 Land Use. If necessary, mitigation shall be required for land uses in compliance with the standards listed in Tables 2 and 3 of the County of San Diego Guidelines for Determining Significance - Noise.

**Adopted Mitigation Measure Noi-2.4:** Require an acoustical study whenever a proposed extractive land use facility may result in a significant noise impact to existing noise sensitive land uses, or when a proposed noise sensitive land use may be significantly affected by an existing extractive land use facility. The results of the acoustical study may require a “buffer zone” to be identified on all Major Use Permit applications for extractive facilities whenever a potential for a noise impact to noise sensitive land uses may occur.

**Adopted Mitigation Measure Noi-5.1:** Use the applicable Airport Land Use Compatibility Plan’s (ALUCP) as guidance/reference during development review of projects that are planned within an Airport Influence Area (AIA). Any projects that are within the AIA shall be submitted to the SDCRAA for review.

**Adopted Mitigation Measure Noi-5.3:** Consult with the FAA standards and the County Noise Ordinance as a guide for assessing noise impacts from private airports and helipads.

### 8.1.13 Transportation

**Adopted Mitigation Measure Tra-1.3:** Implement the County Public Road Standards during review of new development projects. Also revise the Public Road Standards to include a range of road types according to Regional Category context.

**Adopted Mitigation Measure Tra-1.4:** Implement and revise as necessary the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified.

**Adopted Mitigation Measure Tra-4.4:** Implement and revise as necessary the Subdivision Ordinance to ensure that proposed subdivisions meet current design and accessibility standards.

### 8.1.14 Tribal Cultural Resources

**Adopted Mitigation Measure Cul-2.2:** Facilitate the identification and acquisition of important resources through collaboration with agencies, tribes, and institutions, such as the South Coast Information Center (SCIC), while maintaining the confidentiality of sensitive cultural information.

**Adopted Mitigation Measure Cul-2.4:** Protect significant cultural resources through regional coordination and consultation with the NAHC and local tribal governments, including SB-18 review.

**Adopted Mitigation Measure Cul-2.5:** Protect undiscovered subsurface archaeological resources by requiring grading monitoring by a qualified archaeologist and a Native American monitor for ground disturbing activities in the vicinity of known archaeological resources, and also, when feasible, during initial surveys.

**Adopted Mitigation Measure Cul-2.6:** Protect significant cultural resources by facilitating the identification and acquisition of important resources through regional coordination with agencies, and institutions, such as the South Coast Information Center (SCIC) and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including SB-18 review, while maintaining the confidentiality of sensitive cultural information.

**Adopted Mitigation Measure Cul-4.1:** Include regulations and procedures for discovery of human remains in all land disturbance and archaeological-related programs. Ensure that all references to discovery of human remains promote preservation and include proper handling and coordination with Native American groups. Apply appropriate mitigation when impacts are significant.

**CAP Update Mitigation Measure TCR-1:** Require development to avoid tribal cultural resources, if feasible. If complete avoidance is not possible, require development to



mitigate impacts to tribal cultural resources pursuant to Assembly Bill 52 and CEQA Sections 21080.3.1 and 21084.3.

### **8.1.15 Wildfire**

**Adopted Mitigation Measure Haz-4.3:** Enforce and comply with Building and Fire Code to ensure there are adequate fire service levels; and require site and/or building designs that incorporate features that reduce fire hazards. Also implement the General Plan Regional Category map and Land Use Maps, which typically show lower densities in wildland areas.

**Adopted Mitigation Measure Pub-1.5:** Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available fire protection districts. These commitments shall also demonstrate that the distance between the projects and the fire service facilities do not result in unacceptable travel times.

**Adopted Mitigation Measure Pub-1.6:** Maintain and use the County GIS and the County Guidelines for Determining Significant impacts in order to identify fire prone areas during the review of development projects. Once identified, ensure that development proposals meet requirements set by the FAHJ and that new/additional fire protection facilities are not required; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review.

**Adopted Mitigation Measure Pub-1.7:** Implement the Building and Fire code to ensure there are adequate fire protections in place associated with the construction of structures and their defensibility, accessibility and egress, adequate water supply, coverage by the local fire district, and other critical issues.

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