



Land Use & Environment Group

LAND DEVELOPMENT

CONDITIONS OF APPROVAL MANUAL



LUEG DEPARTMENTS

PLANNING & DEVELOPMENT SERVICES

ENVIRONMENTAL HEALTH

PARKS AND RECREATION

PUBLIC WORKS



MAY 7, 2009

APPROVAL

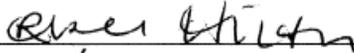
I hereby certify that the **Land Development Conditions of Approval** as presented in this manual are a part of the County of San Diego, Land Use and Environment Group's Standard Conditions of Approval (Conditions) for conditioning Private Development Projects, and were considered by the Director of Planning and Land Use, in coordination with the Directors of Public Works, Parks and Recreation, and Environmental Health on the 7th day of May, 2009.



ERIC GIBSON
Director of Planning and Land Use



JOHN SNYDER
Director of Public Works



for RENÉE BAHL
Director of Parks and Recreation
COA Manual 95 provided
to DPLU on May 14, 2009



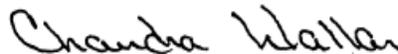
GARY ERBECK
Director of Environmental Health

I hereby certify that these **Land Development Conditions of Approval** as presented in this manual are a part of the County of San Diego, Land Use and Environment Group's Standard Conditions for conditioning Private Development Projects, and have hereby been approved by the Deputy Chief Administrative Officer (DCAO) of the Land Use and Environment Group on May 7, 2009. The Directors of Planning and Land Use and Public Works are authorized to approve revisions to these Conditions. Minor content revisions and the addition of new conditions of approval are to be added without DCAO's concurrence. The Land Development Conditions of Approval manual must be re-approved by the DCAO upon the fourth major revision (4.0).

Approved May 7, 2009

Text
Approved
May 7, 2009

Concurrence By:



CHANDRA L. WALLAR
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SECTION ONE

USERS GUIDE

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SECTION 1. USER'S GUIDE

1. **Types of Conditions:** There are two types of conditions as indicated below:
 - a. **STANDARD CONDITIONS:** These are requirements generally applied to most projects to address common development issues. These include the Public Works Standard Conditions for Maps adopted by the Board of Supervisors. Mitigation measures included in the PDS significance guidelines and document boilerplates are also standard conditions, but are not adopted by the Board of Supervisors.
 - b. **SPECIFIC CONDITIONS:** These are customized requirements designed to address a project-specific issue that cannot be addressed through standard conditions. In general, environmental mitigation measures imposed by PDS in map resolutions are Specific Conditions.

2. **Project Categories:** The following are the three categories of discretionary projects upon which conditions of approval are imposed including:
 - a. **DISCRETIONARY PERMITS:** Use Permits (UP), Site Plans (STP), Administrative (AD), Variance (VA).
 - b. **SUBDIVISION MAPS:** Tentative Map (TM), Tentative Parcel Map (TPM)
 - c. **GRADING & IMPROVEMENT PLANS:** Minor Grading (MIG), Major Grading (MAG), Construction Improvements (CP), Curb Grade (CG)

3. **Content and Format of conditions of approval:** Permits and other decision documents must include conditions of approval that clearly describe to the applicant, decision-makers, County staff and the public the action that is required to occur and how that action will be accomplished. The County of San Diego has adopted the content and format requirements listed below for private discretionary project conditions of approval. (An example condition of approval prepared in this format is provided in Appendix I).
 - a. **INTENT:** The intent statement portion of the condition tells the reader why the requirement was imposed on the project. Conditions of approval are generally required to improve compatibility of a proposed land use with an existing land use, to assure compliance with Local, State or Federal policies, ordinances, laws or regulations, or to mitigate for identified environmental impacts of a project.
 - b. **DESCRIPTION OF REQUIREMENT:** This part of the condition describes the specific action(s) that must be taken by the applicant.

- c. **DOCUMENTATION:** This part of the condition describes the informational submittals that the applicant must provide to the County to demonstrate compliance with the specific required action.
- d. **TIMING:** This part of the condition describes when the specific actions described above must be implemented. The timing of condition satisfaction is generally linked to specific processing “milestones.”
- e. **MONITORING:** This part of the condition section identifies the County Department, Division, staff member or consultant responsible for the review of submitted information and the determination of whether a condition of approval has been satisfied. Monitoring can be performed before a permit is issued, during construction, or after construction.

4. **Discretionary Permit Milestones:** Milestones are County decision points in the permitting process for a proposed development project. These milestones allow the County to assure compliance with conditions of approval prior to continuation of the permitting process. Each condition of approval will specify a milestone(s) as the “timing” point in the process when the specific actions required must be completed. Listed below are typical condition milestones and associated acronyms. The “TIMING” section of each condition of approval shall read as follows, “Prior to the [specific milestone], ...”

- a. Grading Plan Approval and Permit Issuance..... (GP)
- b. Improvement Plan Approval and Permit Issuance (IP)
- c. Building Plan Approval and Permit Issuance..... (BP)
- d. Pre-construction Conference..... (PCC)
- e. Rough Grading Sign-off (RG)
- f. Final Grading Release (FG)
- g. Use and or Occupancy..... (UO)
- h. Building Final Inspection (BF)
- i. Record Plan Approval (RP)
- j. Grading or Construction Permit Completion..... (PC)
- k. On-Going Requirements(OG)

The following table shows what milestones are available to use for each permit or project type. See appendix II. for the Building Permit and Grading Plan Process Flow Chart.

DISCRETIONARY PERMITS	GRADING/CONSTRUCTION PERMIT
Grading Plan Approval (GP)	Grading Plan Approval (GP)
Improvement Plan Approval (IP)	Improvement Plan Approval (IP)
Issuance of Grading Permit (GP)	Issuance of Grading Permit (GP)
Issuance of Improvement Permit (IP)	Issuance of Improvement Permit (IP)
Building Plan Approval (BP)	Pre-construction Conference (PCC)
Issuance of Building Permit (BP)	Rough Grading Sign-off (RG)
*Use and or Occupancy (UO)	*Final Grading Release (FG)
*Building Final Inspection (BF)	Record Plan Approval (RP)
On-going (OG)	Permit Completion (PC)
*These can happen simultaneously	

Permit Milestone Headings: Listed below are typical condition milestone headings found in County project decision documents. Such headings are used for the informational purpose of grouping conditions of approval in timing categories. The headings are used solely to guide the reader in the document and do not alter the timing or requirements of any condition.

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

GRADING PERMIT: (Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).

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

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

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

PERMIT COMPLETION: (Prior to Completion of the Grading or Construction Permit, and prior to the release of any securities).

ONGOING: *(The following conditions shall apply during the term of this permit).*

5. Subdivision Map Milestones (TPM, TM): There is no current mechanism in State law or local ordinance to assure implementation of conditions of approval after approval and subsequent recordation of a subdivision map. The only decision point available to assure compliance with map conditions is the approval of the subdivision map before it is recorded with the County Recorder. The “TIMING” section of each condition of approval shall read as follows, “Prior to the approval and recordation of the Final or Parcel Map ...”

a. Approval and Recordation of the Map (MA)

b. Prior to the approval of a **Final Map**, all of the conditions of approval shall be either completed, implemented on an approved grading and or improvement plan, or imposed as a condition of approval of a subsequent discretionary permit approval. Refer to Section 4 above for specific milestones that can be used as a condition of approval for a discretionary permit.

1. A secured agreement pursuant to [Subdivision Ordinance Section 81.405 through 81.406.1](#)

http://www.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:sandiegoco_ca_mc shall be completed to ensure implementation of the improvements and the required mitigation measures that are incorporated on grading and improvement plans. Refer to section six below that describes the available milestones that can be used for a grading or improvement plan.

2. **Final Map Milestone Headings:** Listed below are typical condition headings found in County Tentative Map (TM) Resolutions. Such headings are used for the informational purpose of grouping map conditions of approval in subject categories. The headings are used solely to guide the reader in the document and do not alter the requirements of any condition. The conditions of approval shall be satisfied before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County. Some conditions must also be complied with prior to issuance of grading or other permits as specifically reference within the condition.

TENTATIVE MAP (TM) HEADINGS:

APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to issuance of grading or other permits as specified):

PLANS AND SPECIFICATIONS

- (Street Improvements)
- (Trails/Pathways)
- (Access/Flood Control)
- (Drainage/Grading Plans)

FAIR HOUSING

SANITATION

FIRE PROTECTION AND WATER SUPPLY

PLANNING AND ZONING ADMINISTRATION

DEVELOPMENT IMPACT FEES

- (Streets and Dedication)

MAP APPROVAL

- c. Prior to the approval of a **Parcel Map**, all of the conditions of approval shall be completed unless they are public or private improvements or if they can be completed as a condition of approval of a subsequent discretionary permit approval.
1. **Public improvements** may be deferred by preparing an improvement plan and providing a secured agreement to improve pursuant to [Subdivision Ordinance Section 81.707](#). All deferred improvements are subject to County Approval. The improvement plan and secured agreement will ensure implementation of the improvements and the required mitigation measures. Refer to section six below that describes the available milestones that can be used for a grading or improvement plan.
 2. **Private improvements** may be deferred as well, but a covenant of improvements shall be executed and recorded on the face of the map pursuant to [Subdivision Ordinance Section 81.709.1](#). The covenant of Improvements allows the deferment of all improvements that solely occur on a private lot; such as, private roads, fire hydrants, noise control walls, grading plan requirements, utility improvements and specific mitigation measures that effect the specific lot development. All deferred private improvements subject to a covenant of improvements are subject to County Approval.
 3. **Parcel Map Milestone Headings:** Listed below are typical condition headings found in a County Tentative Parcel Map Final Notice of Approval (TPM FNA). Such headings are used for the informational purpose of grouping map conditions of approval in subject categories. The headings are used solely to guide the reader in the document and do not alter the requirements of any condition. The conditions of approval shall be satisfied before a Parcel Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego

County. Some conditions must also be complied with prior to issuance of grading or other permits.

TENTATIVE PARCEL MAP (TPM) HEADINGS:

APPROVAL OF MAP: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified).

PUBLIC IMPROVEMENTS: *(The following Public Improvements shall be completed before the approval of the Parcel Map, or enter into a secured agreement for their completion).*

PRIVATE IMPROVEMENTS: *(The following Private Improvements shall be completed before the approval of the Parcel Map, or a covenant of improvements shall be executed and recorded).*

6. **Grading and Improvement Plan Milestones:** Various types of site improvement plans, including those associated with proposed subdivisions require discretionary review and permitting by the County. For these construction projects, there are several decision points that allow the County to assure compliance with conditions of approval prior to continuation of the permitting process. Listed below are typical condition milestones and acronym associated with them for various types of grading and improvement plans processed by the County for a development project. (Note that a. and b. below would occur prior to map recordation for a subdivision project.) The “TIMING” section of each condition of approval shall read as follows, “Prior to the [specific milestone], ...”

- a. Improvement Plan Approval and Permit Issuance (IP)
- b. Grading Plan Approval and Permit Issuance (GP)
- c. Pre-construction Conference (PCC)
- d. Rough Grading Sign-off (RG)
- e. Final Grading Release (FG)
- f. Record Plan Approval..... (RP)
- g. Grading or Construction Permit Completion (PC)

The following table shows what milestones are available to use when drafting a specific condition for grading or improvement plans. See Appendix III. for the Map and Plan Process Flow Chart.

Grading and Construction Permits

Grading Plan Approval (GP)
Improvement Plan Approval (IP)
Issuance of Grading Permit (GP)
Issuance of Improvement Permit (IP)
Pre-construction Conference (PC)
Rough Grading Sign-off (RG)
Final Grading Release (FG)
Record Plan Approval (RP)
Permit Completion (PC)

7. **Agencies responsible for condition of approval signoff:** Listed below are the LUEG departments and divisions responsible for the identification and imposition of conditions of approval and the subsequent determination of condition satisfaction. Conditions of approval are coded with the symbols shown below to inform the applicant and others of whom to contact for information or satisfaction of a specific condition.

EXPLANATION OF SYMBOLS			
Planning & Development Services	<u>PDS</u>	Department of Public Works	<u>DPW</u>
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	Private Development Construction Inspection	PDCI
Landscape Architect	LA	Environmental Services Unit Division	ESU
Zoning Counter	ZO		
Department of Environmental Health	<u>DEH</u>	Department of Parks and Recreation	<u>DPR</u>
Land and Water Quality Division	LWQ	Trails Coordinator Group Program Manager Parks Planner	TC GPM PP
Site Assessment Mitigation	SAM	Department of General Service	<u>DGS</u>

Local Enforcement Agency	LEA	Real Property Division	RP
Hazmat Division	HMD		

8. **CONDITION CODING:** A series of informational codes is provided on the first line of each condition of approval. This coded information is arranged as follows:

1. Department responsible for placing the condition on project, and providing condition clearance (sign off).
2. Division responsible for providing condition clearance (sign off).
3. Development milestone, the condition must be completed before the project can Proceed past the particular point indicated.
4. Planning & Development Services has established a Mitigation Monitoring and Condition Review Fee. The amount of the fee will be determined by the Fee Ordinance requirement in effect at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. Some projects are subject to the establishment of a Post Discretionary Project Approval Deposit Account.

EXAMPLE: *[PDS, PCC] [GP, IP,] [PDS, FEE]*

END SECTION 1

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SECTION TWO

DISCRETIONARY PERMIT CONDITIONS OF APPROVAL

LUEG DEPARTMENTS

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MAY 7, 2009

Section Two-Chapter One

Planning and Development Services (PDS)



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I. PLANNING (Revised 4-13-2010)

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

. **COST RECOVERY: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO]**

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 permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this 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.

. **RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]**

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original Recordation Form to PDS. **DOCUMENTATION:** Signed and notarized original Recordation Form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

. **ARCHITECTURAL CHARACTER: [PDS, BPPR] [GP, BP, UO]**

INTENT: In order to comply with Zoning Ordinance Section 6156.x.8, the exterior of the second dwelling unit shall be modified to match that of the primary dwelling unit with regards to architectural design, building materials and colors. **DESCRIPTION OF REQUIREMENT:** The applicant shall include on the building plans for the second dwelling unit, the revisions to the second dwelling residence necessary to cause the second dwelling to match the primary dwelling unit. Refer to the elevation drawings on Sheet [#] of the approved plot plan for these details. **DOCUMENTATION:** The applicant shall include necessary details on the building permit for the second dwelling unit to show that the second dwelling will have the same features as the primary dwelling unit. **TIMING:** The plans for modification of the second dwelling unit shall be processed concurrently with the building permit for the primary dwelling unit. **MONITORING:** The [PDS, BPPR]

shall review the building plans for the second dwelling modifications and primary dwelling unit to determine whether this requirement has been satisfied.

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

. **PLAN CONFORMANCE:** [DPW, ESU] [GP, IP,] [DPR, TC, PP]

INTENT: In order to implement the required mitigation measures for the project, the required CHOOSE ONE shall conform to the approved Conceptual Grading and Development Plan pursuant to [Section 87.207 of the County Grading Ordinance](#). **DESCRIPTION OF REQUIREMENT:** The CHOOSE ONE shall conform to the approved Conceptual Grading and Development Plan, which includes all of the following mitigation measures: . All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, Environmental Services Unit Division, DPR, TC, or PDS, Building Division for Minor Grading] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

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

. **INSPECTION FEE:** [PDS, ZONING][PDS, PCO] [UO][DPR, TC, PP].

Intent: In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the Discretionary Permit Inspection Fee at the [PDS, Zoning Counter] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, Zoning Counter] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

. **SITE PLAN IMPLEMENTATION:** [PDS, BI] [UO] [DPR, TC, PP].

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: improving all parking areas trails, parks and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.

ARCHITECTURAL CHARACTER: [PDS, PCC] [UO]

INTENT: In order to comply with Zoning Ordinance Section 6156.x.8, the exterior of the second dwelling unit shall be modified to match that of the primary dwelling unit with regards to architectural design, building materials and colors. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit to [PDS, PCC] photographs of the exterior sides of the main residence and second dwelling unit to provide evidence that the structures match in design, color(s) and material(s). Refer to the elevation drawings of the approved plot plan for these details. This work will require a Building Permit. **DOCUMENTATION:** The applicant shall submit photographs of all sides of each structure to [PDS, PCC]. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the necessary modifications shall be made to the second dwelling unit. **MONITORING:** The [PDS, PCC] shall review the photographs of the main residence and second dwelling unit and make a determination that they match in architectural design, building materials and colors.

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, trails, parks and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or

property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

ACCESSORY USES: [PDS, PCO, BPPR] [OG].

INTENT: A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

PRIVATE ROAD MAINTENANCE: [DPW, LDR] [BP, IP, GP, UO].

INTENT: In order to ensure that the offsite private roads are maintained and not damaged during construction, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for maintenance and repair, in case of damage caused by this project to the on-site and off-site private roads that serve the property during either construction or subsequent operations. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, the following conditions shall apply during the term of this permit. **MONITORING:** *The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.*

SPECIAL OCCUPANCY PARK COMPLIANCE: [PDS, PCO] [OG]

INTENT: In order to protect public health and safety, this facility shall continue to operate as a Recreational Vehicle Park in compliance with the Special Occupancy Park Regulations, Title 25, Chapter 2.2 of California Code of Regulations. **DESCRIPTION OF REQUIREMENT:** This RV Park shall be operated in conformance with the following requirements: Only recreational

vehicles as defined by California Health and Safety Code §18010 and §18009.3, and §2118 of Title 25 of California Code shall be placed in an RV space. The placement and use of a tent is allowed within a tent space or a RV space that includes a tent space as designated in the applicable County permit.

- a. No permanent structure shall be erected in a RV space except as authorized in a Building Permit issued by the County of San Diego and permitted under Title 25 of California Code. This limitation excludes permanent utility connections for a RV space.
- b. All materials and facilities placed in an RV space shall be for the use of the occupant of the space and shall be readily capable of being moved from the space. Such materials and facilities include, but are not limited to; awnings, detached portable patio covers, patio furniture, tents, barbeques, recreational toys and vehicles.
- c. All Recreational Vehicles placed in a RV space, shall be capable of exiting the park within an expeditious timeframe, should an order to evacuate be given by the applicable Fire Marshal or other emergency personnel. This requirement may be modified by the Director of Planning & Development Services.
- d. All Recreational Vehicles, automobiles, motorcycles and other vehicles that are placed, stored or maintained within the boundaries of the park, shall be registered with the State of Origin and maintained in a condition to operate on any Road or Highway within California in compliance with Vehicle Code.
- e. A monthly inspection shall be conducted for each space occupied longer than one month.
- f. An additional electronic log shall be maintained that records the daily, weekly, monthly and yearly occupancy statistics for the park.

DOCUMENTATION: The property owner or permittee shall maintain a written record of the inspections required under section e and f. above to document that each RV space has been used in compliance with this condition of approval. This record shall identify 1) the date and time of the inspection, 2) the name of the inspector, 3) the license plate number of each vehicle, 4) the serial number of a valid registration sticker for each vehicle, 5) the general condition of the space, and 6) the length of stay of the individuals who occupy the space. The inspection record shall be maintained onsite and made available to the County of San Diego upon request. **TIMING:** The requirements of this condition shall be applicable for the duration of the operation of the RV park. **MONITORING:** Compliance with these conditions shall be monitored by the PDS Code Enforcement Division through response to complaints. Compliance would also be monitored during the

processing of any subsequent permit request filed by the landowner or park operator. Operation of the park in a manner inconsistent with this condition of approval may result in enforcement action pursuant to County Zoning Ordinance Section 7703.

II. LANDSCAPING (Revised 03-10-2010)

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

LANDSCAPE DOCUMENTATION PACKAGE: [PDS, REG] [GP, CP, BP, UO] [DPR, TC, PP]

INTENT: In order to provide adequate Landscaping that , and to comply with , a landscape plan shall be prepared. **DESCRIPTION OF**

REQUIREMENT: The Landscape Plans shall be prepared pursuant to the [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#), the COSD Grading Ordinance, the Design Guidelines, and the requirements of the Designator. All Plans 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 also obtain a permit from [DPW, Land Development] 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 Planning & Development Services.
- 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.
- h. Parking areas shall be landscaped and designed pursuant to the [Off-street Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b

Additionally, the following items shall be addressed as part of the Landscape Documentation Package:

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

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

CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE: [PDS, BPR] [UO] [PDS, FEE]

INTENT: In order to provide adequate Landscaping that , and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Off-Street Parking Design Manual](#), the COSD Grading ordinance, the Design Guidelines, and the requirements of the Designator, all landscaping shall be installed.

DESCRIPTION OF REQUIREMENT: All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package . This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, Landscape Architect, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant

shall submit to the [PDS Landscape Architect, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, Landscape Architect] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

III. BIOLOGICAL RESOURCES (Revised 5-01-2009)

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

BIOLOGICAL EASEMENT: [PDS, PCC] [DPR, TC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2]. **INTENT:** In order to protect sensitive biological resources, pursuant to the [Biological Mitigation Ordinance \(BMO\)](#), [Resource Protection Ordinance \(RPO\)](#), a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego and the California Department of Fish and Wildlife by separate document, an open space easement, or grant to the California Department of Fish and Wildlife a conservation easement, as shown on the approved CHOOSE ONE. 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 is:

1. 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.sdcountry.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.

2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use or the Director of Public Works or Department of Parks and Recreation.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
4. Uses, activities, and placement of structures expressly permitted by Permit _____ and shown on the plot plan.
5. Uses, activities, and placement of structures expressly permitted by the Director of Planning and Land Use, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.
6. Activities for the maintenance and repairs of landscaping pursuant to the approved Landscaping Plan _____. Such activities shall be approved in advance by the Director of Planning and Land Use, and shall not be inconsistent with the original intent of this easement.
7. Construction, use, and maintenance of CLICK HERE on Lot _____ in the location shown on _____.
8. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
9. Construction, use and maintenance of multi-use, non-motorized trails. _____.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, Real Property Division]*

shall forward a copy of the recorded documents to [PDS, PCC] [DPR, TC] for satisfaction of the condition.

LBZ EASEMENT: [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2]. INTENT: In order to protect sensitive biological resources, pursuant to the [Biological Mitigation Ordinance \(BMO\)](#), [Resource Protection Ordinance \(RPO\)](#), a Limited Building Zone 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 Limited Building Zone Easement as shown on the [CLICK HERE](#). 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:

1. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
2. Decking, fences, and similar facilities.
3. 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 prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, Real Property Division], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, Real Property Division] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

OFF-SITE MITIGATION: [PDS, PCC] [BP, GP, CP, UO] [DPR, GPM] [PDS,FEE X2] INTENT: In order to mitigate for the impacts to _____, which is a sensitive biological resource pursuant to [Biological Mitigation Ordinance \(BMO\)](#), [Resource Protection Ordinance \(RPO\)](#), off-site mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of _____ acres of _____, located _____ as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in San Diego County as indicated below:
 1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS].
 2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite-mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
 3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.

4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, REG] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

OPEN SPACE SIGNAGE: [PDS, PCC] [BP, GP, CP, UO] [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 of lots(s) as indicated on the approved [CLICK HERE](#). 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: *(insert permit type & number)*

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 easment(s). **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

REVEGETATION PLAN: [PDS, REG] [BP, GP, CP, UO]

INTENT: In order to mitigate for the impacts to _____, which is a sensitive biological resource pursuant to [Biological Mitigation Ordinance \(BMO\)](#), [Resource Protection Ordinance \(RPO\)](#) _____, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan, shall be prepared, which mitigates impacts to _____. The revegetation shall occur _____. The revegetation plan shall conform to the Conceptual Revegetation Plan _____, and the most current version of the [County of San Diego Report Format and Content Requirements for Revegetation Plans](#). The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of _____ years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.

- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.
- f.

DOCUMENTATION: The applicant shall prepare the Revegetation Plan pursuant to this condition and by using the, [Applicants Guide to Preparing Revegetation Plans, PDS Form # 717](#) then submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the Revegetation Plan shall be approved. **MONITORING:** The [PDS, LA] shall review the Revegetation Plan for conformance with this condition and the [Report Format and Content Requirements for Revegetation Plans](#). Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition shall be made to enter into a Secured Agreement for the implementation of the Plan.

SECURED AGREEMENT: [PDS, REG] [BP, GP, CP, UO]

INTENT: In order to assure project completion and success of the Revegetation Plan in condition , a surety shall be provided and an agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty- percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.

DOCUMENTATION: The applicant shall execute a Secured Agreement provided with the Revegetation Plan Final Decision, and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS,

Landscape Architect] for final review and approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, and after the approval of the Revegetation Plan, the agreement shall be executed and the securities provided for the revegetation implementation. **MONITORING:** The [PDS, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Revegetation Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.

. RESOURCE MANAGEMENT PLAN: [PDS, REG] [DPR, GPM] [BP, GP, CP, UO] 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 Planning & Development Services, a Resource Management Plan (RMP). The RMP shall be for the perpetual management of . The RMP shall be consistent with the conceptual/draft RMP/HMP dated on file with the as Environmental Review Number . The final RMP can not 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/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 to fund annual costs for basic stewardship shall be identified and approved by the County.
- 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 approval of any plan or issuance of any permit, and prior to use of the premises in reliance of

this permit the RMP shall be approved. **MONITORING:** The [PDS, REG] [DPR, GPM] shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

GRADING PERMIT: (Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).

. **WETLAND PERMITS: [PDS, PCC] [GP, CP, UO] [PDS, FEE X2]**
INTENT: In order to comply with the State and Federal Regulations for , the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of Planning and Land Use that such an agreement or permit is not required:

- a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
- b. A Section 1602 Streambed Alteration Agreement issued by the [California Department of Fish and Wildlife](#) for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.

. **BIOLOGICAL MONITORING: [PDS, PCC] [DPW, LDR] [GP, CP, UO] [PDS, FEE X2].** **INTENT:** In order to prevent inadvertent disturbance to , all grading located shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist "Project 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 that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

DOCUMENTATION: The applicant shall provide a copy of the biological monitoring contract, cost estimate, and [MOU](#) to the [PDS, PCC]. 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:** The [PDS, PCC] shall review the contract, [MOU](#) and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs.

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

. **OPEN SPACE FENCING: [PDS, PCC] [UO, FG] [PDS, FEE].**

INTENT: In order to protect the proposed open space easement from entry, or disturbance, permanent fencing or walls shall may be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary as indicated on the [CLICK HERE](#). The fencing/walls design shall consist of . **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 has been installed at the open space easement boundary. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

. **BIOLOGICAL MONITORING: [PDS, PCC] [UO, FG] [PDS, FEE X2].**

INTENT: In order to ensure that the biological monitoring occurred during the grading phase of the project, a final Biological Monitoring Report shall be prepared. **DESCRIPTION OF REQUIREMENT:** The "Project Biologist" shall prepare final biological monitoring report. The report shall substantiate the supervision of the grading activities, and state that grading or construction activities did not impact any additional areas of or any other sensitive biological resources. The report shall conform to the County of San Diego

Report Format Guidelines for Biological Resources, and include 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 Biologist shall prepare the final report and submit it to the [PDS, PCC] for review and approval. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be approved. **MONITORING:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon approval of the report, [PDS, PCC] shall inform [DPW, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS, FISCAL] to release the bond back to the applicant.

IV. CULTURAL RESOURCES (Revised 03-18-10)

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

CULTURAL OPEN SPACE EASEMENT: [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2]. **INTENT:** In order to protect sensitive Cultural Resources pursuant to the [Resource Protection Ordinance \(RPO\)](#) and the California Environmental Quality Act (CEQA), a Cultural Resource Open Space Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego by a separate document, a Cultural Resource Open Space Easement over portions of Lot(s) as shown on the Approved Plot Plan(s). This easement (include adequate buffers) is for the protection of archaeological site CA-SDI- 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. The sole exceptions to this prohibition are:

- a. Scientific investigations conducted pursuant to a research design prepared by an archeologist certified by the Register of Professional Archaeologists and approved by the Director of Planning and Land Use.

- b. Implementation of a site-capping plan approved by the Director of Planning and Land Use.
- c. 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.
- d. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Land Use.
- e. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.
- f. Passive recreation limited to

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval.

TIMING: Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of _____, the easements shall be recorded.

MONITORING: The *[DGS, RP]*, shall prepare and approve the easement documents and send them to *[PDS, PCC]* for preapproval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

OPEN SPACE SIGNAGE: [PDS, PCC] [BP, GP, CP, UO] [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 open space boundary of lots(s) _____ as indicated on the approved [CLICK HERE](#). 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: *(insert permit type & number)*

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 approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

DATA RECOVERY PROGRAM: [PDS, PCC] [GP, IP, UO, BP] [PDS, FEEX4] INTENT: In order to mitigate for potential impacts to significant cultural resources pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), which are not determined to be significant pursuant to Section 86.602.o of the Resource Protection Ordinance (RPO), a data recovery program shall be implemented. **DESCRIPTION OF REQUIREMENT:** Implement the research design detailed in the archaeological extended study prepared by _____, dated _____. The implementation of the research design constitutes mitigation for the proposed destruction of CHOOSE ONE site(s) _____. The data recovery program shall include the following:

- a. **Phase One:** The data recovery program shall comply with research design and performance standards that are in the approved data recovery program in the report referenced above.
- b. **Phase One:** Upon completion, a cultural resources report shall be prepared, which evaluates the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics in order to assess the adequacy of the initial _____ percent sample. Based on this assessment, the cultural resources report shall recommend the need for and scope of a second phase of field investigations, not to exceed a total site hand excavated sample of _____ subsurface artifact concentrations. If no artifacts are found, then a phase two data recovery program is not required.
- c. **Phase Two:** Implement Phase Two fieldwork as necessary. For artifacts are found during the phase one and phase two data recovery referenced above, conduct an artifact analysis, which includes the following: lithics, ceramics, faunal, floral, assemblage, and radiocarbon dating as referenced in the report above. The historical artifacts shall be identified

and analyzed using historical archaeological analytical techniques such as artifact function patterning, bottled products pattern analysis and ceramic economic indexing. Additional historic research shall be conducted as necessary to aid in analyzing and explaining the significance of patterns.

- d. **Curation:** All archaeological materials recovered during both the survey, significance testing, and data recovery phases, shall be curated at a San Diego 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 shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.

DOCUMENTATION: Upon completion of the phase one data recovery referenced above, the applicant shall submit the cultural resources report to the [PDS, PCC] for review and approval. If a phase two data recovery program is required, the applicant shall provide a Final Technical Report from the Principal Investigator to the [PDS, PCC]. The final report shall include a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to use of the premises in reliance of this permit, the data recovery program shall be completed. **MONITORING:** The [PDS, PCC] shall review the phase one letter from the project archaeologist (PI) for compliance with this condition. If a phase two data recovery program is required, the [PDS, PCC] shall review the final data recovery program report for compliance with this condition.

ARTIFACT CURATION: [PDS, PCC] [BP, GP, CP, UO] [PDS, FEE]

INTENT: In order to ensure that all cultural resource artifacts that were discovered during the survey, testing and evaluation phase are curated for future research and study, the artifacts shall be delivered and accepted by a County approved curation facility. **DESCRIPTION OF REQUIREMENT:** All archaeological materials recovered by _____ with _____ during the work reported in: " _____ dated _____ submitted on _____, have been curated at a San Diego 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 shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. **DOCUMENTATION:** The applicant shall provide a letter from the curation facility, which identifies that the archaeological materials referenced in the final report have been received and that all fees have been paid. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the artifacts shall be curated.

MONITORING: The [PDS, PCC] shall review the letter from the curation facility for compliance with this condition.

HISTORIC LANDMARKING DESIGNATION: [PDS, PPD] [BP, GP, OU]

INTENT: In order to ensure the preservation of significant historical resources in accordance with [Ordinance 9493 \(Local Register\)](#), an application to the Historic Site Board and Planning & Development Services (PDS), for Landmarking Designation shall be made for the . **DESCRIPTION OF REQUIREMENT:** The applicant shall seek a Landmark Designation of the that is described in the prepared by dated . Upon approval for Landmarking, a use and maintenance easement shall be granted to the County pursuant to condition . **DOCUMENTATION:** The applicant shall prepare and submit to the County of San Diego Historic Site Board, an application for a Landmark Designation. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit. **MONITORING:** The Historic Site Board shall examine the Landmark application and make a recommendation to the Director of Planning and Land Use, Project Planning Division. Upon recommendation of the Historic Site Board for historical Landmarking, the [PDS, PPD] shall review the nomination for Landmark Designation and make a decision whether the resource is eligible for Historic Designation in accordance with Ordinance 9493 (San Diego County Local Register of Historical Resources adopted August 14, 2002).

USE, MAINTENANCE AND REPAIR EASEMENT: [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2]. **INTENT:** In order to protect the , which is a significant historical resource, a restrictive easement shall be placed on the parcel. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Use, Maintenance, and Repair Easement over the , as shown on the dated . This easement is for the protection of the historic and prohibits demolition or alteration of the building. The sole exception to this prohibition is the repair, restoration, or rehabilitation of the house in accordance with the “Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995)”. Any plan for such activities shall be designed by a qualified historical architect and approved by the Director of Planning and Land Use, and implemented by a building contractor with demonstrated experience in the renovation and rehabilitation of historic buildings. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, Real Property Division], and pay all applicable fees associated with preparation of the documents. Upon recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The [DGS, RP],

shall prepare and approve the easement documents and send them to [PDS, PCC] for preapproval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements [DGS, Real Property Division] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

ARCHAEOLOGICAL SITE CAPPING: [PDS, PCC] [DPW, ESU] [GP, IP, BP] [PDS, FEE X 2] INTENT: In order to mitigate for potential impacts to site CA-SDI- , a site capping plan shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and [CEQA Section 15064.5 an 15064.7](#). **DESCRIPTION OF REQUIREMENT:** A County approved Principal Investigator (PI) known as the “Project Archaeologist,” shall be contracted to prepare and implement a site-capping plan. The following shall be completed:

- a. The Project Archaeologist shall perform the capping plan duties 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 plan shall also include a contract an agreement that the capping will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the Project Archaeologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the capping plan and reporting.
- b. The Project Archeologist shall provide evidence that a Native American of the appropriate tribal affiliation has also been contracted to perform Native American Monitoring of the capping plan activities.

DOCUMENTATION: The applicant shall provide a copy of the contract, capping plan, and [MOU](#) to the [PDS, PCC]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the capping shall be completed. **MONITORING:** The [PDS, PCC] shall review the contract, capping plan, [MOU](#) for compliance with this condition.

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

ARCHAEOLOGICAL GRADING MONITORING: [PDS, PCC] [DPW, ESU] [GP, IP, UO] [PDS, FEE X 2] INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources on the project site, a grading 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 [California Environmental Quality Act \(CEQA\) Sections 15064.5 an 15064.7](#). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the “Project

Archaeologist,” shall be contracted to perform cultural resource grading monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities . The following shall be completed:

- 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](#), and this permit. The contract provided to the County shall include an agreement that the grading 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 shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Native American of the appropriate tribal affiliation has also been contracted to perform Native American Grading Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

DOCUMENTATION: The applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and [MOU](#) to the [PDS, PCC]. 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:** The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

ARCHAEOLOGICAL SITE CAPPING: [PDS, PCC] [DPW, ESU] [GP, IP, BP] [PDS, FEE X 2] INTENT: In order to mitigate for potential impacts to site CA-SDI- , a site capping plan shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and [CEQA Section 15064.5 an 15064.7.](#) **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the “Project Archaeologist,” shall be contracted to prepare and implement a site-capping plan. The capping plan shall also be implemented on an approved grading plan because the amount of soil to be used is . The following shall be completed:

- a. The Project Archaeologist shall perform the capping plan duties 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 capping plan shall also include a contract an agreement that the capping will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the Project Archaeologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the capping plan and reporting.
- b. The Project Archeologist shall provide evidence that a Native American of the appropriate tribal affiliation has also been contracted to perform Native American Monitoring of the capping plan activities.
- c. The cost of the capping plan shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

DOCUMENTATION: The applicant shall provide a copy of the contract, capping plan, and [MOU](#) to the [PDS, PCC]. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the capping shall be implemented on an approved grading plan. **MONITORING:** The [PDS, PCC] shall review the contract, capping plan, [MOU](#), and grading plan for compliance with this condition.

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

OPEN SPACE FENCING: [PDS, PCC] [UO, FG] [PDS, FEE].

INTENT: In order to protect the proposed open space easement from entry, or disturbance, permanent fencing or walls shall may be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary as indicated on the [CLICK HERE](#). The fencing/walls design shall consist of . **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 has been installed at the open space easement boundary. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

CULTURAL RESOURCES REPORT: [PDS, PCC] [UO, FG] [PDS, FEE X2].

INTENT: In order to ensure that the Grading Monitoring occurred during the grading phase of the project pursuant to condition a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Grading Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of

all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural resources collected during the grading monitoring program has been curated at a San Diego 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 an appropriate curation facility in San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological 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 grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PCC] for approval. **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:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [DPW, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS, FISCAL] to release the bond back to the applicant.

ARCHAEOLOGICAL SITE CAPPING: [PDS, PCC] [FG, UO] [PDS, FEE]
INTENT: In order to mitigate for potential impacts to site CA-SDI- , a site capping plan shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and [CEQA Section 15064.5 an 15064.7](#). **DESCRIPTION OF REQUIREMENT:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall complete the site capping plan and submit the final report. The capping plan shall be completed as follows:

- a. The Project Archaeologist shall perform the capping plan duties pursuant to the most current version of the [County of San Diego Guidelines for](#)

Determining Significance and Report Format and Requirements for Cultural Resources.

- b. The Project Archeologist shall provide evidence that a Native American of the appropriate tribal affiliation has also been contracted to perform Native American Monitoring of the capping plan activities.

DOCUMENTATION: The capping shall be completed and the final report shall be provided to the [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the capping shall be completed. **MONITORING:** The [PDS, PCC] shall review the capping plan for compliance with this condition.

HISTORIC STRUCTURES ANALYSIS: [PDS, PCC] [GP, IP, UO, BP]

[PDS, FEEX4] INTENT: In order to ensure that the _____ is preserved in a manner pursuant to the Secretary of Interior Standards, a Historic Structures Analysis shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Historic Structures Analysis pursuant to the “*Historic Structure Report Format*” as outlined by the California Office of Historic Preservation. A Historic Structures Analysis that provides a foundation for the rehabilitation, restoration, stabilization or reconstruction of the _____ shall be completed by a Historic Architect and include but not be limited to the following:

- a. History of the Property;
- b. Construction History;
- c. Architectural Evaluation;
- d. Existing Conditions;
- e. Maintenance Requirements;
- f. Archaeology;
- g. Proposed Work; and
- h. Drawings and Photographs.

DOCUMENTATION: The applicant’s Historic Architect shall prepare the Historic Structures Analysis report [PDS, PCC] for approval. **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:** The [PDS, PCC] shall review the Historic Structures Analysis report for compliance with this condition. Upon acceptance of the report, [PDS, PCC] shall inform [DPW, LDR] and [DPW, PDCI], that the requirement is complete.

V. PALEONTOLOGICAL RESOURCES (Revised 5-01-2009)

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

PALEO GRADING MONITORING: [PDS, PCC] [DPW, LDR] [GP, IP, UO] [PDS, FEE X 2] INTENT: In order to mitigate for potential impacts to paleontological resources on the project site, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).

DESCRIPTION OF REQUIREMENT: A County approved Paleontologist "Project Paleontologist" shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons . The following shall be completed:

- a. A County approved Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#), and this permit. The contract provided to the county shall include an agreement that the grading/ trenching/excavation monitoring will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the approved Paleontologist 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 that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

DOCUMENTATION: The applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and [MOU](#) to the *[PDS, PCC]*. 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:** The *[PDS, PCC]* shall review the contract, [MOU](#) and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[DPW, Project Manager]*, for inclusion in the grading bond cost estimate, and grading bonds. The *[DPW, PC]* shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

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

PALEO RESOURCES REPORT: [PDS, PCC] [UO, FG] [PDS, FEE X2].
INTENT: In order to ensure that the Grading Monitoring occurred during the grading, trenching or other excavation phase of the project pursuant to condition a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Paleontological Resource Mitigation Report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program shall be prepared. The report shall and include the following items:

- a. If **no** paleontological resources were discovered, submit a Negative letter report, which states that the monitoring has been completed and that no paleontological resources were discovered.
- b. If resources **were** discovered and recovered during grading, a detailed report shall be prepared by the Project Paleontologist. The report shall comply with the [County of San Diego's Guidelines for Determining Significance for Paleontological Resources](#). The report shall identify which accredited institution has agreed to accept the curated fossils and include proof of the Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution."

DOCUMENTATION: The Project Paleontologist shall prepare the final report and submit it to the [PDS, PCC] for approval. If resources were discovered then the applicant shall complete the following:

- a. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and
- b. The applicant shall Submit TWO hard copies of the final Paleontological Resources Mitigation Report to the [PDS, PCC] for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on a CD. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.

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:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [DPW, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS, FISCAL] to release the bond back to the

applicant.

VI.A NOISE (Revised 9-27-2011)

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

- TEMPORARY NOISE IMPACTS: [PDS, PCC] [GP, CP, OU]] [PDS, FEE X]**. **INTENT:** In order to reduce the sound level generated from project construction on the residential uses and to comply with the [County of San Diego Noise Ordinance 36.409](#) the following noise attenuation measures shall be implemented. **DESCRIPTION OF REQUIREMENT:** As evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the temporary noise impacts from construction noise shall be mitigated below levels of significance. A temporary noise attenuation barrier shall be placed as indicated on the approved Conceptual Grading and Development Plan. The barrier shall be designed and placed to reduce construction noise that potentially will effect the adjacent residential use located . The barrier shall be maintained for the duration of the construction activities that will create noise greater than 75 dB at the property line indicated above. The attenuation barrier shall comply with following requirements:
- a. The temporary construction noise barrier shall be high with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these material with no cracks or gaps through or below the wall. If wood is used, temporary barrier design shall be with a minimum thickness of 7/8 of an inch.
 - b. Temporary construction noise barrier details and location are shown on in the noise report prepared by dated . The temporary construction noise barriers will remain during the grading operations. The top of barrier elevation shall be consistent with the report and to identify either top of slope or pad elevation for its location to be effective in its anticipated noise reduction characteristics.
 - c. 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 the barrier maybe

approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above.

DOCUMENTATION: The applicant shall install the sound attenuation barrier as indicated above. The applicant shall provide site photos, a statement from a California Registered Engineer, or licensed surveyor that the barrier has been installed to the [PDS, PCC]. If a new analysis is performed to provide an alternative method, then submit the report to [PDS, PCC] for review. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits, the barrier shall be installed. This condition may be waived prior to the preconstruction conference and prior to any land disturbances upon approval by the [PDS, PCC] and [DPW PDCI]. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition. If an alternative method, or reduced equipment proposal is provided, [PDS, PCC] shall review the new analysis report for compliance with this condition.

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

- . **NOISE RESTRICTION: [PDS, BPPR] [PDS, PCC] [BP] [PDS, FEE X] INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#) a noise restriction shall be placed on the parcel to mitigate present and future noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** Any pursuant to this permit, that are located in the Noise Restriction Zone as indicated on the approved , shall comply with the following:

a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **residential dwelling** unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60 dB for exterior noise levels (65 dB for multi-family). Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the [General Plan Noise Element \(Table N-1 & N-2\)](#).

1. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for a roadway for , which is its designated General Plan Circulation Element buildout roadway classification.
- 2.

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed use that is occupied for only part of the day (**part time use**); as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 50 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels (or 65 dB for multi-family developments). Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).
 1. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for a roadway for , which is its designated General Plan Circulation Element buildout roadway classification.
 - 2.
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

DOCUMENTATION: The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the *[PDS, Building Division]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for , the requirements of this condition shall be completed. **MONITORING:** The *[PDS, BD]* shall route the building plans and noise analysis to the *[PDS, PCC]* for review. The *[PDS, PCC]* shall review the acoustical analysis and building plans for compliance with this condition, and make any recommendations that shall be implemented on the proposed building plans. The *[PDS, BPPR]*, shall verify that the building plans comply with this condition and the recommendations of *[PDS, PCC]*.

. **NOISE REQUIREMENT: [PDS, BPPR] [BP] [PDS, FEE X]**.
INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the [County Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, Building Division Plan Pre-review (BPPR)]* for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

. **NOISE REQUIREMENT: [PDS, BPPR] [BP] [PDS, FEE X]**.
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 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, Building Division Plan Pre-review (BPPR)]* for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

. **ACOUSTICAL CERTIFICATION: [PDS, BPPR] [PDS, PCC] [BP] [PDS FEE X]**. **INTENT:** In order to reduce the impact of noise generated on the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), noise attenuation measures shall be incorporated into the project. **DESCRIPTION OF REQUIREMENT:** A noise study shall be prepared by a County-Approved Acoustical Consultant that evaluates the compliance of the project with County property line noise limits and identifies the noise attenuation design measures required to be in compliance with these limits. The final design of shall comply with the County property line noise limits in combination with the other project noise sources. Upon certification of

the acoustical report, the following noise design elements shall be indicated on the building plans and made conditions of its issuance:

DOCUMENTATION: The applicant shall provide the noise study to the [PDS, PCC] for review and approval. Upon determination by the County that the noise study is adequate (i.e. approved), the applicant shall incorporate all design measures therein identified into the applicable building plans. The applicant shall submit the building plans to [PDS, Plan Pre-review (BPPR)] for review and approval. **TIMING:** Prior to the issuance of building permits for the , the design elements and mitigation measure must be incorporated into the building engineering plans. **MONITORING:** The [PDS, PCC] shall review the noise study for adequacy. Upon approval of the noise study by [PDS, PCC], the [PDS, BPPR], shall review the building plans to ensure that the design elements approved in the acoustical study are incorporated.

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

NOISE CONTROL DESIGN MEASURES: [PDS, BPPR] [PDS, PCC [BP] [PDS FEE X] 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 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: . **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

ACOUSTICAL CERTIFICATION: [PDS, BPPR] [PDS, PCC] [BP] [PDS FEE X 1]. **INTENT** In order to verify the impact of noise generated from the generator unit on the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#). **DESCRIPTION OF REQUIREMENT:** A noise certification test shall be prepared by a County-Approved Acoustical Consultant that evaluates the compliance of the generator unit within the sound house enclosure. The generator sound house design shall demonstrate compliance with County property line noise limits at the project property line (or worst-case location). **DOCUMENTATION:** The applicant shall provide the noise certification test to the [PDS, PCC] for review and approval. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for the generator sound house design.

ONGOING: (The following conditions shall apply during the term of this permit).

. **NOISE REQUIREMENT: [PDS, BPPR] [BP] [PDS, FEE X1]. INTENT:** In order to reduce the impacts of the installation of any generator or any external noise-generating device, that would use the external power stub (generator receptacle) and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following requirements shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification:

- a. The minor deviation shall comply with Zoning Ordinance Sections 7609 and 6985.b as defined by 6983.I for Invisible – Facilities. Upon the approval of the minor deviation, the proposed generator shall comply with the County Noise Ordinance Section 36.404.
- b. Failure to comply with the invisibility standards of Zoning Ordinance Section 6983.I, and compliance with the County Noise Ordinance Section 36.404, will require an application and subsequent approval of a Modification to this Use Permit before any generator can added or used on the site.

DOCUMENTATION: The property owner and permittee shall comply with the requirements of the County Noise Ordinance, Section 36.404 and this condition. If the permittee or property owner chooses to install a generator unit associated with the cellular facility, they must apply for a Deviation or Modification of this permit pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior to the installation of any generator or any external noise-generating device, that would use the external power stub and/or proposed pad location approved with this Use Permit, the permittee shall obtain approval of a minor deviation or modification to the approved plot plan dated xxxxxx, and provide proof that the device complies with the County Noise Ordinance. **MONITORING:** The County Noise Specialist shall review all proposed generator unit installation and ensure that the project complies with on-going noise ordinance standards. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

VI.B NOISE (Revised 5-01-2009)

GRADING PERMIT: (Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).

. **TEMPORARY NOISE IMPACTS: [PDS, PCC] [GP, CP, OU]] [PDS, FEE X].** **INTENT:** In order to reduce the sound level generated from project construction on the residential uses and to comply with the [County of San Diego](#)

[Noise Ordinance 36.409](#) the following noise attenuation measures shall be implemented. **DESCRIPTION OF REQUIREMENT:** As evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the temporary noise impacts from construction noise shall be mitigated below levels of significance. A temporary noise attenuation barrier shall be placed as indicated on the approved Conceptual Grading and Development Plan. The barrier shall be designed and placed to reduce construction noise that potentially will effect the adjacent residential use located . The barrier shall be maintained for the duration of the construction activities that will create noise greater than 75 dB at the property line indicated above. The attenuation barrier shall comply with following requirements:

- a. The temporary construction noise barrier shall be high with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these material with no cracks or gaps through or below the wall. If wood is used, temporary barrier design shall be with a minimum thickness of 7/8 of an inch.
- b. Temporary construction noise barrier details and location are shown on in the noise report prepared by dated . The temporary construction noise barriers will remain during the grading operations. The top of barrier elevation shall be consistent with the report and to identify either top of slope or pad elevation for its location to be effective in its anticipated noise reduction characteristics.
- c. 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 the barrier maybe approved if the construction activities will not create noise greater that 75 dB at the property line as indicated above.

DOCUMENTATION: The applicant shall install the sound attenuation barrier as indicated above. The applicant shall provide site photos, a statement from a California Registered Engineer, or licensed surveyor that the barrier has been installed to the [PDS, PCC]. If a new analysis is performed to provide an alternative method, then submit the report to [PDS, PCC] for review. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits, the barrier shall be installed. This condition may be waived prior to the preconstruction conference and prior to any land disturbances upon approval by the [PDS, PCC] and [DPW PDCI]. **MONITORING:** The [PDS, PCC] shall review the photos and statement for

compliance with this condition. If an alternative method, or reduced equipment proposal is provided, [PDS, PCC] shall review the new analysis report for compliance with this condition.

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

- . **NOISE RESTRICTION: [PDS, BPPR] [PDS, PCC] [BP] [PDS, FEE X] INTENT:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Policy 4.b\)](#), and as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#) a noise restriction shall be placed on the parcel to mitigate present and future noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** Any pursuant to this permit, that are located in the Noise Restriction Zone as indicated on the approved , and shall comply with the following:
 - a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **residential dwelling** unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60dB for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the [General Plan Noise Element \(Policy 4.b\)](#).
 - 1. Future traffic noise level estimates, must utilize a Level of Service “C” traffic flow for a roadway for , which is its designated General Plan Circulation Element buildout roadway classification.
 - 2.
 - a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed use that is occupied for only part of the day (**part time use**); as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the [General Plan](#) community noise equivalent levels (CNEL) of 50 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Policy 4.b).
 - 1. Future traffic noise level estimates, must utilize a Level of Service “C” traffic flow for a roadway for , which is its

designated General Plan Circulation Element buildout roadway classification.

2.

- d. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- e. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

DOCUMENTATION: The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, Building Division] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for _____, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BD] shall route the building plans and noise analysis to the [PDS, PCC] for review. The [PDS, PCC] shall review the acoustical analysis and building plans for compliance with this condition, and make any recommendations that shall be implemented on the proposed building plans. The [PDS, BPPR], shall verify that the building plans comply with this condition and the recommendations of [PDS, PCC].

NOISE REQUIREMENT: [PDS, BPPR] [BP] [PDS, FEE X _____].
INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Policy 4.b\)](#), and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the [County Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, Building Division Plan Pre-review (BPPR)] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans.

MONITORING: The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

NOISE REQUIREMENT: [PDS, BPPR] [BP] [PDS, FEE X].
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 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, Building Division Plan Pre-review (BPPR)] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

ACOUSTICAL CERTIFICATION: [PDS, BPPR] [PDS, PCC] [BP] [PDS FEE X]. **INTENT** In order to reduce the impact of noise generated on the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), noise attenuation measures shall be incorporated into the project. **DESCRIPTION OF REQUIREMENT:** A noise study shall be prepared by a County-Approved Acoustical Consultant that evaluates the compliance of the project with County property line noise limits and identifies the noise attenuation design measures required to be in compliance with these limits. The final design of shall comply with the County property line noise limits in combination with the other project noise sources. Upon certification of the acoustical report, the following noise design elements shall be indicated on the building plans and made conditions of its issuance: **DOCUMENTATION:** The applicant shall provide the noise study to the [PDS, PCC] for review and approval. Upon determination by the County that the noise study is adequate (i.e. approved), the applicant shall incorporate all design measures therein identified into the applicable building plans. The applicant shall submit the building plans to [PDS, Plan Pre-review (BPPR)] for review and approval. **TIMING:** Prior to the issuance of building permits for the , the design elements and mitigation measure must be incorporated into the building engineering plans. **MONITORING:** The [PDS, PCC] shall review the noise study for adequacy. Upon approval of the noise study by [PDS, PCC], the [PDS, BPPR], shall review the building plans to ensure that the design elements approved in the acoustical study are incorporated.

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

- . **NOISE CONTROL ELEMENTS: [PDS, BPPR] [PDS, PCC [BP] [PDS FEE X] 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 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: . **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit for the noise control measure shall be installed and operational. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

VII. HAZARDS (Revised 5-01-2009)

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

- . **STRUCTURE REMOVAL: [PDS, PCC] [BP, GP, UO] [PDS, FEE] INTENT:** In order to comply with the structure(s) on site shall be removed, relocated onsite, or demolished. **DESCRIPTION OF REQUIREMENT:** The located on-site as shown on the approved Plot Plan, shall be choose One . A Demolition Permit shall be obtained from [PDS Building Division]. Compliance with conditions and to determine the presence or absence of Lead Based Paints and or Asbestos shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed, relocated onsite, or demolished. The letter report shall also include before and after pictures of the area and structure(s). **TIMING:** Prior to obtaining any building, grading, or construction permit (excluding demolition permit), or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

- . **LEAD SURVEY: [PDS, PCC] [BP, GP, UO] [PDS, FEE X 2]. INTENT:** In order to avoid hazards associated with Lead Based Paint (LBP) and 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) on site shall be surveyed for the presence of Lead Based Paint (LBP) because the structures were built . **DESCRIPTION OF REQUIREMENT:** A survey shall be performed before the removal or demolition of the located on-site as shown on the approved Plot Plan. 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 lead based paint (LBP) located in the structure(s). The following conditions only apply if lead containing materials are found present:

- a. All lead containing materials 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 lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California Department of Health Services (DHS) certified lead inspector/risk assessor to the [PDS, PCC], which certifies that there was no presence of Lead Based Paint Material, or that there was LBD present and all lead containing materials have been remediated pursuant to code sections referenced above. **TIMING:** Prior to obtaining any building (including demolition permit), grading, or construction permit, or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

. **ASBESTOS SURVEY: [PDS, PCC] [BP, GP, UO] [PDS, FEE X 2]. INTENT:** In order to avoid hazards associated with Asbestos Containing Materials (ACMs), and 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) on site shall be surveyed for the presence of Asbestos Containing Materials (ACMs) because the structures were built . **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of Asbestos Containing Materials (ACMs) of the located on-site as shown on the approved Plot Plan:

- a. Suspect materials that will be disturbed by the demolition or renovation 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.

- b. 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 [PDS, PCC] 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 to obtaining any building (including demolition permit), grading, or construction permit, or any other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

VIII. AGRICULTURAL RESOURCES (Revised 5-01-2009)

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

LBZ EASEMENT: [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2]. INTENT: In order to protect agricultural resources, and to limit the need to clear or modify vegetation for fire protection purposes within an adjacent agricultural resource area, a Limited Building Zone Easement shall be granted, as evaluated in the [County Agricultural Resources Guidelines for Determining Significance](#). **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the [CLICK HERE](#). The purpose of the easement is to limit potential agricultural interface conflicts with sensitive agricultural resources located . The easement shall prohibit the construction or placement of any residence, garage, accessory structure, or recreational amenities such as tennis courts or swimming pools, designed or intended for occupancy by humans or animals, within those portions of the limited agricultural compatibility easement is potentially damaging to the integrity of those agricultural operations and resources and may create agricultural interface conflicts. The easement shall permit the construction or placement of only the following:

- a. Fences, and similar structures, no higher than 6 feet or as regulated by zoning.
- b. Sheds and detached garages, less than 250 square feet in total

- floor area
- c. Landscaping and agricultural uses.
- d. Roads, utilities, water wells, septic systems and leach lines as indicated on [CLICK HERE](#).
- e. Percolation and observation test holes.
- f. Water wells as regulated by the Department of Environmental Health (DEH).

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

AGRICULTURAL EASEMENT: [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2]. INTENT: In order to protect agricultural resources, as evaluated in the [County Agricultural Resource Guidelines for Determining Significance](#), an Agricultural Preservation Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego an Agricultural Preservation Easement as shown on the [CLICK HERE](#). The purpose of the easement is for the protection of agricultural resources to ensure that the land remains available for potential agricultural use. The easement shall prohibit the construction or placement of any residence, garage, or any accessory structure that is designed or intended for occupancy by humans or animals, and the placement of any recreational amenities; such as tennis courts or swimming pools. The only exceptions to this prohibition are:

- a. Fences, walls, and similar structures, no higher than 6 feet or as regulated by zoning.
- b. Sheds and detached garages, less than 250 square feet in total floor area.
- c. Landscaping and agricultural uses
- d. Roads, utilities, water wells, septic systems and leach lines as indicated on [CLICK HERE](#).
- e. Percolation and observation test holes.
- f. Irrigation water wells necessary for the support of the agriculture in the easement.
- g. Grading or clearing for agricultural purposes only.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

IX. GROUND WATER RESOURCES *(Revised 6-01-2010)*

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

GROUNDWATER EASEMENT: *[PDS, PCC] [DGS, RP] [UO] [PDS, FEE X 2]. INTENT:* In order to mitigate acre feet direct impacts to groundwater and protect long term groundwater resources in the Borrego Valley aquifer, as evaluated in the [County Groundwater Resource Guidelines for Determining Significance](#) and to comply with the [PDS Policy Regarding CEQA Cumulative Impact Analyses for Borrego Valley Groundwater Use](#), a Groundwater Protection Easement shall be granted.

DESCRIPTION OF REQUIREMENT: Grant to the County of San Diego a Groundwater Protection Easement as follows:

1. The purpose of the easement is to protect Groundwater Resources in the Borrego Valley aquifer.
2. The easement shall be granted on an off-site parcel of land that has been continuously used for irrigated agriculture or golf course purposes for at least the past five years and is being irrigated with at least **acre-feet** of water produced annually from the Borrego Valley aquifer.
3. The easement shall permanently prohibit the use, extraction, storage, distribution or diversion of water from the Borrego Valley aquifer on the land subject to the easement.
4. The terms of the easement and evidence of historic groundwater use will be to the satisfaction of the Director of Planning and Land Use (PDS).

An alternative legally enforceable mechanism may be proposed for permanently stopping the withdrawal of at least **acre-feet** of water annually from the Borrego Valley aquifer. The alternative mechanism must be to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall prepare the draft plats and legal description of the easement, submit them to *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. The applicant shall also provide *[DGS, Real Property Division]* with evidence of historic groundwater use, for review and approval by *[PDS, PCC]*. Upon recordation of the easement, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for final approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easement shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare the easement documents and send them to *[PDS, PCC]* for pre approval. The *[PDS, PCC]* shall pre-approve the documents, location of the easement, and the historic water usage information before the documents are released to the applicant for signature and subsequent recordation. Upon recordation of the easements *[DGS, Real Property Division]*, shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

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

GROUNDWATER CONSERVATION: [PDS, PPD] [PDS, PCO] [OG].

INTENT: In order to protect groundwater resources, the project's future groundwater extraction from the **aquifer** shall be limited to the average annual volume estimated at the time of project approval consistent with the [County of San Diego Groundwater Ordinance \(9826 N.S.\)](#). **DESCRIPTION OF REQUIREMENT:** A Groundwater Mitigation Monitoring Program (GMMP) shall be established consistent with the groundwater mitigation and monitoring plan

included as specified in the . The GMMP shall include the following elements:

- a. The volume of groundwater produced at each well shall be measured and water levels recorded on a [annual, semi-annual, other time interval] basis. This production and water level data shall be maintained as a public record and reported to [PDS, PRP] on a periodic basis as determined adequate by the [PDS, Groundwater Geologist].
- b. Groundwater production shall be limited to the sum of the domestic demand (acre-feet per year), irrigation demand not met by wastewater recycling (acre-feet per year) for a total groundwater production limit of acre-feet per year.
- c. Minor alterations to the GMMP may be approved by the Director of Planning and Land Use, provided alterations achieve the goals and objectives of the Groundwater Monitoring and Mitigation Plan, and are supported by the record.
- d. Conservation measures that shall be implemented if groundwater production exceeds the limits established in b. above. These measures shall be adequate to assure that the approved production level is not exceeded.
- e. Pay all required Groundwater Monitoring and Mitigation Program fees. An initial fee shall be paid for the establishment of the program and an annual fee shall be paid for the life of the permit.

DOCUMENTATION: The applicant shall provide a GMMP to the County PDS a GMMP for review and approval. This GMMP shall include a copy of the County Memorandum of Understanding (MOU) signed by the Hydrogeologist (from the County CEQA Consultant list) who will initially perform the data collection.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the GMMP must be established and implemented.

MONITORING: PDS staff shall review and approve, if adequate, the GMMP. The [PDS, Groundwater Geologist] shall verify establishment of the program and inform the applicant of the required reporting schedule for production and water level data.

GROUNDWATER MONITORING: [PDS, PCC] [UO] [PDS, FEE]

INTENT: In order to monitor the project's groundwater production, and to comply with the [County of San Diego Groundwater Ordinance \(9826 N.S.\)](#), a Groundwater Mitigation Monitoring Program (GMMP) shall be implemented as evaluated by the [County Groundwater Resources Guidelines for Determining Significance](#).

DESCRIPTION OF REQUIREMENT: A Groundwater Mitigation Monitoring Program shall be established and continued for the life of the project.

The implementation shall be substantially consistent with the approved groundwater mitigation and monitoring plan in **DOCUMENTATION:** The applicant shall complete the following:

- a. Pay the Groundwater Monitoring and Mitigation Program (GMMP) Fee at the [PDS, ZONING], for the first year of enrollment and establishment of the program.
- b. Provide a signed copy of the County [Memorandum of Understanding \(MOU\)](#), for the Hydrogeologist from the County CEQA Consultant list to the [PDS, PCC] for approval by the County Groundwater Geologist.

TIMING: Prior to any occupancy or establishment of any use, which requires the extraction of groundwater, final grading release, or use of the premises in reliance of this permit; the GMMP shall be implemented. **MONITORING:** The [PDS, ZONING] shall collect the fee and forward the receipt and MOU to [PDS, PCC] for approval. The [PDS, Groundwater Geologist] shall verify enrollment and contact the applicant to set up future submittal dates of GMMP documents.

ONGOING: *(The following conditions shall apply during the term of this permit).*

GROUNDWATER COMPLIANCE: [PDS, PPD] [PDS, PCO] [OG].

INTENT: In order to monitor the project's groundwater production, and to comply with the [County of San Diego Groundwater Ordinance \(9826 N.S.\)](#), a Groundwater Mitigation Monitoring Program (GMMP) shall be continued for the life of this permit. **DESCRIPTION OF REQUIREMENT:** Implement the GMMP for the proposed project to the satisfaction of the Director of Planning and Land Use. The implementation shall be substantially consistent with the approved groundwater mitigation and monitoring plan in Implementation shall include the following:

- a. Groundwater production shall be monitored at all pumping wells with production limited to the sum of the domestic demand (acre-feet per year), irrigation demand not met by wastewater recycling (acre-feet per year) for a total groundwater production limit of acre-feet per year.
- b. Groundwater production data and water level data shall be reported to [PDS, PRP] for .
- c. Minor alterations to the GMMP may be approved by the Director of Planning and Land Use, provided alterations achieve the goals and objectives of the Groundwater Monitoring and Mitigation Plan, and are supported by the record.

- d. If the project site exceeds _____ acre-feet of water usage or more at any time throughout the monitoring year, the groundwater mitigation criteria shall be strictly enforced pursuant to the approved GMMP.
- e. Pay all associated Groundwater Monitoring and Mitigation Program Fees annually, for the life of the permit.

DOCUMENTATION: The property owner and permittee shall comply with the requirements of the GMMP and this condition. If the permittee or property owner chooses to modify or deviate from the GMMP in any way, they must obtain approval from the County [*PDS, Groundwater Geologist*], or apply for a Modification of this permit pursuant to the County of San Diego Zoning Ordinance.. **TIMING:** Upon establishment of the use, the GMMP shall be complied with for the term of this permit. **MONITORING:** The [*PDS, Groundwater Geologist*] shall review all GMMP reports shall ensure that the project complies with on-going groundwater production conditions. The [*PDS, Code Enforcement Division*] is responsible for enforcement of this permit.

IX. STORMWATER (Revised 5-01-2009)

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

- . **URBAN RUNOFF FEE: [PDS, PCC] [GP, CP, BP, UO] [PDS, FEE]**
INTENT: In order to protect water quality in the Sweetwater Reservoir from potential project-related contamination a financing fee shall be paid pursuant to in the Sweetwater Authority's Resolution 84-8, *Resolution of the Governing Board of Sweetwater Authority Establishing Its Policy Regarding Urban Runoff Protection for the Sweetwater Reservoir*. **DESCRIPTION OF REQUIREMENT:** The currently established Urban Runoff Protection fee shall be paid to the Sweetwater Authority to assist in the design and construction of first flush urban runoff facilities. **DOCUMENTATION:** The applicant shall provide to the [*PDS, PCC*] a letter or other documentation from the Sweetwater Authority that Resolution 84-8 has been satisfied with respect to the urban runoff from the proposed development. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit. **MONITORING:** The [*PDS, PCC*] shall review the letter from Sweetwater Authority for compliance with this condition.

XI. FIRE PROTECTION (Revised 5-01-2009)

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

. **FIRE RESTRICTION ZONE: [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2]. INTENT:** In order to provide Defensible Space for the project, a Limited Building Zone (LBZ) Restriction for Fire Protection purposes shall be established to comply with the [County of San Diego Fire Code Section 96.1.4707](#) for Defensible Space. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the [CLICK HERE](#). The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes 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. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
- b. Decking, fences, and similar facilities.
- c. 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 prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

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

. **FIRE PROTECTION PLAN : [PDS, PCC] [UO] [PDS, FEE X]**

INTENT: In order to assure fire safety in compliance with the [County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707](#), the site shall be maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The following measures approved in the Fire Protection Plan shall be implemented and maintained:

- a. Vegetation management zones of _____ feet from all structures shall be maintained at all times.
- b. A _____-foot-wide clearance of flammable vegetation, up to _____ high, be provided on sides of all roads and driveways.
- c.

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, PCC] 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 term of this permit).*

ON-GOING FIRE PROTECTION: [PDS, PCC] [OG]

INTENT: In order to comply with the [County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707](#), the site shall comply with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The following measures approved in the Fire Protection Plan shall be implemented and maintained:

- a. Vegetation management zones of _____ feet from all structures shall be maintained at all times.
- b. A _____-foot-wide clearance of flammable vegetation, up to _____ high, be provided on sides of all roads and driveways.
- c.

DOCUMENTATION: The applicant shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The [fire agency] shall be responsible for long-term implementation of fire clearing requirements.

XII. AIR QUALITY & GREEN HOUSE GAS: (Revised 10-15-09)

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

. **CLIMATE CHANGE DESIGN: [PDS, BPPR] [BP, UO].**

INTENT: In order to implement a sustainable project design that would reduce impacts on global climate change, the following design measures shall be implemented. **DESCRIPTION OF REQUIREMENT:** The following green building standards shall be implemented on all Building Plans for the project:

1. Indicate that the cool roof areas shown on the roof plan have a Solar Reflectance Index (SRI) equal to or greater than 78 on the building plans.
2. Indicate either high-efficiency or dry bathroom fixtures or a combination of the two on the building plans.
3. Indicate that the HVAC systems use no CFC refrigerants on the building plans.
4. Indicate LED light fixtures on the electrical plan within the fixture schedule on the building plans.
5. Indicate that all paints, adhesives, sealants and coatings are low-VOC on the building plans.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measure shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

XIII. GEOLOGIC RESOURCES (Revised 5-01-2009)

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

. **GEOTECHNICAL STUDIES: [PDS, BD] [BP, UO]**

INTENT: In order to identify that the project site is subject to Liquefaction as evaluated by the [County of San Diego Guidelines for Determining Significance](#), Geotechnical Report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A Geotechnical Study shall be prepared by a Registered Civil or Geotechnical Engineer, and submitted for approval by the by the [PDS, Building Division]

for . The report shall specify foundation designs, which are adequate to preclude substantial damage to the proposed structure due to liquefaction. **DOCUMENTATION:** The applicant shall prepare the report and submit it along with the submittal for the building plans. All recommendations of the report shall be incorporated into the design of the building. **TIMING:** Prior to the approval of any building plan and the issuance of any building permit for the Geotechnical study shall be approved. **MONITORING:** The [PDS, BD] shall review the Geotechnical Study for compliance with all applicable building codes, engineering standards, and this condition. If there are any recommendations to minimize effects of liquefaction, the [PDS, BD] shall ensure that, they are incorporated into the project design.

GEOLOGIC HAZARDS [PDS, PCC] [BP, UO [PDS, FEE]

INTENT: In order to avoid rockfall hazards that threaten the proposed building site, the boulders located in a hazardous position shall be removed. **DESCRIPTION OF REQUIREMENT:** The boulders identified in "Area " in the Report of Geologic Reconnaissance prepared by shall be removed or relocated as part of the grading of the site. **DOCUMENTATION:** A letter of certification shall be provided by a California Registered Professional Engineer or Certified Engineering Geologist to the [PDS, PCC], which states that the identified rockfall hazards at the site have been mitigated and any proposed buildings are safe from rockfall hazards. The certification letter shall be accompanied with photodocumentation of Area A before and after rock removal occurs. **TIMING:** The above certification letter shall be provided prior to approval of any building plans and issuance of any building permit. **MONITORING:** The [PDS, PCC] shall review the rockfall hazard certification report for compliance with this condition.

XIV. WIRELESS FACILITIES (Revised 5-01-2009)

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

TRANSPORTATION IMPACT FEE: [PDS, BD] [BP]

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the [Transportation Impact Fee \(TIF\) Ordinance Number 77.201-77.219](#), the TIF shall be paid. **DESCRIPTION OF**

REQUIREMENT: The Transportation Impact Fee (TIF) shall be paid pursuant to the [County TIF Ordinance number 77.201-77.219](#). 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. **DOCUMENTATION:**

The applicant shall pay the TIF at the [PDS, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance. **The cost of the fee is designated as 2 AMT (Average Monthly Trips) which equates to a TIF payment of 0.07 (of 2 ADT).** The TIF

payment shall be made at time of issuance of a permit based on the assumed .07 AMT factor multiplied by the Select Industrial rate for the Community Planning area the project is located in. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the TIF shall be paid.

MONITORING: The [PDS, Land Development Counter] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [PDS, Building Division] shall verify that the TIF has been paid before the first building permit can be issued. The TIF 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).

PHOTO SIMULATION: [PDS, PCC] [UO, FG] [PDS, FEE]

INTENT: In order to verify that the site complies with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated _____ to ensure that the site was built to be screened from public view.

- a. Each panel antenna mounted to the faux _____ has been covered with a "sock".
- b.

DOCUMENTATION: The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior

to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].

Intent: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **Description of Requirement:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **Documentation:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **Monitoring:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans

ONGOING: *(The following conditions shall apply during the term of this permit).*

PRIVATE ROAD MAINTENANCE: [PDS, CODES] [BP, IP, GP, UO].

INTENT: In order to ensure that the on and offsite private roads are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and off-site private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and off-site private roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].

Intent: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **Description of Requirement:** The project shall conform to the approved landscape plan(s), building plans, and

plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, and all lighting wall/fencing. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **Documentation:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

SITE CONFORMANCE: [PDS, PCO] [OG].

INTENT: In order to comply with the [County Zoning Ordinance Section 6980 through 6991 \(Wireless Telecommunications Section\)](#), the site shall substantially comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements. This includes, but is not limited to maintaining the following:

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated . Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.

- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

DOCUMENTATION: The property owner and applicant shall conform to the ongoing requirements of this condition. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

XV. VECTOR MANAGEMENT (Revised 2-18-10)

ONGOING: (The following conditions shall apply during the term of this permit).

INSPECTION FEE: [PDS, ZONING][PDS, PCO] [UO][DPR, TC, PP].

INTENT: In order to avoid hazards associated with Vectors and to comply with the project design, the Vector Management Practices identified in the _____ *Plan* dated _____ shall be implemented. **DESCRIPTION OF REQUIREMENT:** Implement the _____ *Plan* to the satisfaction of the Director of Planning and Land Use. The implementation shall be substantially consistent with the approved _____ *Plan*. Implementation shall include but is not limited to the following:

- a. Daily removal of manure from stables;
- b. Non-leak valves for troughs;
- c. Properly graded earth surfaces in paddocks and corrals for proper drainage;
- d. Weed control for sun penetration;
- e. Rodent baits; and
- f. Rodent-proof feed containers.

DOCUMENTATION: The property owner and permittee shall comply with the requirements of the _____ *Plan* and this condition. If the permittee or property owner choose to modify or deviate from the _____ *Plan* in any way, they must obtain approval from the County [PDS]. **TIMING:** Upon establishment of the use,

this condition shall apply for the duration of the term of this permit.
MONITORING: The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

XVI. STEEP SLOPES (Revised 3/19/10)

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

RESOURCE PROTECTION ORDINANCE STEEP SLOPE EASEMENT: [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2].

INTENT: In order to protect steep slope lands as defined in the [Resource Protection Ordinance \(RPO\)](#) Section 86.602.(p) a Steep Slope Open Space Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a RPO Steep Slope Open Space Easement as shown on the . This easement is for the protection of steep slope lands 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. The sole exceptions to this prohibition are:

- a. Clearing of vegetation to protect existing or proposed structures that are in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or written orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
- b. Establishment or expansion of an agricultural operation, provided that the establishment or expansion of the operation must be completed in accordance with all applicable federal, state and local regulations (e.g., Clearing and Grading permit from the County of San Diego). The following shall be considered an agricultural operation for purposes of this exception: an operation that includes the cultivation, growing, and harvesting of animals, nursery products and flower crops; fruit and nut crops; livestock and poultry products; vegetable crops; livestock and poultry (including their associated enclosures); field crops; apiary products; timber and firewood; and nonbearing fruit and nut crops.

. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Land Use.

- . Construction, use, and maintenance of **wells and septic** systems, on Lot and in the location shown on .
- . Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.
- . Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- . Trails for passive recreation pursuant to a trails plan approved and adopted by the County of San Diego.
- . Construction, use, and maintenance of a Mobility Element Road identified in the Mobility Element of the County General Plan or adopted community or subregional plan.
- . Construction, use, and maintenance of a (public street, private road, or driveway).
- . Uses, activities, and placement of structures expressly permitted by Major Use Permit , and shown on the plot plan.
- . Uses, activities, and placement of structures expressly permitted by the Director of Planning and Land Use, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easement, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easement, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **TIMING:** Prior to obtaining any building or other permit, including a grading permit, pursuant to this Double Click Here, and prior to commencement of construction or use of the property in reliance on this Double Click Here, the easement shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS,*

PCC] for pre-approval. The [*PDS, PCC*] shall pre-approve the language and location of the easement before being released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [*DGS, Real Property Division*] shall forward a copy of the recorded documents to [*PDS, PCC*] for satisfaction of the condition.

XVII. MISCELLANEOUS (Revised)

SPACE RESERVED

END PDS PERMIT CONDITIONS
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Section Two-Chapter Two

Department of Public Works (DPW)



CHAPTER TWO CONTENTS

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I. PRIVATE ROAD IMPROVEMENTS: (Revised 5-01-2009)

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

. **ROAD IMPROVEMENTS:** [PDS, LDR], [GP, CP, BP, UO]

INTENT: In order to promote orderly development and to comply with the San Diego [County Standards for Private Roads](#) section 3.1.(B) shall be improved. **DESCRIPTION OF REQUIREMENT:**

a.

All plans and improvements shall be completed pursuant to the [County of San Diego County Standards for Private Roads](#) and the DPW [Land Development Improvement Plan Checking Manual](#). The design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Fire Protection District and the [PDS, LDR].

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve
- b. Pay all applicable inspection fees with [DPW, PDC].
- c. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Fire Protection District and the [PDS, LDR].
- d. Access to the project site shall be built per the San Diego County Private Road Standards, unless evidence is provided showing that the project access is in compliance with the March 21, 2000 Policy FP 2, County of San Diego Cellular Facilities Standards for Fire Protection

TIMING: Prior to approval of any building plan and the issuance of any building permit, the private road and drive improvements shall be completed.

MONITORING: The [PDS, LDR] shall review the plans for consistency with the condition and County Standards.

II. PUBLIC ROAD IMPROVEMENTS (Revised 5-01-2009)

. **CENTERLINE REVIEW:** [PDS, LDR], [DPR, TC] [GP, CP, BP, UO]

INTENT: In order to promote orderly development and to comply with the Centerline Ordinance, frontage improvements may be required. [PDS, LDR]

DESCRIPTION OF REQUIREMENT: This project is subject to the Centerline

Ordinance (unless otherwise noted per [Sec. 51.305\(b\)](#)). The applicant must initiate the centerline review process with the Building Official (in Planning & Development Services) and PDS as early as possible in order to coordinate departmental requirements and processing time. Requirements may include granting of right-of-way, irrevocable offers of dedication, relinquishment of access rights, traffic striping, installation of curb, gutter, & sidewalk, road widening, street lights, drainage facilities, no-parking restrictions, and undergrounding of utility distribution facilities. [PDS, LDR] **TIMING:** Prior to approval of any building permits, the centerline review shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the centerline conditions and County Standards.

ROAD IMPROVEMENTS: [PDS, LDR], [DPR, TC] [GP, CP, BP, UO]

INTENT: In order to promote orderly development and to comply with the [Centerline Ordinance Sec. 51.301 et. al.](#), and the [County Community Trails Master Plan](#), shall be improved. **DESCRIPTION OF REQUIREMENT:**

Improve or agree to improve and provide security for , to

a.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the PDS [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:

- a. Process and obtain approval of Improvement Plans to improve
- b. Provide Secured agreements. The required security shall be in accordance with [Section 7613 of the Zoning Ordinance](#).
- c. Pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then a 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.
- e. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Fire Protection District and the [PDS, LDR].

- f. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, 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.

TIMING: Prior to issuance of any permit, and prior to use of the premises in reliance of this permit the plans shall be approved and securities must be provided. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. 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 before any work can commence.

WAIVER AND RELEASE LETTERS: [PDS, LDR] [GP, CP, BP, UO]

INTENT: In order to notify adjacent property owners down stream of the project site that there will be changes to the drainage features that could have effects on their property; and to comply with [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096](#), [County Code Section 67.801 et. seq.](#) letter(s) of permission shall be obtained. **DESCRIPTION OF REQUIREMENT:** A recorded waiver and release letter shall be obtained from each property owner impacted by significant changes (including diversion and concentration) in downstream flow characteristics resulting from grading, private roads, or other improvements. **DOCUMENTATION:** The applicant shall obtain the letters of approval from each downstream neighbor, have them recorded by the County Recorder, and then submit them to the [PDS, LDR] for review and approval. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the letters shall be obtained. **MONITORING:** The letters of permission shall be reviewed by the [PDS, LDR] for compliance with this condition.

PAVEMENT CUT POLICY: [PDS, LDR] [GP, CP, BP, UO]

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 surfacing, 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, Department of Planning & Development Services, Pavement Cut Policy to the satisfaction of the Department of Planning & Development Services (PDS), and submit it to the [PDS LDR] for review. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the letters must be submitted for approval. **MONITORING:** [PDS, LDR] shall review the signed letters.

III. DRAINAGE/FLOODING IMPROVEMENTS (Revised 5-01-2009)

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

DRAINAGE IMPROVEMENTS: [PDS, LDR] [DPR, TC, PP] [GP, CP, BP, UO] **INTENT:** In order to provide the required drainage improvements for the project and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096](#), [County Code Section 67.801 et. seq.](#), the [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and Parkland Dedication Ordinance, the drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for .

a.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), and [County Flood Damage Protection Ordinance \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements 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. No Building permit can receive final approval or occupancy until these improvements are completed. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve
- c. Provide Secured agreements require posting security in accordance with [Section 7613 of the Zoning Ordinance](#).
- d. Pay all applicable inspection fees with [DPW, PDC].

- e. If the applicant is a representative, then a 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 issuance of any permit, and prior to use of the premises in reliance of this permit the plans, agreements, and securities shall be approved.

MONITORING: The [PDS, LDR] [DPR, TC, PP] shall review the plans for consistency with this 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 before any work can commence.

HYDROMODIFICATION: [PDS, LDR], [MA]

INTENT: In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.9926, County Code Section 67.801 et. seq.](#), the Hydromodification requirements shall be completed. **DESCRIPTION**

OF REQUIREMENT: Final Hydromodification Requirements shall apply for all priority projects. Low-Impact Development (LID) and extended detention facilities are required to meet peak flow and duration controls as follows:

- a. For flow rates ranging from 10 percent, 30 percent or 50 percent of the pre-project 2-year runoff event (0.1Q2, 0.3Q2, or 0.5Q2) to the pre-project 10-year runoff event (Q10), the post-project discharge rates and durations shall not deviate above the pre-project rates and durations by more than 10 percent over and more than 10 percent of the length of the flow duration curve. The specific lower flow threshold will depend on results from the SCCWRP channel screening study and the critical flow calculator.
- b. For flow rates ranging from the lower flow threshold to Q5, the post-project peak flows shall not exceed pre-project peak flows. For flow rates from Q5 to Q10, post-project peak flows may exceed pre-project flows by up to 10 percent for a 1-year frequency interval. For example, post-project flows could exceed pre-project flows by up to 10 percent for the interval from Q9 to Q10 or from Q5.5 to Q6.5, but not from Q8 to Q10.
- c. The analysis should include both flow-duration and peak flow-frequency curves for pre-project, post-project, and post-project w/ mitigation scenarios for comparison. A historical precipitation dataset (minimum of 25-years recorded at hourly intervals or more frequently) is required for the model.

Please refer to Section 6 of the Final Hydromodification Management Plan of the Watershed Protection Ordinance for further procedures, requirements, and standards for priority development projects.

DOCUMENTATION: The applicant shall complete the Hydromodification requirements, process and obtain approval of the engineers report, and pay the applicable review fees. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit. **MONITORING:** The [PDS, LDR] shall review the Hydromodification report for consistency with the condition and County Standards.

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

STORMWATER FACILITIES MAINTENANCE AGREEMENT: [PDS, LDR], [GP, CP, BP, UO]

INTENT: In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), and the [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed.

DESCRIPTION OF REQUIREMENT:

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity to the satisfaction of the Director of Planning & Development Services.
- b. Establish a maintenance agreement / mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Planning & Development Services.
- c. Complete the following for the Category 3 post-construction BMP's. (1) Submit a complete "Engineer's Report for BMP Maintenance." (2) Dedicate all treatment control BMP's to the County of San Diego in accordance with [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#) (3) Form a "Stormwater Maintenance Zone" under the County Flood Control District, including taking all actions and submitting all required forms. No portion of the facility can be overlaid with environmental mitigation requirements, nor can there be conflicting resource agency permits. (4) Deposit \$4,000, and pay all costs associated with reviewing the Engineer's Report and formation of the "Stormwater Maintenance Zone." (5) Pay an amount equal to 24 months of maintenance for the entire project as estimated in the approved Engineer's Report.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, 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.

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

PLANNED DRAINAGE FACILITY: [PDS, LDR], [BP, UO].

INTENT: In order to provide adequate flood protection, it is necessary to construct the planned drainage facilities to remove surface and stormwater from local or neighborhood drainage areas, a fair-share fee shall be collected pursuant to the [Drainage Fee Ordinance No. 5856 \(N.S.\) County Code 810.201 to 810.215](#). **DESCRIPTION OF REQUIREMENT:** Participate in the construction of planned drainage facilities for Zone _____, Planned Local Drainage Area (PLDA) by paying a drainage fee of \$ _____. The fee is to assist in financing the construction of the planned local drainage (PLD) facilities for Zone _____, Local Drainage Area _____.

- a. The fee will be used to contribute toward the construction of drainage facilities such as: reinforced concrete pipe culverts, corrugated metal pipe culverts, concrete-lined trapezoidal channels, rock-lined channels, reinforced box culverts, concrete dip sections, energy dissipaters, rip rap slope protection, etc., planned for Zone _____, Local Drainage Area, specified in the _____.
- b. The Board of Supervisors has determined that facilities for the removal of surface and storm waters from local or neighborhood drainage areas within Zone _____, Local Drainage Area _____, need to be constructed as subdivision of land and other development occurs such as that proposed by TPM _____, to protect and benefit all property in the area;
- c. In lieu of paying the fee, a lien agreement can be executed, but it shall be superior to all other liens and encumbrances against the property being developed. Should a lien be used, subordination agreements must be acquired from all entities who have a mortgage, trust deed, or land contract superior to the proposed lien.

DOCUMENTATION: The applicant shall pay the fee as indicated above, or execute lien agreements as indicated in letter (c) above. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the PLDA Fee shall be paid. This condition shall be satisfied prior to the earliest of the following occurrences: (1) Issuance of a building permit. (2) Completion and acceptance of all required improvements by the County of San Diego. (3) Construction commences on any portion of a master planned flood-control facility within the Local Drainage Area. (4) Requesting a reimbursement agreement for facilities constructed within the Local Drainage Area. **MONITORING:** The [PDS, ZONING] shall collect the fee amount pursuant to this condition and provide a receipt for the applicant. The [PDS, LDR] shall review any lien agreements pursuant to section 9c) above for compliance with this condition.

IV. ACCESS/SIGHT DISTANCE: (Revised 6-17-2009)

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

SIGHT DISTANCE: [PDS, LDR] [GP, CP, BP, UO]

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 of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** A registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that: "Physically, there is a minimum unobstructed sight distance based upon prevailing traffic speed in both directions along _____ from the project driveway openings."

- a. 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."
- b. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project.

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

RELINQUISH ACCESS: [PDS, LDR] [DGS, RP], [GP, CP, BP, UO]

INTENT: In order to promote orderly development and to comply with the Circulation/[Mobility Element of the General Plan](#) access shall be relinquished

DESCRIPTION OF REQUIREMENT: Relinquish access rights onto as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the access point(s) are permitted along as indicated on the approved plot Plan. **DOCUMENTATION:** The applicant shall prepare the legal descriptions and documents and present them for review and to [DGS, RP]. Upon execution of the relinquishment documents, the applicant shall provide copies of the documents to [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare and execute the relinquishment documents and forward a copy of the recorded documents to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easement documents for compliance with this condition.

AVIGATION/OVERFLIGHT EASEMENT: [PDS, LDR] [DGS, RP] [GP, CP, BP, UO]

INTENT: In order to comply with the [Airport Land Use Compatibility Plan](#) an Avigation/Overflight Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the , an Avigation/Overflight easement over the entire property as shown on the approved PICK ONE. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to [PDS, LDR] for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easement shall be executed. **MONITORING:** The [DGS, RP] shall prepare and execute the easement documents and forward a copy of the recorded documents to [PDS, LDR] for review and approval. The [PDS, LDR] shall review that that the easements comply with this condition.

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

SIGHT DISTANCE: [PDS, LDR] [UO]

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 of Section 6.1.(E) of the [County of San Diego Public Road](#)

Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** A registered civil engineer, a registered traffic engineer, or a licensed land surveyor provide a certified signed statement that: "Physically, there is a minimum unobstructed sight distance based upon prevailing traffic speed in both directions along _____ from the project driveway openings."

- a. 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."
- b. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project.

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in association with this permit, and prior to final grading release, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

ONGOING: *(The following conditions shall apply during the term of this permit).*

. **SIGHT DISTANCE: [PDS, CODES] [OG].**

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 of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of _____ in both directions along _____ from the project driveway openings for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

V. EASEMENTS/DEDICATIONS: (Revised 6-17-2009)

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

. **GRANT FLOWAGE EASEMENT:[PDS,LDR] [DGS,RP][GP,CP,BP, UO].**

INTENT: In order to prevent the obstruction of flowing water in the watershed,

and to comply with the County of San Diego Flood Ordinance a flowage easement shall be granted to . **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego by separate document, a flowage easement over those portions of the lot(s) subject to inundation by a 100-year flood, from a drainage area in excess of one (1) square mile (640 acres) as indicated on the approved plot plan. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to [PDS, LDR] for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easement(s) shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents for recordation. The Department [PDS, LDR] shall review that that the easements comply with this condition.

. ROAD DEDICATION: [PDS, LDR] [DPR, TC], [DGS, RP], [GP, CP, BP, UO].

INTENT: In order to promote orderly development and to comply with the [Centerline Ordinance Section 51.510](#), the [County Public Road Standards](#), and the [Community Trails Master Plan](#), road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of from centerline, with radius corner rounding(s) at street intersections, plus slope rights and drainage easements for along the frontage of the project.

a.

The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **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 that the easements comply with this condition.

IRREVOCABLE OFFER OF DEDICATION: [PDS, LDR] [DPR, TC] [DGS, RP], [GP, CP, BP, UO]. **INTENT:** In order to promote orderly development and to comply with the [Centerline Ordinance Section 51.510](#) and the Community Trails Master Plan, an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:** Execute an Irrevocable Offer to Dedicate (IOD) real property , for public road purposes, to the County of San Diego. The IOD shall provide a one-half right-of-way width of from the ultimate centerline, radius corner rounding(s) at street intersections, plus slope rights and drainage easements for along the frontage of the project.

a.

The IOD shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted in the future for public use as determined by the Director of Planning & Development Services. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the IOD shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the IOD documents for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review that the IOD complies with this condition.

LIEN AGREEMENTS: [PDS, LDR] [DGS, RP], [GP, CP, BP, UO]. **INTENT:** In order to promote orderly development and to comply with the [Centerline Ordinance Section 51.511.6](#), a lien agreement shall be executed in lieu of providing securities for the road improvements. **DESCRIPTION OF REQUIREMENT:** Execute a lien agreement to improve to a one-half graded width of feet with Portland cement concrete curb, gutter and sidewalk, asphalt concrete pavement over approved base, ornamental street light, asphalt concrete bicycle facility, asphalt concrete dike taper to existing pavement. The face of the curb shall be feet from the ultimate centerline.

All future road improvements shall be in compliance with the [County of San Diego Public Road Standards](#).

a.

The lien agreement against the property shall be granted to the County of San Diego as security in lieu of the immediate installation of the full standard street improvements. It shall declare that present and future owners of this property construct the street improvements in the future and shall not be subordinate to any other lien or encumbrance on the property. **DOCUMENTATION:** The applicant shall execute the lien agreements and submit them to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the lien agreements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the lien agreements for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review that the lien agreements comply with this condition.

DECLARATION OF COVENANTS: [PDS, LDR] [DGS, RP], [GP, CP, BP, UO]. **INTENT:** In order to promote orderly development and to comply with the [Centerline Ordinance Section 51.511.5](#), a declaration not to oppose a road improvement district shall be executed. **DESCRIPTION OF REQUIREMENT:** Execute a declaration of covenants for street improvements in lieu of immediate installation of full Standard Street improvements for including streetlights. This covenant shall declare present and future owners of this property will not protest any special assessment proceedings for constructing street improvements. All future road improvements shall be in compliance with the [County of San Diego Public Road Standards](#). The applicant/property owner shall execute a covenant not to oppose the formation of a road improvement district. The covenant executed shall be used to secure future improvements in easements, rights of way, or irrevocable offers of dedication and may be used when streets serving adjacent properties and/or the area in general are below County Standards to a degree that public action, such as assessment district proceedings, would be required in the future in order to improve such streets to County Standards.

a.

DOCUMENTATION: The applicant shall execute the covenant and submit it to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the declaration shall be executed. **MONITORING:** The [DGS, RP] shall prepare, approve the declaration documents, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review that the documents in order to comply with this condition.

COUNTY COMMITMENT LETTER: [PDS, LDR] [DGS, RP], [GP, CP, BP, UO]. **INTENT:** In order to ensure that the future County Improvements will be completed, which would promote orderly development, and to comply with the [Centerline Ordinance Section 51.510](#), a commitment letter shall be obtained from the County. **DESCRIPTION OF REQUIREMENT:** Provide a commitment letter, from the Director of General Services, which states that the County will improve to a one-half graded width of feet with Portland cement concrete curb, gutter and sidewalk, asphalt concrete pavement over approved base, ornamental street light, asphalt concrete bicycle facility, asphalt concrete dike taper to existing pavement. The face of the curb shall be feet from the ultimate centerline. All future road improvements shall be in compliance with the [County of San Diego Public Road Standards](#)

a.

DOCUMENTATION: The applicant shall obtain a commitment letter from the [DGS, RP], and pay all applicable fees associated with preparation of any required documents or work. The applicant shall provide the commitment letter to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the letter shall be obtained. **MONITORING:** The [DGS, RP] shall prepare and approve the road improvement commitment letter. The [PDS, LDR] shall review that the letter complies with this condition.

VI. TRAFFIC MITIGATION: (Revised 6-17-2009)

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

TRANSPORTATION IMPACT FEE: [PDS, LDR] [PDS, BD] [BP]

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the [Transportation Impact Fee \(TIF\) Ordinance Number 77.201-77.219](#), the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The Transportation Impact Fee (TIF) shall be paid pursuant to the [County TIF Ordinance number 77.201-77.219](#) for Select Industrial Uses in the area based on Average Daily Trips (ADT) identified in the approved Traffic Study. 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. **DOCUMENTATION:** The applicant shall pay the TIF at the [PDS, ZONING] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **MONITORING:** The [PDS, ZONING] shall calculate

the fee pursuant to the ordinance and provide a receipt of payment for the applicant. *[PDS, Building Division]* shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

TRAFFIC CONTROL PLAN: [PDS, LDR] [GP, IP, UO].

INTENT: In order to mitigate below levels of significance for temporary construction traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A Traffic Control Plan (TCP) shall be prepared that addresses the following, but is not only limited to: haul routes, number of trips per day, and destination.

- a. The implementation of the TCP shall be a condition of any grading, construction, or excavation permit issued by the County. Any additional County [Traffic Control Permits](#) shall be obtained as required and identified in the TCP. The applicant is responsible for the maintenance and repair of any damage caused by them to the on-site and off-site private roads that serve the property either during construction or subsequent operations.”
- b. The applicant will repair those portions of the route that would be damaged by the heavy loads that loaded trucks place on the route identified. An agreement shall be executed, which will also include an agreement is to include (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for expected increased maintenance on the route identified; and (3) possible future asphaltic overlay requirements on the route identified. The specific roads are identified as follows:

DOCUMENTATION: The applicant shall have the TCP prepared by a licensed Traffic Engineer and submit it to *[PDS, LDR]* for review. 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 *[PDS, LDR]*. The applicant is responsible for obtaining any additional permits as identified in the TCP. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The *[PDS, LDR]* shall review the TCP for compliance with this condition, and require any additional traffic or encroachment permits before any approval of the TCP. The TCP shall be implemented and made a condition of any associated County Construction, Grading or Encroachment Permit.

VII. SPECIAL DISTRICTS: *(Revised 6-17-2009)*

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

. **ANNEX TO LIGHTING DISTRICT: [PDS, LDR] [PDS, ZONING] [UO].**

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [County Centerline Ordinance Section 51.310](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the lighting district. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

. **INSTALL STREETLIGHTS: [PDS, LDR] [PDS, ZONING] [UO].**

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [County Centerline Ordinance Section 51.311](#) street lights shall be installed and energized. **DESCRIPTION OF REQUIREMENT:** Install or arrange to install streetlights to County standards and the satisfaction of the Director of Planning & Development Services, and deposit with the County of San Diego, through the Department of Planning & Development Services, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR], and arrange for the installation and energizing of the streetlights. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the streetlights shall be installed and all fees paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [PDS, LDR] shall ensure that the streetlights have been installed and all fees have been paid.

VIII. STORMWATER: *(Revised 5-01-2009)*

Space Reserved

IX. PLANNED RESIDENTIAL DEVELOPMENT: *(Revised)*

Space Reserved

X. WIRELESS FACILITIES (Revised 5-01-2009)

XI. DEVELOPMENT IMPACT FEES: (Revised _____)

Space Reserved

END DPW PERMIT CONDITIONS

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Section Two-Chapter Three

Department of Environmental Health (DEH)



CHAPTER THREE CONTENTS

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I. WATER WELLS (Revised 6-23-2009)

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

WELL DESTRUCTION: [DEH, LWQ] [GP, BP, UO]

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](#), the well shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** The water well dug 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. The destruction logs shall be stamped and returned to the applicant.

II. SEPTIC (Revised 6-23-2009)

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

SEPTIC ABANDONMENT: [DEH, LWQ] [GP, BP, UO]

INTENT: In order to comply with [County Regulatory Code Section 68.313.1](#) the on-site waste water system (Septic System) shall be properly abandoned. **DESCRIPTION OF REQUIREMENT:** The septic system located shall be pumped and properly abandoned under DEH guidelines. **DOCUMENTATION:** Upon completion of the septic removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection. The applicant shall submit proof of the septic tank pumping and pay all applicable inspection fees. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit, the applicant shall have the septic system abandoned. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly abandoned pursuant to this condition.

SEPTIC REPAIR: [DEH, LWQ] [GP, BP, UO]

INTENT: In order to ensure that the on-site subsurface sewage treatment system (Septic System) is adequate and complies with the [County Regulatory Code Section 68.311](#), the septic system shall be repaired. **DESCRIPTION OF REQUIREMENT:** The septic system located shall be repaired under

permit issued by the [DEH, LWQ]. **DOCUMENTATION:** The applicant shall apply for and receive approval for a septic repair to the system referenced above. The applicant shall contract with a licensed septic contractor or equivalent to complete the repairs to the satisfaction of the [DEH, LWQ]. Upon completion of the septic system repairs or removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection and pay all applicable inspection fees. **TIMING:** Prior to the approval of any plan, issuance of any permit (Excluding Septic Repair Permit) and prior to occupancy or use of the premises in reliance of this permit, the applicant shall have the septic system repaired. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly removed pursuant to this condition.

III. PUBLIC SEWER (Revised 6-23-2009)

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

- . **SEWER ANNEXATION: [DEH, LWQ] [GP, BP, UO]**
INTENT: In order to promote orderly development and to the [County of San Diego Regulatory Code Section 68.312](#) the parcel shall be annexed into the District. **DESCRIPTION OF REQUIREMENT:** Apply for and receive approval from the Local Agency Formation Commission (LAFCO) an annexation into the District. **DOCUMENTATION:** The applicant shall provide the annexation approval documents to [DEH, LWQ]. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit, the applicant shall annex into the sewer district. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall provide a recommendation to LAFCO for the annexation into the sewer district. The [DEH, LWQ] shall review the annexation documents for compliance with this condition.

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

- . **SEWER CONNECTION: [DEH, LWQ] [FG, OU]**
INTENT: In order to promote orderly development and to the [County of San Diego Regulatory Code Section 68.312](#) the parcel(s) shall be connected to public sewer. **DESCRIPTION OF REQUIREMENT:** The parcel shall be connected to public sewer in the District and all connection fees and costs shall be paid. **DOCUMENTATION:** The applicant shall obtain a sewer commitment letter from the District and pay all applicable fees and additional costs of connecting to the public sewer system. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit the sewer connection

shall be completed. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall verify that the parcels have been connected to public sewer.

IV. HEALTH AND SAFETY (HMD) (Revised 5-01-2009)

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

HEALTH AND SAFETY PLAN: [DEH, HMD] [UO, FG]

INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the [California Health and Safety Code, Chapter 6.95](#), a hazardous materials Business plan shall be prepared and implemented. **DESCRIPTION OF**

REQUIREMENT: A Health and Safety Plan, and Hazardous Materials Business Plan that outlines worker safety and personal protection equipment appropriate for the chemicals of concern (i.e., TPH, VOCs, arsenic and lead) and the construction activities planned for the site regarding all on-site storage, handling, and disposal of potentially hazardous substances, such as ground fuel storage and contaminated soil storage. The plan shall be approved by [DEH, HMD].

DOCUMENTATION: The applicant shall provide copies of the Health and Safety Plan, and Hazardous Materials Business Plan to [DEH, HMD] for review and approval. Evidence shall be in the form of a letter from the county of San Diego, Department of Environmental Health, Hazardous Materials Division, stating that the appropriate Department of Environmental Health, State and/or Federal permits are being pursued or have been obtained or that no further permits are required. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented.

MONITORING: [DEH, HMD] shall verify and approve the Health and Safety Plan, and Hazardous Materials Business Plan for compliance with this condition.

V. ENVIRONMENTAL SITE ASSESSMENT (Revised 7-10-12)

GRADING PERMIT: (Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).

ENV. SITE ASSESSMENT (ESA): [PDS, PCC] [DEH, SAM] [GP, CP, UO]

[PDS, FEE]. INTENT: In order to determine the presence of potential hazardous chemicals or substances in the ground from the , an Environmental Site Assessment (ESA) shall be completed, pursuant to the Department of Environmental Health (DEH), [Site Assessment and Mitigation Program \(SAM\)](#).

DESCRIPTION OF REQUIREMENT: As determined in the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), a Phase #1 and Limited Phase #2 ESA shall be prepared by a California Licensed Environmental Consultant company to determine the

presence of any soil contamination . The ESA and any potential work plan shall be prepared and implemented pursuant to the [DEH SAM Manual](#).

- a. Enrollment in the DEH [Voluntary Assistance Program \(VAP\)](#) is required to review and approve the ESA report. If contamination is found to be from an underground storage tank (UST) then enrollment in the (DEH) [Local Oversight Program \(LOP\)](#) is required in lieu of enrollment in the VAP.
- b. If soil contamination is discovered, a full assessment and remediation shall be completed under supervision of the VAP or LOP as required. All required grading work shall comply with the [County of San Diego Grading Ordinance 87.101 et seq.](#) If a grading permit is required for the remediation work, it shall be issued for the remediation work only.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant company to prepare the ESA and implement any required work plan for soil remediation. Upon completion of the VAP or LOP project, a "Closure Letter" from the [DEH, SAM] shall be submitted to the [PDS, PCC] for approval. **TIMING:** Prior to approval of any grading and or improvement plans, issuance of any construction, building or any other permit (except for any grading plan or permit required for the remediation work), and prior to commencement of any construction, or use of the property in reliance on this permit , the applicant shall comply with this condition. **MONITORING:** The [DEH, SAM] shall oversee the progress of the remediation project. Upon Completion of the remediation project the [DEH, SAM] shall issue a "Closure Letter" to the applicant The [PDS, PCC] shall review the closure letter for compliance with this condition.

SOIL REMEDIATION: [PDS, PCC] [DEH, SAM] [GP, CP, UO] [PDS, FEE X 2]. **INTENT:** In order to remediate caused from as identified in the approved Environmental Site Assessment (ESA) prepared by , dated , remediation under the supervision of the Department of Environmental Health (DEH), [Site Assessment and Mitigation Program \(SAM\)](#) is required. **DESCRIPTION OF REQUIREMENT:** A California Licensed Environmental Consultant company shall prepare a Soil Management Plan (SMP), for the remediation of hazardous materials as identified above. The plan shall be prepared and implemented pursuant to the [DEH SAM Manual](#) under direction from the DEH [Site Assessment and Mitigation Program \(SAM\)](#):

- b. Enrollment in the DEH, [Voluntary Assistance Program \(VAP\)](#) is required. If contamination is found to be from an underground storage tank (UST) then enrollment in the DEH, [Local Oversight Program \(LOP\)](#) is required in lieu of enrollment in the VAP. All soil remediation shall be completed under supervision of the SAM/VAP or LOP as required.
- c. All underground storage tanks (UST) shall be removed under permit from

[*DEH, HMD*] if contamination is discovered from the UST, then compliance enrollment in the DEH, LOP is required.

- c. All required grading work shall comply with the [County of San Diego Grading Ordinance 87.101 et. al.](#) If a grading permit is required for the remediation work, it shall be issued for the remediation work only.
- d. The presence, locations and quantities of septic system(s) shall be evaluated. If present, the septic tanks shall be removed under permit and approval from the [*DEH, LWQ*].
- e. If the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, to the satisfaction of the Director of Planning and Land Use, approval of other engineering plans and or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [*DEH, SAM*] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

DOCUMENTATION: The applicant shall contract with A California Licensed Environmental Consultant company to prepare the SMP and implement any required work plan for soil remediation. The applicant shall also enroll in the VAP or LOP and pay all applicable fees for review and completion of this requirement. Upon completion of the VAP or LOP, a "Closure Letter" from [*DEH, SAM*] shall be submitted to the [*PDS, PCC*] for approval. **TIMING:** Prior to approval of any grading and or improvement plans, issuance of any construction, building or any other permit (except for any grading plan or permit required for the remediation work), and prior to commencement of any construction, or use of the property in reliance on this permit , the applicant shall comply with this condition.

MONITORING: The [*DEH, SAM*] shall oversee the progress of the remediation project. Upon Completion of the remediation project the [*DEH, SAM*] shall issue a "Closure Letter" to the applicant The [*PDS, PCC*] shall review the closure letter for compliance with this condition.

DEBRIS REMOVAL AND SOIL TESTING: [PDS, PCC] [DEH, HMD] [GP, CP, UO] [PDS, FEE X 2]. Intent: In order to comply with the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, and to follow the recommendation identified in the Limited Phase II Environmental Site Assessment (ESA) for this project, the debris pile located near must be removed, and soil samples must be collected and analyzed for pesticide contamination. **Description of Requirement:** A signed, stamped addendum to the Limited Phase II Environmental Site Assessment (ESA) shall be prepared by a Registered Engineer or Professional Geologist. The addendum shall include the following information:

- a. Documentation that the soil sampling occurred between six inches to 2-3 feet in depth.
- b. Findings which identify whether onsite soils in this location exceed regulatory screening levels for pesticides, petroleum, heavy metals, or other contaminants.
- c. If contaminated soils are detected, provide a letter from DEH stating that a VAP work plan has been prepared and approved to remediate contaminated soils.
- d. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which states that they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.
- e. Provide evidence that all required work has been fully incorporated into the Grading Plans if required to obtain a grading permit pursuant to the County Grading Ordinance 87.101 et. al.

Documentation: Upon completion of the debris removal and soil test, the applicant shall submit copies of the assessment (and a work plan for soil remediation, if applicable) to the [PDS, PCC] for approval. **Timing:** Prior to approval of any grading and or improvement plans, issuance of any construction, building or any other permit, and prior to commencement of construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **Monitoring:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition. The work plan shall be approved by the Department of Environmental Health, Site Assessment and Mitigation (SAM), Voluntary Assistance Program (VAP).

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

RIGHT OF ENTRY AGREEMENT: [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2]. **INTENT:** In order to complete all proposed or existing remediation of the site and to comply with the Department of Environmental Health (DEH), [Site Assessment and Mitigation Program \(SAM\)](#) requirements access shall be granted to complete ongoing site cleanup. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Right of Entry (ROE) to allow ongoing access to the remediation for _____ on a [DEH, SAM] case number _____, located at _____, per the current agreement between the DEH and _____. Upon completion of remediation activities, the Right of Entry (ROE) Agreement will become null and void. **DOCUMENTATION:** The applicant shall

prepare, and execute the ROE with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the ROE, the applicant shall provide copies of the executed documents to [PDS, PCC] for approval. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the agreement shall be executed. **MONITORING:** The [DGS, RP] shall prepare and approve the ROE Agreement and release them to the applicant for signature and subsequent recordation. Upon Recordation of the ROE [DGS, RP] shall forward a copy of the recorded documents to [DEH, LWQ] and [PDS, PCC] for satisfaction of the condition.

CERTIFICATION OF COMPLETION: [PDS, PCC] [DEH, SAM] [GP, CP, UO] [PDS, FEE]. **INTENT:** In order to verify that all of the site remediation work was completed pursuant to the [Site Assessment and Mitigation Program \(SAM\)](#), a closure letter shall be provided. **DESCRIPTION OF REQUIREMENT:** All soil remediation and shall be completed, and all contamination hazards removed pursuant to the Department of Environmental Health (DEH), [Voluntary Assistance Program \(VAP\)](#) or the DEH, [Local Oversight Program \(LOP\)](#) as determined. **DOCUMENTATION:** The applicant shall provide the "Closure Letter, or Concurrence Letter," to the [PDS, PCC] that the soil remediation has been completed to the satisfaction of the [DEH, SAM]. If the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, to the satisfaction of the Director of Planning and Land Use, approval of other engineering plans and or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [DEH, SAM] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the applicant shall comply with this condition. **MONITORING:** The [DEH, SAM], shall verify completion of the required remediation, and shall issue a Closure Letter to the applicant and a copy to the [PDS, PCC]. The [PDS, PCC] shall review the "Closure Letter," for compliance with this condition.

END DEH PERMIT CONDITIONS

Section Two-Chapter Four

Department of Parks and Recreation (DPR)



CHAPTER FOUR CONTENTS

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I. TRAIL/PATHWAY DEDICATIONS (Revised 5-01-2009)

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

- . **TRAIL/PATHWAY EASEMENT: [DGS, RP] [DPR, TC] [GP, CP, BP, UO]**
INTENT: In order to promote orderly development and to comply with the [Community Master Trails Plan](#), the applicant shall dedicate a public multi-use non-motorized trail/pathway easement. **DESCRIPTION OF REQUIREMENT:** Dedicate by separate document to the County of San Diego, a non-motorized multi-use trail/pathway easement, as shown on the approved Plot Plan. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them to [DGS, RP], and pay all applicable fees. Upon acceptance by the County of the dedication, the applicant shall submit the recorded copy of the easement(s) to [DPR, TC]. **TIMING:** Prior to obtaining any building or other permit pursuant to this Permit, and prior to commencement of construction or use of the property in reliance on this permit, the applicant shall dedicate the trail/pathway easement to the County by separate document. **MONITORING:** Upon submittal of the easement legal description(s), application and fees, [DGS, RP] shall review the documents and application for approval, and accept the dedication. A copy of the recorded trail easement document(s) shall be transmitted to [DPR, TC] and/or [PDS, LDR] and [PDS, PCC]. The [DPR, TC] shall review the recorded easement for compliance with this condition.

II. TRAIL/PATHWAY IMPROVEMENTS (Revised 5-01-2009)

- . **TRAIL/PATHWAY IMPROVEMENTS [DPR, TC] [PDS, LDR] [GP, CP, BP, UO]**
INTENT: In order to promote orderly development and to comply with the [Community Master Trails Plan](#), the applicant shall improve the CHOOSE ONE. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of the Department of Parks and Recreation and/or Department of Planning & Development Services, a CHOOSE ONE to a width of within the dedicated trail/pathway easement as indicated on the approved plot plan. The trail/pathway shall be constructed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#). **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the CHOOSE ONE and all associated work. The plans shall be submitted to [DPR, TC] and/or [PDS, LDR], for review and approval. **TIMING:** Prior to obtaining any building or other permit pursuant to this permit, and prior to commencement of construction or use of the property in reliance on this Permit, the applicant shall improve the trail/pathway. **MONITORING:** The [DPR, TC] and/or [PDS, LDR] shall review the plans for conformance with the Community

Trails Master Plan Design and Construction Guidelines, and approve all financial securities for the construction of the trail/pathway facility.

III. TRAIL/PATHWAY ACCEPTANCE (Revised 5-01-2009)

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

. **TRAIL/PATHWAY ACCEPTANCE: [DPR, TC] [DPW, PDCI] [UO, FG]**

INTENT: In order to ensure the trail has been constructed and/or improved in accordance with to the [Community Trails Master Plan Design and Construction Guidelines](#), a final field inspection and acceptance must be made by the County.

DESCRIPTION OF REQUIREMENT: The applicant shall improve to the satisfaction of the Department of Parks and Recreation and/or the Department of Planning & Development Services, a trail/pathway to a width of _____ within the dedicated trail easement as indicated on _____ /Plot Plan(s) dated _____. The trail/pathway shall be constructed in accordance with the Community Trails Master Plan Design and Construction Guidelines _____.

DOCUMENTATION: Upon completion of the trail/pathway, the applicant request in writing a final acceptance of the trail improvements. The applicant shall pass a final inspection and acceptance of the trail/pathway. A final inspection shall be coordinated with the [DPR, TC], and all applicable inspection fees shall be paid. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the applicant shall improve the trail/pathway). **MONITORING:** The [DPR,TC] and or [DPW, Private Development Construction Inspection] shall review the trail/pathway for conformance with the plans for and with the [Community Trails Master Plan Design and Construction Guidelines](#). Upon acceptance of the trail, all financial securities (if any), for the construction of the trail/pathway facility shall be released.

IV. MISCELLANEOUS (Revised 6-17-09)

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

. **PARKLAND DEDICATION (PLDO) FEE [DPR, PP] [BP]**

INTENT: In order to provide neighborhood and Community Parks for recreational purposes to serve future residents of such development in accordance with Code Section SEC. 810.101, et seq. the land shall be dedicated or Fees paid. **DESCRIPTION OF REQUIREMENT:** Land shall be dedicated, fees shall be paid in lieu thereof, or a combination of both, In addition, only the payment of fees shall be required for developments containing fifty (50) or fewer parcels, unless the applicant offers to dedicate land in lieu of paying the fees, in which event the approving body may elect to accept land or require the payment of fees or a combination of both as set forth in Section 810.105(a).

Developments containing more than 50 parcels, the approving body shall determine whether to require dedication of land, payment of a fee in lieu thereof, or a combination of both, and in making such determination there are factors, which the approving body must consider as set forth in Section 810.105 (b) **DOCUMENTATION:** The applicant shall pay all of the fee, which will be collected on a per lot basis before development of each lot. **TIMING:** Prior to issuance of any building permit the PLDO shall be paid. **MONITORING:** The [PDS, Building Division] shall calculate the fee pursuant to Section 810.106 and provide a receipt of payment for the applicant and [DPR, PP]. [PDS, Building Division] shall verify that the PLDO has been paid before the first building permit can be issued. The PLDO fee 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).*

. **TRAIL INSPECTION: [DPR, TC] [UO, FG]**

INTENT: In order to comply with Section [REDACTED] DPR times and materials fees shall be paid. **DESCRIPTION OF REQUIREMENT:** Sign "Agreement to Pay Times and Materials Fee to Department of Parks and Recreation" at the [PDS, Zoning Counter] and schedule an appointment for a follow up inspection with the [DPR, TC, PP] to review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. **DOCUMENTATION:** The applicant shall provide a signed copy of the agreement. The applicant shall also schedule the follow up inspection with the [DPR, TC, PP]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [DPR, TC, PP] shall process an invoice and [PDS, Zoning Counter] will collect the fee for the Inspection. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the [PDS, Permit Compliance Officer] and [DPR, TC, PP] should be notified. The [DPR, TC, PP] shall contact the permittee and schedule the initial inspection.

[END DPR PERMIT CONDITIONS](#)
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SECTION THREE

SUBDIVISION CONDITIONS OF APPROVAL

LUEG DEPARTMENTS

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MAY 7, 2009

SUBDIVISION MAP USERS GUIDE

Subdivision Map Milestones (TPM, TM): There is no current mechanism in State law or local ordinance to assure implementation of conditions of approval after approval and subsequent recordation of a subdivision map. The only decision point available to assure compliance with map conditions is the approval of the subdivision map before it is recorded with the County Recorder. The “Timing” section of each condition of approval shall read as follows, “Prior to the approval and recordation of the Final or Parcel Map ...”

- a. Approval and Recordation of the Map (MA)
- b. Prior to the approval of a **Final Map**, all of the conditions of approval shall be either completed, implemented on an approved grading and or improvement plan, or imposed as a condition of approval of a subsequent discretionary permit approval. Refer to Section 4 above for specific milestones that can be used as a condition of approval for a discretionary permit.
 1. A secured agreement pursuant to [Subdivision Ordinance Section 81.405 through 81.406.1](#) shall be completed to ensure implementation of the improvements and the required mitigations measures that are incorporated on grading and improvement plans. Refer to section 6 below that describes the available milestones that can be used for a grading or improvement plan.
 2. **Final Map Milestone Headings:** Listed below are typical condition headings found in County Tentative Map (TM) Resolutions. Such headings are used for the informational purpose of grouping map conditions of approval in subject categories. The headings are used solely to guide the reader in the document and do not alter the requirements of any condition. The conditions of approval shall be satisfied before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County. Some conditions must also be complied with prior to issuance of grading or other permits as specifically reference within the condition.

TENTATIVE MAP (TM) HEADINGS:

APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to issuance of grading or other permits as specified):

- c. Prior to the approval of a **Parcel Map**, all of the conditions of approval shall be completed unless they are public or private improvements or if they can be

completed as a condition of approval of a subsequent discretionary permit approval.

1. **Public improvements** may be deferred by preparing an improvement plan and providing a secured agreement to improve pursuant to [Subdivision Ordinance Section 81.707](#). All deferred improvements are subject to County Approval. The improvement plan and secured agreement will ensure implementation of the improvements and the required mitigation measures. Refer to section six below that describes the available milestones that can be used for a grading or improvement plan.
2. **Private improvements** may be deferred as well, but a covenant of improvements shall be executed and recorded on the face of the map pursuant to [Subdivision Ordinance Section 81.709.1](#). The covenant of Improvements allows the deferment of all improvements that solely occur on a private lot; such as, private roads, fire hydrants, noise control walls, grading plan requirements, utility improvements and specific mitigation measures that effect the specific lot development. All deferred private improvements subject to a covenant of improvements are subject to County Approval.
3. **Parcel Map Milestone Headings:** Listed below are typical condition headings found in a County Tentative Parcel Map Final Notice of Approval (TPM FNA). Such headings are used for the informational purpose of grouping map conditions of approval in subject categories. The headings are used solely to guide the reader in the document and do not alter the requirements of any condition. The conditions of approval shall be satisfied before a Parcel Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County. Some conditions must also be complied with prior to issuance of grading or other permits.

TENTATIVE PARCEL MAP (TPM) HEADINGS:

APPROVAL OF MAP: The conditions shall be complied with before a Parcel Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to the approval and issuance of grading or other permits as specified).

PUBLIC IMPROVEMENTS: *(The following Public Improvements shall be completed before the approval of the Parcel Map, or enter into a secured agreement for their completion).*

PRIVATE IMPROVEMENTS: *(The following Private Improvements shall be completed before the approval of the Parcel Map, or a covenant of improvements shall be executed and recorded).*

Section Three-Chapter One

Department of Planning and Land Use (PDS)



CHAPTER ONE CONTENTS

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I. PLANNING (Revised 11-24-10)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. COST RECOVERY: [PDS, DEH, DPR], [MA, GP, IP]

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 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 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, DEH, and DPR deposit accounts have been paid.

. GRADING PLAN CONFORMANCE: [DPW, ESU] [DPR, TC PP] [GP, IP, MA] INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: . **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading, [DPR, TC for trails and PP for park improvements] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

. STRUCTURE REMOVAL: [PDS, PCC] [GP, IP, MA] [PDS, FEE]

INTENT: In order to comply with [County Zoning Ordinance Section 4800](#), the structure(s) on site shall be removed, relocated onsite, or demolished. Because they do not meet the setback regulations. **DESCRIPTION OF REQUIREMENT:** The located on-site as shown on the approved CHOOSE ONE, has/have been removed, relocated onsite, or demolished.

- a. Evidence shall be a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed, relocated onsite, or demolished. The letter report shall also include before and after pictures of the area and structure(s).
- b. A Demolition Permit shall be obtained from the *[PDS Building Division]*. Compliance with conditions and to determine the presence or absence of Lead Based Paints and or Asbestos shall be completed before any demolition permit can be issued.

DOCUMENTATION: The applicant shall submit to the *[PDS, PCC]* the signed statement and the photographic evidence that the structures have been removed, relocated, or demolished pursuant to this condition. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit (excluding demolition permit), and prior to approval of the map the applicant shall comply with this condition. **MONITORING:** The *[PDS, PCC]* shall review the statement and, photos, and any additional evidence for compliance with this condition.

CONDO CONVERSION NOTICES: [PDS, PCC] [MA] [PDS, FEE]
INTENT: In order to comply with State Public Noticing requirements for Condominium (Condo) Conversions, the residents shall be given proper notice of the proposed condo conversion. **DESCRIPTION OF REQUIREMENT:** Each of the tenants of the proposed condominium shall be given the following notices:

- a. 180 days written notice of intention to convert before termination of tenancy due to the conversion or proposed conversion,
- b. Notice of an exclusive right to contract for the purchase of their respective units upon the same terms and conditions that such units will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives written notice of his/her intention not to exercise the right; and
- c. A 10 days written notification that an application for a public report will be or has been submitted to the Department of Real Estate and that such report will be available on request.

DOCUMENTATION: The applicant shall submit to the *[PDS, PCC]* a signed statement that states that the required notices were given, or will be given to each resident at the time indicated above. Provide copies of the notices and the

statement to the [PDS, PCC] for review and approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE , the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

CONDO COMPLIANCE INSPECTION: [PDS, PCC] [MA] [PDS, FEE]

INTENT: In order to ensure that the proposed condominium conversion complies with current building, plumbing, electrical, mechanical, and fire codes pursuant to the [County Subdivision Ordinance SEC 81.110.b.2](#), a compliance inspection shall be completed. **DESCRIPTION OF REQUIREMENT:** A building and site compliance survey shall be performed to determine that the buildings and site comply with the following criteria:

- a. That all structures on the site are in conformance with the provisions of the Building, Plumbing, Electrical, Mechanical and Fire Codes as they were modified and in effect in San Diego County at the time the structures were constructed. In addition; pursuant to [County Subdivision Ordinance SEC 81.110.b.2](#), the project must install and meet the provisions of said Codes that are currently in effect, as it pertains to the following items: Interior fire sprinklers, smoke detectors, and, railings and guardrails.
- b. Provide an individual gas and/or electric metering system for each unit.
- c. Provide trash enclosures to screen trash storage areas. These areas shall be enclosed with a minimum of five-foot high solid masonry wall or solid wooden fence.
- d.

DOCUMENTATION: The applicant shall apply for a compliance survey with the [PDS, Building Division], and pay all applicable inspection fees. Upon approval of the compliance survey, the applicant shall submit the approved inspections record to the [PDS, PCC] for review and approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE , the applicant shall comply with this condition. **MONITORING:** The [PDS BI] shall perform the compliance inspection to ensure that the project's buildings and site comply with this condition. The [PDS, PCC] shall review the building inspection records and any additional evidence for compliance with this condition.

CONDO CONVERSION GENERAL: [PDS, PCC] [MA] [PDS, FEE]

INTENT: In order to ensure that the proposed condominium conversion complies with the required Zoning for the Parcel as it relates to the residential density of , the following notice shall be placed on the Final Map/Certificate of Compliance. **DESCRIPTION OF REQUIREMENT:** A certification by the

engineer of record shall be placed on the Final Map/Certificate of Compliance indicating that a maximum of _____ residential units will be constructed. **DOCUMENTATION:** The applicant shall prepare the Final Map/Certificate of Compliance with the above referenced statement. **TIMING:** Prior to the approval of the Final Map/Certificate of Compliance _____, the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD] shall verify that the Certificate of Compliance has the required density statement pursuant to this condition.

CONDO CONVERSION GENERAL: [PDS, PCC] [MA] [PDS, FEE]

INTENT: In order to ensure that the proposed condominium conversion complies with the required Zoning for the Parcel as it relates to the residential density of _____, the following notice shall be placed on the Map. **DESCRIPTION OF REQUIREMENT:** A certification regarding condominium conditions shall conform to wording by County Counsel and shall indicate that there will be a maximum of _____ residential units. **DOCUMENTATION:** The applicant shall prepare the Map with the above reference statement. **TIMING:** Prior to the approval of the Map _____, the applicant shall comply with this condition. **MONITORING:** The [DPW, LDR] shall verify that the Map has the required density statement pursuant to this condition.

DISCRETIONARY APPROVALS: [PDS, PCC] [MA] [PDS, FEE]

INTENT: In order to ensure that the proposed subdivision complies with the required Zoning for the Parcel the following additional discretionary approvals shall be obtained. **DESCRIPTION OF REQUIREMENT:**

- . Obtain approval of CHOOSE ONE _____ from the Planning Commission, or the Board of Supervisors.
- . Obtain approval of Zone Reclassification _____ (R _____) to the or more restrictive use regulation by the Board of Supervisors.
- . The County Department of Planning & Development Services shall notify the Clerk of the Board of Supervisors and the Director of Planning and Land Use to delete the provisional classification affixed to the zoning encompassed by this subdivision.
- . Obtain a permit or exemption from the State Coastal Commission when the original parcel lies in whole or in part within the permit area of the California Coastal Act, Public Resources Code Sections 30000 et seq.

DOCUMENTATION: The applicant shall apply for and receive approval of the required discretionary approvals referenced above. Upon approval, provide a copy of the approval to the [PDS, PCC] for review and approval of this condition. **TIMING:** Prior to the approval of the Map _____, the applicant shall comply with

this condition. **MONITORING:** The [PDS, PCC] shall review the discretionary approval for compliance with this condition.

II. LANDSCAPING (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. LANDSCAPE DOCUMENTATION PACKAGE: [PDS, PPD] [DPR, TC, PP] [GP, IP, MA]

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 also obtain a permit from [DPW, LDR] 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 Planning & Development Services.
- 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.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan:

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

III. BIOLOGICAL RESOURCES (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. **BIOLOGICAL EASEMENT:** [PDS, PCC] [DPR TC, GPM] [DGS, RP] [MA, GP, IP] [PDS, FEE X 2]. **INTENT:** In order to protect sensitive biological resources, pursuant to , a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego and the California Department of Fish and Wildlife by separate document, an open space easement, or grant to the California Department of Fish and Wildlife a conservation easement, as shown on the approved [CLICK HERE](#). 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 is:

1. 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.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use, Parks and Recreation or the Director of Public Works.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.
4. Uses, activities, and placement of structures expressly permitted by Permit and shown on the plot plan.
5. Uses, activities, and placement of structures expressly permitted by the Director of Planning and Land Use, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.
6. Activities for the maintenance and repairs of landscaping pursuant to the approved Landscaping Plan . Such activities shall be approved in advance by the Director of Planning and Land Use, and shall not be inconsistent with the original intent of this easement.
7. Construction, use, and maintenance of [CLICK HERE](#) on Lot in the location shown on .
8. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.

9. Construction, use and maintenance of multi-use, non-motorized trails. .

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval.

TIMING: Prior to the approval of the map for SPECIFY WHICH PHASE

and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* and *[DPR TC, GPM]* for preapproval. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

. **LBZ EASEMENT: [PDS, PCC] [DGS, RP][MA, GP, IP] [PDS, FEEX 2]**

INTENT: In order to protect sensitive biological resources, pursuant to , a Limited Building Zone 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 Limited Building Zone Easement as shown on the [CLICK HERE](#). 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:

1. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
2. Decking, fences, and similar facilities.
3. 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 prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval.

TIMING: Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

OFF-SITE MITIGATION: [PDS, PCC] [MA, GP, IP] [PDS, FEE X2] [DPR, GPM] INTENT: In order to mitigate for the impacts to _____, which is a sensitive biological resource pursuant to _____, off-site mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of _____ acres of _____, located as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in San Diego County as indicated below:

1. The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PCC] before purchase or entering into any agreement for purchase.
2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the off-site mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses

option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

. **OPEN SPACE SIGNAGE: [PDS, PCC] [MA, GP, IP] [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 of lots(s) as indicated on the approved [CLICK HERE](#). 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: *(insert permit type & number)*

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 for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

. **OPEN SPACE FENCING: [PDS, PCC] [MA, GP, IP] [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 as indicated on the [CLICK HERE](#). The fencing/walls design shall consist of . **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 has been installed. **TIMING** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

. **REVEGETATION PLAN: [PDS, PPD] [MA, GP, IP]**

INTENT: In order to mitigate for the impacts to _____, which is a sensitive biological resource pursuant to _____, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan, shall be prepared, which mitigates impacts to _____. The revegetation shall occur _____. The revegetation plan shall conform to the Conceptual Revegetation Plan _____, and the most current version of the [County of San Diego Report Format and Content Requirements for Revegetation Plans](#). The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of _____ years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.
- f.

DOCUMENTATION: The applicant shall prepare the Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits.

TIMING: Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved. **MONITORING:** The [PDS, LA] shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a

request for compliance with condition shall be made to enter into a Secured Agreement for the implementation of the Plan.

. SECURED AGREEMENT: [PDS, PPD] [MA, GP, IP]

INTENT: In order to assure project completion and success of the Revegetation Plan in condition , a surety shall be provided and an agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty- percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.

DOCUMENTATION: The applicant shall execute a Secured Agreement provided with the Revegetation Plan Final Decision, and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, Landscape Architect]* for final review and approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, and after the approval of the Revegetation Plan, the agreement shall be executed and the securities provided for the revegetation plan implementation. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Revegetation Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL]*. Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.

. RESOURCE MANAGEMENT PLAN: [PDS, PPD] [DPR, GPM] [MA, GP, IP] 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 Planning & Development Services, a Resource Management Plan (RMP). The RMP shall be for the perpetual management of . The RMP shall be consistent with the conceptual/draft RMP/HMP dated on file with Planning & Development Services as Environmental Review Number . 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 can not 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 the map for SPECIFY WHICH PHASE and 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.

WETLAND PERMITS: [PDS, PCC] [GP, CP, MA] [PDS, FEE X2]
INTENT: In order to comply with the State and Federal Regulations for , the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of Planning and Land Use that such an agreement or permit is not required:

- a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
- b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the permits shall be obtained. **MONITORING:** The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans

. BIOLOGICAL MONITORING: [PDS, PCC] [DPW, LDR] [GP, IP, MA] [PDS, FEE X2]. INTENT: In order to prevent inadvertent disturbance to , all grading located shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist "Project 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 that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

DOCUMENTATION: The applicant shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the [PDS, PCC]. 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, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs.

IV. CULTURAL RESOURCES (Revised 03-18-10)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

CULTURAL OPEN SPACE EASEMENT: [PDS, PCC] [DGS, RP] [MA, GP, IP] [PDS, FEE X 2]. INTENT: In order to protect sensitive Cultural Resources

, a Cultural Resource Open Space Easement shall be granted.

DESCRIPTION OF REQUIREMENT: Grant to the County of San Diego by a separate document, a Cultural Resource Open Space Easement over portions of Lot(s) as shown on the approved CHOOSE ONE. This easement (include adequate buffers) is for the protection of archaeological site CA-SDI- 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. The sole exceptions to this prohibition are:

- a. Scientific investigations conducted pursuant to a research design prepared by an archeologist certified by the Register of Professional Archaeologists and approved by the Director of Planning and Land Use.
- b. Implementation of a site-capping plan approved by the Director of Planning and Land Use.
- c. 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.
- d. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Land Use.
- e. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and

manner approved in writing by the Director of Planning and Land Use of the County of San Diego.

f. Passive recreation limited to _

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** The [DGS, RP], shall prepare and approve the easement documents and send them to [PDS, PCC] for preapproval. The [PDS, PCC] shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

. **OPEN SPACE SIGNAGE: [PDS, PCC] [MA, GP, IP] [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 of lots(s) as indicated on the approved [CLICK HERE](#). 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:

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Planning & Development Services
Reference: *(insert permit type & number)*

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 for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

. **OPEN SPACE FENCING: [PDS, PCC] [MA, GP, IP] [PDS, FEE].**

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing or walls may be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing or walls shall be placed along the biological open space boundary as indicated on the [CLICK HERE](#). The fencing/walls design shall consist of . **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 has been installed. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

. ARTIFACT CURATION: [PDS, PCC] [MA, GP, IP] [PDS, FEE]

INTENT: In order to ensure that all cultural resource artifacts that were discovered during the survey, testing and evaluation phase are curated for future research and study, the artifacts shall be curated in a County approved curation facility. **DESCRIPTION OF REQUIREMENT:** All archaeological materials recovered by with during the work reported in: " " dated submitted on , have been curated at a San Diego 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 shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. **DOCUMENTATION:** The applicant shall provide a letter from the curation facility, which identifies that the archaeological materials referenced in the final report have been received and that all fees have been paid. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to approval of any map, the artifacts shall be curated. **MONITORING:** The [PDS, PCC] shall review the letter from the curation facility for compliance with this condition.

. DATA RECOVERY PROGRAM: [PDS, PCC] [MA, GP, IP] [PDS, FEE]

INTENT: In order to mitigate for potential impacts to significant cultural resources pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), which are not determined to be significant pursuant to Section 86.602.o of the Resource Protection Ordinance (RPO), a data recovery program shall be implemented. **DESCRIPTION OF REQUIREMENT:** Implement the research design detailed in the archaeological extended study prepared by , dated . The implementation of the research design constitutes mitigation for the proposed destruction of CHOOSE ONE site(s) . The data recovery program shall include the following:

- a. **Phase One:** The data recovery program shall comply with research design and performance standards that are in the approved data recovery program in the report referenced above.
- b. **Phase One:** Upon completion a letter report shall be prepared, which evaluates the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics in order to assess the adequacy of the initial percent sample. Based on this assessment, the letter report shall recommend the need for and scope of a second phase of field investigations, not to exceed a total site hand excavated sample of subsurface artifact concentrations. If no artifacts are found, then a phase two data recovery program is not required.
- c. **Phase Two:** Implement Phase Two fieldwork as necessary. For artifacts are found during the phase one and phase two data recovery referenced above, conduct an artifact analysis, which includes the following: lithics, ceramics, faunal, floral, assemblage, and radiocarbon dating as referenced in the report above. The historical artifacts shall be identified and analyzed using historical archaeological analytical techniques such as artifact function patterning, bottled products pattern analysis and ceramic economic indexing. Additional historic research shall be conducted as necessary to aid in analyzing and explaining the significance of patterns.
- d. **Curation:** All archaeological materials recovered during both the survey, significance testing, and data recovery phases, shall be curated at a San Diego 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 shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.

DOCUMENTATION: Upon completion of the phase one data recovery referenced above, the applicant shall submit the letter report to the [PDS, PCC] for review and approval. If a phase two data recovery program is required, the applicant shall provide a Final Technical Report from the Principal Investigator to the [PDS, PCC]. The final report shall include a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to approval of any map, the data recovery program shall be completed. **MONITORING:** The [PDS, PCC] shall review the phase one letter from the project archaeologist (PI) for compliance with this condition. If a phase two data recovery program is required, the [PDS, PCC] shall review the final data recovery program report for compliance with this condition.

- . HISTORIC LANDMARKING DESIGNATION: [PDS, PPD] [MA, GP, IP].**
INTENT: In order to ensure the preservation of significant historical resources in accordance with [Ordinance 9493](#) (Local Register), an application to the [Historic Site Board](#) and Planning & Development Services (PDS), for Landmarking Designation shall be made for the . **DESCRIPTION OF REQUIREMENT:** An application shall be made to the County of San Diego Historic Site Board (Historic Site Board), for a Landmark Designation of the that is described in the prepared by dated . The Historic Site Board shall examine the Landmark application and make a recommendation to the Director of Planning and Land Use, Regulatory Planning Division. Upon approval for Landmarking, the applicant shall complete condition for the granting of the use and maintenance easement. **DOCUMENTATION:** The applicant shall prepare and submit to the [County of San Diego Historic Site Board](#), an application for Landmark Designation. **TIMING:** Prior to the approval of the Final Map or Parcel Map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the application shall be made. **MONITORING:** Upon recommendation of the [Historic Site Board](#) for historical Landmarking, the [PDS, PPD] shall review the nomination for Landmark Designation and make a decision whether the resource is eligible for Historic Designation in accordance with [Ordinance 9493](#) (San Diego County Local Register of Historical Resources adopted August 14, 2002).
- . USE, MAINTENANCE AND REPAIR EASEMENT: [PDS, PCC] [DGS, RP] [MA, GP, IP] [PDS, FEE X 2].** **INTENT:** In order to protect the , which is a significant historical resource, a restrictive easement shall be placed on the parcel. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Use, Maintenance, and Repair Easement over the , as shown on the dated . This easement is for the protection of the historic and prohibits demolition or alteration of the building. The sole exception to this prohibition is the repair, restoration, or rehabilitation of the house in accordance with the “Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995)”. Any plan for such activities shall be designed by a qualified historical architect and approved by the Director of Planning and Land Use, and implemented by a building contractor with demonstrated experience in the renovation and rehabilitation of historic buildings. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan

and issuance of any permit, the easements shall be recorded. **MONITORING:** The [DGS, RP], shall prepare and approve the easement documents and send them to [PDS, PCC] for preapproval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

ARCHAEOLOGICAL GRADING MONITORING: [PDS, PCC] [DPW, ESU] [MA, GP, IP] [PDS, FEE X 2] INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources on the project site, a grading 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 [CEQA Section 15064.5 an 15064.7](#). **DESCRIPTION OF REQUIREMENT:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource grading monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities . The following shall be completed:

- 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](#), and this map. The contract provided to the County shall include an agreement that the grading 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 shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Qualified Native American of the appropriate tribal affiliation has also been contracted to perform Native American Grading Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

DOCUMENTATION: The applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and [MOU](#) to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **MONITORING:** The [PDS, PCC] shall review the contract, [MOU](#) and cost estimate or separate bonds

for compliance with this condition. The cost estimate should be forwarded to [DPW, LDR], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

. CULTURAL RESOURCES REPORT: [PDS, PCC] [UO, FG] [PDS, FEE X2]. INTENT: In order to ensure that the Grading Monitoring occurred during the grading phase of the project pursuant to condition a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Grading Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural resources collected during the grading monitoring program has been curated at a San Diego 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 an appropriate curation facility in San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PCC] for approval. **TIMING:** Prior to any occupancy or final grading release, the final report shall be prepared. **MONITORING:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [DPW, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS, FISCAL] to release the bond back to the applicant.

ARCHAEOLOGICAL SITE CAPPING: [PDS, PCC] [DPW, ESU] [MA, GP, IP] [PDS, FEE X 2] INTENT: In order to mitigate for potential impacts to site CA-SDI- , a site capping plan shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and [CEQA Section 15064.5 an 15064.7.](#) **DESCRIPTION OF REQUIREMENT:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to prepare and implement a site-capping plan. The following shall be completed:

- a. The Project Archaeologist shall perform the capping plan duties 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 plan shall also include a contract an agreement that the capping will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the Project Archaeologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the capping plan and reporting.
- b. The Project Archeologist shall provide evidence that a Native American of the appropriate tribal affiliation has also been contracted to perform Native American Monitoring of the capping plan activities.
- c. The cost of the capping plan shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

DOCUMENTATION: The applicant shall provide a copy of the contract, capping plan, and [MOU](#) to the [PDS, PCC]. **TIMING:** Prior to the approval of the map SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the capping shall be completed, or implemented on an approved Grading Plan. **MONITORING:** The [PDS, PCC] shall review the contract, capping plan, [MOU](#) for compliance with this condition. If the capping is completed as part of the grading operations, the [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the capping requirements shall be made a condition of the issuance of the grading or construction permit.

HISTORIC STRUCTURES ANALYSIS: [PDS, PCC] [GP, IP, UO, BP] [PDS, FEEX4] INTENT: In order to ensure that the is preserved in a manner pursuant to the Secretary of Interior Standards, a Historic Structures Analysis shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Historic Structures Analysis pursuant to the "Historic Structure Report Format" as outlined by the California Office of Historic Preservation. A Historic Structures Analysis that provides a foundation for the rehabilitation, restoration, stabilization

or reconstruction of the _____ shall be completed by a Historic Architect and include but not be limited to the following:

- a. History of the Property;
- b. Construction History;
- c. Architectural Evaluation;
- d. Existing Conditions;
- e. Maintenance Requirements;
- f. Archaeology;
- g. Proposed Work; and
- h. Drawings and Photographs.

DOCUMENTATION: The applicant's Historic Architect shall prepare the Historic Structures Analysis report [PDS, PCC] for approval. **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:** The [PDS, PCC] shall review the Historic Structures Analysis report for compliance with this condition. Upon acceptance of the report, [PDS, PCC] shall inform [DPW, LDR] and [DPW, PDCI], that the requirement is complete.

V. PALEONTOLOGICAL RESOURCES (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a CLICK HERE Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. PALEO GRADING MONITORING: [PDS, PCC] [DPW, LDR] [GP, IP, MA] [PDS, FEE X 2] INTENT: In order to mitigate for potential impacts to paleontological resources on the project site, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#). **DESCRIPTION OF REQUIREMENT:** A County approved Paleontologist "Project Paleontologist" shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons _____. The following shall be completed:

- a. A County approved Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the County of [San Diego Guidelines for Determining Significance for Paleontological Resources](#), and this permit. The contract provided to the county shall

include an agreement that the grading/ trenching/excavation monitoring will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the approved Paleontologist 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 that will be posted with the Department of Public Works, or bond separately with Planning & Development Services.

DOCUMENTATION: The applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and [MOU](#) to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **MONITORING:** The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to [DPW, LDR], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

[VIA. NOISE \(Revised 9-27-2011\)](#)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. NOISE RESTRICTION EASEMENT: [PDS, BPPR] [PDS, PCC] [MA] [PDS, FEE X] INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#) , and the [County of San Diego CEQA Noise Guidelines for Determining Significance](#), a noise restriction easement shall be placed on the parcel to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated on the approved , shall be granted on the map. The said easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed use that is

occupied for only part of the day (**part time use**); as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 50 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels (or 65 dB for exterior multi-family). Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).

1. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for a roadway for , which is its designated General Plan Mobility Element buildout roadway classification.
2.
 - a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed use that is occupied for only part of the day (**part time use**); as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 50 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels (or 65 dB for exterior multi-family). Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).
 1. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for a roadway for , which is its designated General Plan Mobility Element buildout roadway classification.
 - 2.
 - b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
 - c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.

- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

DOCUMENTATION: The applicant shall indicate the noise restriction easement on the map as indicated on the tentative map. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE , the requirements of this condition shall be completed. **MONITORING:** The [DPW, LDR] shall verify that the easement is indicated on the map, and that the map details the language above.

VI.B.NOISE (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. NOISE RESTRICTION EASEMENT: [PDS, BPPR] [PDS, PCC] [MA] [PDS, FEE X] INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Policy 4.b\)](#), and the [County of San Diego CEQA Noise Guidelines for Determining Significance](#), a noise restriction easement shall be placed on the parcel to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated on the approved , shall be granted on the map. The said easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **residential dwelling** unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60dB for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by [the General Plan Noise Element \(Policy 4.b\)](#).

1. Future traffic noise level estimates, must utilize a Level of Service “C” traffic flow for a roadway for , which is its designated General Plan Circulation Element buildout roadway classification.
2.
 - a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed use that is occupied for only part of the day (**part time use**); as defined by the General Plan, will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 50 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels. Exterior noise sensitive land uses include all Group or [Private Usable Open Space as defined by the General Plan Noise Element \(Policy 4.b\)](#).
 1. Future traffic noise level estimates, must utilize a Level of Service “C” traffic flow for a roadway for , which is its designated General Plan Circulation Element buildout roadway classification.
 - 2.
 - e. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
 - f. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
 - g. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

DOCUMENTATION: The applicant shall indicate the noise restriction easement on the map as indicated on the tentative map. **TIMING:** Prior to the approval of

the map for SPECIFY WHICH PHASE , the requirements of this condition shall be completed. **MONITORING:** The [DPW, LDR] shall verify that the easement is indicated on the map, and that the map details the language above.

VII. HAZARDS (Revised 7-10-12)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. **STRUCTURE REMOVAL: [PDS, PCC] [MA, GP, IP] [PDS, FEE]**
INTENT: In order to comply with the structure(s) on site shall be removed, relocated onsite, or demolished. **DESCRIPTION OF REQUIREMENT:** The located on-site as shown on the approved CHOOSE ONE, shall be choose One . A Demolition Permit shall be obtained from [PDS Building Division]. Compliance with conditions and to determine the presence or absence of Lead Based Paints and or Asbestos shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed, relocated onsite, or demolished. The letter report shall also include before and after pictures of the area and structure(s). **TIMING:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map for SPECIFY WHICH PHASE the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

. **LEAD SURVEY: [PDS, PCC] [MA, GP,] [PDS, FEE X 2].**

INTENT: In order to avoid hazards associated with lead based paint (LBP) and 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) on site shall be surveyed for the presence of LBP because the structures were built . **DESCRIPTION OF REQUIREMENT:** A survey shall be performed before the removal or demolition of the located on-site as shown on the approved the approved CHOOSE ONE. 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 lead based paint (LBP) located in the structure(s). The following conditions only apply if lead containing materials are found present:

- a. All lead containing materials 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 lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California Department of Health Services (DHS) certified lead inspector/risk assessor to the [PDS, PCC], which certifies that there was no presence of Lead Based Paint Material, or that there was LBD present and all lead containing materials have been remediated pursuant to code sections referenced above.

TIMING: Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map for SPECIFY WHICH PHASE the applicant shall comply with this condition.

MONITORING: The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

. ASBESTOS SURVEY: [PDS, PCC] [MA, GP] [PDS, FEE X 2].

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) because the structures were built , 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 structure(s) on site shall be surveyed for ACMs **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of Asbestos Containing Materials (ACMs) in the located on-site as shown on the approved CHOOSE ONE.

- a. Suspect materials that will be disturbed by the demolition or renovation 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.
- b. 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 [PDS, PCC] 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 to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map for SPECIFY WHICH PHASE the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

VIII. AGRICULTURAL RESOURCES (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. LBZ EASEMENT: [PDS, PCC] [DGS, RP] [MA GP, IP] [PDS,FEE X 2] INTENT:

In order to protect agricultural resources, pursuant to the [Agricultural Resources Guidelines for Determining Significance](#), a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent agricultural resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego by separate document, a Limited Building Zone Easement as shown on the [CLICK HERE](#). The purpose of the easement is to limit potential agricultural interface conflicts with sensitive agricultural resources located . The easement shall prohibit the construction or placement of any residence, garage, accessory structure, or recreational amenities such as tennis courts or swimming pools, designed or intended for occupancy by humans or animals, within those portions of the limited agricultural compatibility easement is potentially damaging to the integrity of those agricultural operations and resources and may create agricultural interface conflicts. The easement shall permit the construction or placement of only the following:

- a. Fences, and similar structures, no higher than 6 feet or as regulated by zoning.
- b. Sheds and detached garages, less than 250 square feet in total floor area
- c. Landscaping and agricultural uses.
- d. Roads, utilities, water wells, septic systems and leach lines as indicated on [CLICK HERE](#).
- e. Percolation and observation test holes.
- f. Water wells as regulated by the Department of Environmental Health (DEH).

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval.

TIMING: Prior to the approval of the map for SPECIFY WHICH PHASE and prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the easements shall be recorded.

MONITORING: The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

. AGRICULTURAL EASEMENT: [PDS, PCC] [DGS, RP] [MA, GP, IP] [PDS, FEE X 2]. INTENT: In order to protect agricultural resources pursuant to the [Agricultural Resource Guidelines for Determining Significance](#), an Agricultural Preservation Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego by separate document, an Agricultural Preservation Easement as shown on the [CLICK HERE](#). The purpose of the easement is for the protection of agricultural resources to ensure that the land remains available for potential agricultural use. The easement shall prohibit the construction or placement of any residence, garage, or any accessory structure that is designed or intended for occupancy by humans or animals, and the placement of any recreational amenities; such as tennis courts or swimming pools. The only exceptions to this prohibition are:

- a. Fences, walls, and similar structures, no higher than 6 feet or as regulated by zoning.
- b. Sheds and detached garages, less than 250 square feet in total floor area.
- c. Landscaping and agricultural uses
- d. Roads, utilities, water wells, septic systems and leach lines as indicated on [CLICK HERE](#).
- e. Percolation and observation test holes.
- f. Irrigation water wells necessary for the support of the agriculture in the easement.
- g. Grading or clearing for agricultural purposes only.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval.

TIMING: Prior to the approval of the map for SPECIFY WHICH PHASE

and prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre approval. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

IX. GROUND WATER RESOURCES (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

GROUNDWATER EASEMENT: [PDS, PCC] [DGS, RP] [MA] [PDS, FEE X 2]. INTENT: In order to mitigate _____ acre feet direct impacts to groundwater and protect long term groundwater resources in the Borrego Valley aquifer, as evaluated in the [County Groundwater Resource Guidelines for Determining Significance](#) and to comply with the [PDS Policy Regarding CEQA Cumulative Impact Analyses for Borrego Valley Groundwater Use](#), a Groundwater Protection Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Groundwater Protection Easement as follows:

1. The purpose of the easement is to protect Groundwater Resources in the Borrego Valley aquifer.
2. The easement shall be granted on an off-site parcel of land that has been continuously used for irrigated agriculture or golf course purposes for at least the past five years and is being irrigated with at least _____ **acre-feet** of water produced annually from the Borrego Valley aquifer.
3. The easement shall permanently prohibit the use, extraction, storage, distribution or diversion of water from the Borrego Valley aquifer on the land subject to the easement.
4. The terms of the easement and evidence of historic groundwater use will be to the satisfaction of the Director of Planning and land Use (PDS).

An alternative legally enforceable mechanism may be proposed for permanently stopping the withdrawal of at least _____ acre-feet of water annually from the Borrego Valley aquifer. The alternative mechanism must be to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall prepare the draft plats and legal description of the easement, submit them to *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. The applicant shall also provide *[DGS, Real Property Division]* with evidence of historic groundwater use, for review and approval by *[PDS, PCC]*. Upon recordation of the easement, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for final approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE _____ the easements shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare the easement documents and send them to *[PDS, PCC]* for pre approval. The *[PDS, PCC]* shall preapprove the documents, location of the easement, and the historic water usage information before the documents are released to the applicant for signature and subsequent recordation. Upon recordation of the easements *[DGS, Real Property Division]*, shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

X. STORMWATER (Revised 5-01-2009)

URBAN RUNOFF FEE: [PDS, PCC] [GP, CP, BP, UO] [PDS, FEE]

INTENT: In order to protect water quality in the Sweetwater Reservoir from potential project-related contamination a financing fee shall be paid pursuant to in the Sweetwater Authority's Resolution 84-8, *Resolution of the Governing Board of Sweetwater Authority Establishing Its Policy Regarding Urban Runoff Protection for the Sweetwater Reservoir*. **DESCRIPTION OF REQUIREMENT:** The currently established Urban Runoff Protection fee shall be paid to the Sweetwater Authority to assist in the design and construction of first flush urban runoff facilities. **DOCUMENTATION:** The applicant shall provide to the [PDS, PCC] a letter or other documentation from the Sweetwater Authority that Resolution 84-8 has been satisfied with respect to the urban runoff from the proposed development. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE , the fee shall be paid. **MONITORING:** The [PDS, PCC] shall review the receipt letter from Sweetwater Authority for compliance with this condition.

XI. FIRE PROTECTION (Revised 9-13/10)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

FIRE RESTRICTION ZONE: [PDS, PCC] [DGS, RP] [MA] [PDS, FEE X 2].

INTENT: In order to comply with the [County of San Diego Fire Code Section 96.1.4707 for Defensible Space](#), a Limited Building Zone (LBZ) Restriction for Fire Protection purposes shall be established. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego by separate document, a Limited Building Zone Easement as shown on the [CLICK HERE](#). The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes 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. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification

requirements so that they will not be required within any portion of the biological open space easement.

- b. Decking, fences, and similar facilities.
- c. 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 prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval.

TIMING: Prior to the approval of the map for SPECIFY WHICH PHASE the applicant shall comply with this condition. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

ALL WEATHER FIRE ACCESS: [PDS, FIRE] [MA].

INTENT: In order to provide all weather fire access to the subdivision and to comply with the requirements of the Fire Protection District, costs of providing the access shall be provided. **DESCRIPTION OF REQUIREMENT:** Participate in the cost of providing all-weather access to the area to the satisfaction of the [PDS, FIRE] and the Fire Protection District. **DOCUMENTATION:** The applicant shall participate in the cost of providing all-weather access to the area. **TIMING:** Prior to the approval of the Parcel Map, this requirement shall be completed. **MONITORING:** The [PDS, FIRE] shall verify that the cost of providing the access has been completed.

FIRE SERVICES & AVAILABILITY [DPW, LDR] [MA]

INTENT: In order to ensure that the proposed subdivision has the required fire protection services, and to comply with [County Subdivision Ordinance Sections 81.706](#), service availability letter shall be provided and required improvements made. **DESCRIPTION OF REQUIREMENT:** Obtain a fire service availability and commitment letter from the District. If the Parcel Map records after , a new certification for fire service must be obtained from the District.
INSERTS FROM DPW

DOCUMENTATION: The applicant shall obtain the appropriate availability letter from the agency referenced above, and comply with any conditions of said commitment letter. The applicant shall provide the required letter of commitment to the [DPW, LDR] for review and approval. **TIMING:** Prior to the approval of the Parcel Map, the applicant shall comply with this condition. **MONITORING:** The [DPW, LDR] shall review the commitment letter for compliance with this condition.

FIRE SERVICES AND AVAILABILITY: [PDS, REG] [FIRE] [GP, IP] [PDS, FEE]

INTENT: In order to assure long-term availability of adequate fire protection services, the project shall participate in a Community Facilities District (CFD) to fund fire protection. **DESCRIPTION OF REQUIREMENT:** The property shall be annexed into the **Valley Center** Fire Protection District CFD 2008-01.

DOCUMENTATION: The applicant shall provide written evidence, to the satisfaction of the County Fire Authority and PDS Project Planning, demonstrating that the property has been annexed into the **Valley Center** Fire Protection District CFD 2008-01. **TIMING:** Prior to the approval of the Final Map, the property shall be annexed into the CFD in accordance with the above documentation. **MONITORING:** The PDS Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied.

FIRE AND EMERGENCY MEDICAL SERVICES: [PDS, REG] [FIRE] [MA] [PDS, FEE].

INTENT: In order to assure long-term availability of adequate fire and emergency medical service for the project site. **DESCRIPTION OF REQUIREMENT:** The property shall be annexed into a Community Facilities District (CFD) or participate in an equivalent funding mechanism to the satisfaction of the Director of Planning and Land Use established to fund the perpetual operation of fire and emergency services **in Borrego Springs.**

DOCUMENTATION: The applicant shall provide written evidence, to the satisfaction of the County Fire Authority and PDS Project Planning, demonstrating that the property has been annexed into a Community Facilities District (CFD) or is participating in an equivalent funding mechanism established to fund the perpetual operation of **fire and emergency services in Borrego Springs.** **TIMING:** Prior to recordation of the Parcel Map, a Community Facilities District (CFD) shall be **established that includes Borrego Springs** and the property shall be annexed into the CFD in accordance with the above requirements. **MONITORING:** The PDS Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied.

PUBLIC IMPROVEMENTS: *(The following Public Improvements shall be completed before the approval of the Parcel Map, or enter into a secured agreement for their completion).*

FIRE HYDRANT INSTALLATION : [DPW, LDR] [MA]

INTENT: In order to ensure that the proposed subdivision has the required water, sewer, and fire protection services, and to comply with [County Subdivision Ordinance Sections 81.706](#), the services shall be provided to the subdivision.

DESCRIPTION OF REQUIREMENT: Improve or agree to improve and provide security for constructing a fire hydrant, together with an adequate water supply in accordance with the specifications of the Fire Protection District and San Diego County standards in the vicinity of

- a. On paved roads, a “blue dot” marker shall be installed in the pavement to indicate the location of the fire hydrant(s). Design of water supply, type, and location of fire hydrant(s) must be submitted to the Fire Protection District for approval prior to the issuance of a building permit for any parcel created by this subdivision.
- b. The improvements shall be completed and a secured agreement shall be executed pursuant to [Subdivision Ordinance Sec. 81.706.1 through 81.707](#) for the required improvements, or execute a secured agreement to complete the improvements within twenty-four (24) months from the recording of the Parcel Map.

DOCUMENTATION: The applicant shall prepare improvement plans to show the fire hydrant as specified above. **TIMING:** Prior to the approval of the Parcel Map, the improvements shall be completed or deferred as indicated above. Processing the securities can take up to 2 months, so the applicant should initiate the process at least two months before the anticipated map approval date.

MONITORING: The [DPW, LDR] [DPR, TC, PP] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

PRIVATE IMPROVEMENTS: *(The following Private Improvements shall be completed before the approval of the Parcel Map, or a covenant of improvements shall be executed and recorded).*

FIRE HYDRANT INSTALLATION (DEFERRED) [DPW, LDR] [MA]

INTENT: In order to ensure that the proposed subdivision has the required water, sewer, and fire protection services, and to comply with [County Subdivision Ordinance Sections 81.706](#), the services shall be provided to the subdivision.

DESCRIPTION OF REQUIREMENT: A fire hydrant, together with an adequate water supply in accordance with the specifications of the Fire Protection District and San Diego County standards in the vicinity of shall be installed:

- a. On paved roads, a “blue dot” marker shall be installed in the pavement to indicate the location of the fire hydrant(s). Design of water supply, type, and location of fire hydrant(s) must be submitted to the Fire Protection District for approval prior to the issuance of a building permit for any parcel created by this subdivision.
- b. The improvements shall be completed and a secured agreement shall be executed pursuant to [Subdivision Ordinance Sec. 81.706.1 through 81.707](#) for the required improvements, or execute a secured agreement to complete the improvements within twenty-four (24) months from the recording of the Parcel Map.

MAP TIMING: Prior to approval and recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements.
COVENANT TIMING: No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Public Works pursuant to [County Subdivision Ordinance Section 81.709.2](#), except a grading or construction permit and or permit to install utilities within a the private easement may be issued. **MONITORING:** The [DPW, LDR] shall verify that the Fire Protection District is satisfied with the implementation of the fire hydrants before final grading release of the grading plans and before release of the covenant.

XII. AIR QUALITY GREENHOUSE GAS: (Revised 5-01-2009)

SPACE RESERVED

XIII. GEOLOGIC RESOURCES (Revised 5-01-2009)

SPACE RESERVED

XIV. STEEP SLOPES (Revised 3/19/10)

APPROVAL OF MAP: The conditions shall be complied with before a [CLICK HERE](#) Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. **RESOURCE PROTECTION ORDINANCE STEEP SLOPE EASEMENT:
[PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2].**

INTENT: In order to protect steep slope lands as defined in the [Resource Protection Ordinance \(RPO\)](#) Section 86.602.(p) a Steep Slope Open Space Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a RPO Steep Slope Open Space Easement as shown on the . This easement is for the protection of steep slope lands 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. The sole exceptions to this prohibition are:

- a. Clearing of vegetation to protect existing or proposed structures that are in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or written orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.

- b. Establishment or expansion of an agricultural operation, provided that the establishment or expansion of the operation must be completed in accordance with all applicable federal, state and local regulations (e.g., Clearing and Grading permit from the County of San Diego). The following shall be considered an agricultural operation for purposes of this exception: an operation that includes the cultivation, growing, and harvesting of animals, nursery products and flower crops; fruit and nut crops; livestock and poultry products; vegetable crops; livestock and poultry (including their associated enclosures); field crops; apiary products; timber and firewood; and nonbearing fruit and nut crops.

. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Land Use.

. Construction, use, and maintenance of **wells and septic** systems, on Lot and in the location shown on .

. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.

- . Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.
- . Trails for passive recreation pursuant to a trails plan approved and adopted by the County of San Diego.
- . Construction, use, and maintenance of a Circulation/Mobility Element Road identified in the Circulation/Mobility Element of the County General Plan or adopted community or subregional plan.
- . Construction, use, and maintenance of a (public street, private road, or driveway).
- . Uses, activities, and placement of structures expressly permitted by Major Use Permit , and shown on the plot plan.
- . Uses, activities, and placement of structures expressly permitted by the Director of Planning and Land Use, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easement, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easement, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **TIMING:** Prior to issuance of grading or construction permits or approval of the Double Click Here, whichever comes first, the easement shall be recorded. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre approval. The *[PDS, PCC]* shall pre-approve the language and location of the easements before being released to the applicant for signature and subsequent recordation. Upon Recordation of the easement *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

XV. MISCELLANEOUS (Revised 5-01-2009)

END PDS MAP CONDITIONS

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Section Three-Chapter Two

Department of Public Works (DPW)



CHAPTER TWO CONTENTS

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I. TM ROAD IMPROVEMENTS (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. PUBLIC ROAD IMPROVEMENTS: [PDS, LDR], [DPR, TC] [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#) and the Community Trails Master Plan shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for _____, to

- a. a graded width of _____ feet (') with _____ feet (') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk/asphalt concrete dike with face of curb/dike at _____ feet (') from centerline.
- a. the project side of _____ along the project frontage in accordance with Public Road Standards for a Road Classification, to a graded width of _____ feet (') from centerline and to an improved width of _____ feet (') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk/asphalt concrete dike, with face of curb/dike at _____ feet (') from centerline.
- b.
- c. _____ shall terminate with a cul-de-sac graded to a radius of _____ feet (') and surfaced to a radius of _____ feet (') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk/asphalt concrete dike with face of cub/dike at _____ feet (') from the radius point.
- d. 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.

- e. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed, as deemed necessary by the County Engineer, per CALTRANS standards to the satisfaction of the Director of Planning & Development Services.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the DPW [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:

- a. Process and obtain approval of Improvement Plans to improve
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.408](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then a 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.
- e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Fire Protection District and the [PDS, LDR].

TIMING: Prior to the approval of the map for SPECIFY WHICH PHASE the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] and [DPR, TC, PP] 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.

PRIVATE ROAD IMPROVEMENTS: [PDS, LDR], [MA]

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

OF REQUIREMENT: Improve or agree to improve and provide security for the private road easement , to

- a. a graded width of _____ feet (') and to an improved width of _____ feet (') with asphalt concrete pavement over approved base or (six inches (6") of disintegrated granite) with asphalt concrete dike at _____ feet (') from centerline. The improvement and design standards of Section 3.1(_____) of the San Diego County Standards for Private Roads for [CLICK HERE TO DETERMINE THE AMOUNT OF TRIPS](#) _____ trips shall apply.
- b. _____
- c. _____ shall terminate with a cul-de-sac graded to a radius of _____ feet (') and surfaced to a radius of _____ feet (') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk/asphalt concrete dike with face of cub/dike at _____ feet (') from the radius point.
- d. 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.
- e. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed, as deemed necessary by the County Engineer per CALTRANS standards to the satisfaction of the Director of Planning & Development Services.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), and San Diego County Standards for Private Roads, and the DPW [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:

- a. Process and obtain approval of Improvement Plans to improve _____
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.408](#).
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].

- d. If the applicant is a representative, then a 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 for SPECIFY WHICH PHASE 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.

PAVEMENT CUT POLICY: [PDS, LDR] [GP, IP,MA]

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 surface, 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, Department of Planning & Development Services, Pavement Cut Policy to the satisfaction of the Department of Planning & Development Services (PDS), and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval improvement plans and the approval of the map for SPECIFY WHICH PHASE the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

SIGHT DISTANCE: [PDS, LDR] [MA]

INTENT: In order to comply with the Design Standards of Section 6.1, Table 5, of the [County of San Diego Public Road Standards](#), an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** Have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide a certified signed statement that: "Physically, there is minimum unobstructed sight distance based upon prevailing traffic speed in both directions along from ."

- a. 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.”
- b. The engineer or surveyor shall further certify that: “The sight distance of adjacent driveways and street openings will not be adversely affected by this project.”

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the Final Map for SPECIFY WHICH PHASE the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

II. TM DRAINAGE IMPROVEMENTS (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

ONSITE & OFFSITE DRAINAGE IMPROVEMENTS: [PDS, LDR], [DPR, TC, PP] [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096](#), [County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#), drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for

a.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and Parkland Dedication Ordinance and [County Flood Damage Protection Ordinance \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#).

The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map pursuant to [Subdivision Ordinance Sec. 81.403](#). The execution of the agreements and acceptance of the securities shall be completed

before the approval of any subdivision map. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.404 \(a\)\(2\)](#).
- c. Pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then a 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 map for SPECIFY WHICH PHASE the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] [DPR TC, PP] 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.

WAIVER AND RELEASE LETTERS: [PDS, LDR]. [MA, GP, IP]

INTENT: In order to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#), adjacent property owners down stream shall be notified that there will be changes to the drainage features that could have effects on their property; letter(s) of permission shall be obtained. **DESCRIPTION OF REQUIREMENT:** A recorded waiver and release letter shall be obtained from each property owner impacted by significant changes (including diversion and concentration) in downstream flow characteristics resulting from grading, private roads, or other improvements. **DOCUMENTATION:** The applicant shall obtain the letters of approval from each downstream neighbor, and submit them to , the [PDS, LDR].for review and approval. Upon approval, the letters shall be recorded by the County recorder. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the letters shall obtained. **MONITORING:** The letters of permission shall be reviewed by the [PDS, LDR] for compliance with this condition.

STORMWATER FACILITIES MAINTENANCE AGREEMENTS: [PDS, LDR], [MA]

INTENT: In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County](#)

[Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:**

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity to the satisfaction of the Director of Planning & Development Services.
- b. Establish a maintenance agreement / mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Planning & Development Services.
- c. Complete the following for the Category 3 post-construction BMP's. (1) Submit a complete "Engineer's Report for BMP Maintenance." (2) Dedicate all treatment control BMP's to the County of San Diego in accordance with [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#) (3) Form a "Stormwater Maintenance Zone" under the County Flood Control District, including taking all actions and submitting all required forms. No portion of the facility can be overlaid with environmental mitigation requirements, nor can there be conflicting resource agency permits. (4) Deposit \$4,000, and pay all costs associated with reviewing the Engineer's Report and formation of the "Stormwater Maintenance Zone." (5) Pay an amount equal to 24 months of maintenance for the entire project as estimated in the approved Engineer's Report.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE 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.

MASTER DRAINAGE FACILITY IMPROVEMENTS: [PDS, LDR], [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#) the drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the construction of a drainage structure Master Facility , Zone . Pursuant to the Comprehensive Plan for Flood Control and Drainage.

a.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and Parkland Dedication Ordinance, and [County Flood Damage Protection Ordinance \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#).

The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map pursuant to [Subdivision Ordinance Sec. 81.404 \(a\)\(2\)](#). The execution of the agreements, and acceptance of the securities shall be completed before the approval of any subdivision map. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve
- d. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.408](#).
- e. Pay all applicable inspection fees with [DPW, PDC].
- f. If the applicant is a representative, then a 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 map for SPECIFY WHICH PHASE 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.

. GRANT FLOWAGE EASEMENT: [PDS, LDR] [DGS, RP] [MA].

INTENT: In order to prevent the obstruction of flowing water in the watershed, and to comply with the County of [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), a flowage easement shall be granted to .

DESCRIPTION OF REQUIREMENT: Grant to the County of San Diego by separate document, a flowage easement over those portions of the lot(s) subject to inundation by a 100-year flood, from a drainage area in excess of one (1) square mile (640 acres) as indicated on the approved tentative map. The grant of

right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to [PDS, LDR] for approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE the easement(s) shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents for recordation. The Department [PDS, LDR] shall review that that the easements comply with this condition.

LINES OF INUNDATION: [PDS, LDR] [MA]

INTENT: In order to prevent future development in the flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject To Inundation By The 100-Year Flood" on the Final Map.

- a. Each parcel shall have a flood free building site to the satisfaction of the County of San Diego, Director of Planning & Development Services. If any of the parcels are found to be devoid of a buildable, flood free site for a/an residence/commercial use/industrial use, the subdivider shall take appropriate action so that each parcel does have a buildable flood free site. This pertains to watersheds having area of twenty five (25) or more acres.

DOCUMENTATION: The applicant shall indicate the lines of inundation on the non-title sheet of the Final Map as indicated above. **TIMING:** Prior to the approval of the Final Map, the inundation lines shall be indicated and labeled on the map. **MONITORING:** The [PDS, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

LINES OF INUNDATION: [PDS, LDR] [MA]

INTENT: In order to prevent future development in flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100-year flood over the entire property shall be shown and labeled "Flood-Prone Area" on the Final Map.

- a. A Civil Engineer shall provide this information thorough an analysis performed as part of a drainage study.
- b. Each parcel shall have a flood-free building site. Since all parcels are found to be devoid of a buildable flood-free site for a/an residence/commercial use/industrial use, the subdivider shall construct

graded pads pursuant to an L-Grading Plan. Proposed pads shall be elevated above the one hundred-year inundation elevation as determined by the applicant's Civil Engineer and to the satisfaction of the Director of Planning & Development Services.

DOCUMENTATION: A Civil Engineer shall provide the necessary hydrology and hydraulics to define the 100-year floodplain inundation limits and indicate the lines of inundation on the non-title sheet of the Final Map as indicated above. **TIMING:** Prior to the approval of the Final Map, the inundation lines shall be indicated and labeled on the map. **MONITORING:** The [PDS, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

III. TM STREETS AND DEDICATIONS (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

a. **ROAD DEDICATION (ON&OFFSITE):** [PDS, LDR] [DGS, RP] [MA].

INTENT: In order to improve the quality of the roads, promote orderly development, and to comply with the [Subdivision Ordinance Sec. 81.402](#), road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate onsite with the map and grant by separate document to the County of San Diego, an easement for road purposes that provides feet along the project frontage in accordance with [County of San Diego Public Road Standards](#) and the Community Trails Master Plan for a with a bike lane [and sidewalk] [and pathway] to a right-of-way width of feet () together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Planning & Development Services.

b.

The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall dedicate the project side of the easement on the map and show it as CHOOSE ONE. For the off-site portions of the easement, the applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the

documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE the onsite dedication and the offsite granting shall be provided for roads with the recordation of the unit the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and CHOOSE ONE by the County. 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 that that the off-site granting complies with this condition.

ROAD DEDICATION (ONSITE ONLY): [PDS, LDR] [DGS, RP] [MA].

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.402](#), road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate on the map to the County of San Diego an easement for road purposes that provides feet along the project frontage in accordance with [County of San Diego Public Road Standards](#) [and Community Trails Master Plan] for a with a bike lane [and sidewalk] [and pathway] to a right-of-way width of feet (') together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Planning & Development Services.

b.

The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall dedicate the easement on the map and show it as CHOOSE ONE . **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE the onsite dedication shall be provided for roads with the recordation of the unit the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and CHOOSE ONE by the County.

ROAD DEDICATION (NONCOUNTY): [PDS, LDR] [MA].

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.402](#), the required road right-of-way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate on the map to the County of San Diego an easement for road purposes that provides feet (') along the project frontage in accordance with Standards and Community Trails Master Plan for a with a bike lane [and sidewalk] [and pathway] to a right-of-way width of feet (') The following shall be

placed on the Map pertaining to this easement: " , with the right to construct and maintain slopes and drainage facilities excavation, and embankment slopes beyond the limits of the right-of-way, to the satisfaction of the Director of Planning & Development Services, is accepted hereon. This easement is accepted solely for the purpose of designating for public use. The County by this action is not accepting the road into the County Maintained System, and the County will not be responsible for maintenance."

b.

The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall dedicate the easement on the map and show it as CHOOSE ONE . **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE the onsite dedication shall be provided for roads with the recordation of the unit the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and CHOOSE ONE by the County.

CENTERLINE LOCATION: [PDS, LDR] [MA].

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.402 & 81.805](#), the centerline of shall be shown on the subdivision map. **DESCRIPTION OF REQUIREMENT:** The desired location of the centerline for shall be determined, which is shown on the Mobility Element of the County General Plan as a . The following shall be shown on the Final Map:

a. The centerline location as approved by the Department of Planning & Development Services.

b. The centerline location as approved by CALTRANS. Contact CALTRANS (-) for this location, and supply verification of approved alignment.

c. Since is not required to be constructed to ultimate, the following shall be shown on the Final Map as "nontitle" information:

1. The width of the right-of-way which is _____ feet (_____ ') from the centerline and identified by a line drawn at the appropriate location and labeled, "Limit of Proposed Street Widening."
2. The additional five feet (5') is for a bicycle facility.
3. A building line which is _____ feet (_____ ') from the centerline of the road, identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."
4. Show the ultimate slopes and drainage facilities on the Final Map. A profile and cross-sections sufficient to verify these limits shall be submitted to the County of San Diego Department of Planning & Development Services for review and approval.

DOCUMENTATION: The applicant shall indicate the centerlines on the map as indicated above. **TIMING:** Prior to the approval of the Final Map or Parcel Map for SPECIFY WHICH PHASE _____ the centerlines shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall verify that the centerlines are indicated on the map.

PRIVATE ROAD MAINTENANCE AGREEMENT: [PDS, LDR] [MA].

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, 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 Planning & Development Services.
- b. The Director of Planning & Development Services shall be notified as to the final disposition of title (ownership) to _____, 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 private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall sign the private road maintenance agreement 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 map for SPECIFY WHICH PHASE _____ the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

DECLARATION OF COVENANTS: [PDS, LDR] [DPR, TC] [MA].

INTENT: In order to promote orderly development by providing a future trail connection pursuant to the [Community Master Trails Plan](#) and to comply with the [Subdivision Ordinance Section 81.404.a.9](#), [County Subdivision Ordinance](#)

[Section 81.703.g](#), a declaration not to oppose a Landscape Maintenance District shall be executed. **DESCRIPTION OF REQUIREMENT:** Execute a declaration of covenants for agreeing not to oppose the formation of a Landscape Maintenance District (LMD) for maintaining riding and hiking trails. This covenant shall declare present and future owners of this property will not protest any special assessment proceedings for maintaining riding and hiking trails. The applicant/property owner shall execute a covenant not to oppose the formation of a road improvement district. **DOCUMENTATION:** The applicant shall execute the covenant and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE the declaration shall be executed. **MONITORING:** The [PDS, LDR] shall review that that the documents in order to comply with this condition.

RELINQUISH ACCESS: [PDS, LDR] [MA]

INTENT: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#), access shall be relinquished .

DESCRIPTION OF REQUIREMENT: Relinquish access rights onto . The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the access point(s) are permitted along . **DOCUMENTATION:** The applicant shall prepare the pages of the Final Map and present them for review to [PDS, LDR]. **TIMING:** Prior to the approval of the Map for SPECIFY WHICH PHASE the access shall be relinquished. **MONITORING:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Final Map.

AVIGATION/OVERFLIGHT EASEMENT: [PDS, LDR] [DGS, RP] [MA]

INTENT: In order to comply with the [Airport Land Use Compatibility Plan](#) an Avigation/Overflight Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the , an Avigation/Overflight easement over the entire property/lots as shown on the approved PICK ONE. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to [PDS, LDR] for approval. **TIMING:** Prior to the approval of the map, the for SPECIFY WHICH PHASE the easement shall be executed. **MONITORING:** The [DGS, RP] shall prepare and execute the easement documents and forward a copy of the recorded documents to [PDS, LDR] for

review and approval. The [PDS, LDR] shall review that that the easements comply with this condition.

OFFSITE ROAD MONUMENTATION: [PDS, LDR] [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.406](#), the centerline shall be shown on the map.

DESCRIPTION OF REQUIREMENT: The centerline of to be surveyed and monumented. Monumentation shall consist of street survey monuments, per Drawing M-10 Regional Standard Drawings when the road, as improved, is at ultimate line and grade and 2" x 24" pipe when the road is not at ultimate line and grade. The Director of Planning & Development Services will assign a road survey number to the off-site public roads being created. If the off-site road is not shown on the Map, the developer shall file with the County Recorder a Record of Survey after approval of the Director of Planning & Development Services showing the centerline Monumentation set with ties to adjacent property.

DOCUMENTATION: The applicant shall perform the required surveying work indicated above.

TIMING: Prior to the approval of the map for SPECIFY WHICH PHASE the surveying monumenting shall be completed.

MONITORING: The [PDS, LDR] shall verify that the surveying has been completed pursuant to this condition.

IV. STORMWATER, LOW IMPACT DESIGN (Revised 5-01-2009)

APPROVAL OF MAP: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

EROSION CONTROL: [PDS, LDR] [DPW, PDCI] [MA, IP, GP].

INTENT: 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. 10096](#) 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 Management Plan (SWMP) and Stormwater Protection Plan (SWPP) 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\(e\)](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Planning & Development Services 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 Department of Planning & Development Services 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 Department of Planning & Development Services 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] for approval with the final submittal of all grading and improvement plans for the subdivision and required improvements as indicated above. **TIMING:** Prior to approval of the map for all phases, 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 this conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforcement the required stormwater and rosin control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

HYDROMODIFICATION NOTE: [PDS, LDR] [MA]

INTENT: In order to acknowledge future processing requirements for projects which were deemed complete, pursuant to [Subdivision Map Act Section 66474.2](#), prior to January 8, 2011, a note shall be placed on the parcel map. This project has provided acknowledge from the owner and professional that hydromodification needs have been reviewed, based on the project's technical studies, and can be accommodated on the project. Furthermore the acknowledgement states that hydromodification requirements will be complied with prior to development of the lots and that any changes that result from implementing hydromodification requirements may require changes to the project design or processing a revision. **DESCRIPTION OF REQUIREMENT:** The following note shall be shown as the first note in the Non-Title sheet of the parcel map and labeled "Hydromodification Note".

“Approval of a final/parcel map does not guarantee that subsequent governmental permits and approvals needed to develop the property can be issued based on laws, regulations or standards in place at the time the subdivision was approved. Changes in the law, regulations or standards that occur or become effective prior to the time development permits are sought can

adversely impact the ability to develop a subdivision. In some instances, it may be necessary to redesign or remap a subdivision to address these changes, which can be a costly and time consuming process.

Without limiting the generality of the foregoing, it is specifically noted that starting on January 8, 2011 updated storm water requirements required by the California Regional Water Quality Control Board, San Diego Region, became applicable to priority development projects in the County pursuant to Regional Board Order No. R9-2007-0001, NPDES No. CAS0108758. Subdivisions in process prior to this date may not have been designed to address these new requirements. In order to issue grading, building and other development permits, it may be necessary to address these new requirements even if such considerations were not required to approve the final/parcel map. ”

DOCUMENTATION: The applicant shall add the Hydromodification Note on the Non-Title sheet of the parcel map as indicated above. **TIMING:** Prior to the approval of the parcel map, the note shall be shown on the parcel map. **MONITORING:** The [PDS, LDR] shall verify that the note has been added to the parcel map pursuant to this condition.

V. DEVELOPMENT IMPACT FEES (Revised 5-01-2009)

APPROVAL OF MAP: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

. **TRAFFIC SIGNALIZATION FEE: [PDS, LDR] [MA].**

INTENT: In order to mitigate the impact of this project on traffic safety below levels of less than significant for , and to comply with the [County of San Diego Board Policy J-25](#), a traffic signalization fee shall be paid.

DESCRIPTION OF REQUIREMENT: This residential subdivision will contribute additional traffic to the intersection of and , and , participation in the cost of a traffic signalization, installation, or enhancement is required. The project's fair share amount of the entire cost of the signal shall be \$. The fee is based on an estimate of the percentage of traffic this project will contribute to the intersection(s). The estimated fee shall be used to assist in financing the construction of traffic signal(s). **DOCUMENTATION:** The applicant shall pay the fair share traffic signalization fee at the [PDS, ZONING]. The cost of the fee shall be calculated at pursuant to this condition. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE , the traffic signal fee

shall be paid. **MONITORING:** The [PDS, ZONING] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

TRAFFIC SIGNALIZATION FEE: [PDS, LDR] [MA].

INTENT: In order to comply with the [County of San Diego Board Policy J-25](#) a traffic signalization fee shall be paid to help mitigate the additional traffic impacts on the intersection caused by the residential subdivision. **DESCRIPTION OF REQUIREMENT:** This residential subdivision will contribute additional traffic to the intersection of _____ and _____, and _____, participation in the cost of a traffic signalization, installation, or enhancement is required. The traffic signal will help improve future traffic operation at the intersection(s). The project's fair share amount of the entire cost of the signal shall be \$ _____. The fee is based on an estimate of the percentage of traffic this project will contribute to the intersection(s). The estimated fee shall be used to assist in financing the construction of traffic signal(s). **DOCUMENTATION:** The applicant shall pay the fair share traffic signalization fee at the [PDS, ZONING]. The cost of the fee shall be calculated at pursuant to this condition. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE _____, the traffic signal fee shall be paid. **MONITORING:** The [PDS, ZONING] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

PLANNED DRAINAGE FACILITY FEE: [PDS, LDR] [MA].

INTENT: In order to provide adequate flood protection for future occupants of the development, it is necessary to construct the planned drainage facilities to remove surface and stormwater from local or neighborhood drainage areas, to protect and benefit all property in the area, a fair-share fee shall be collected pursuant to the [Drainage Fee Ordinance No. 5856 \(N.S.\) of the County Regulator Cod Sections 810.201 to 810.215](#). **DESCRIPTION OF REQUIREMENT:** Participate in the construction of planned drainage facilities for Zone _____, Planned Local Drainage Area _____ (PLDA) by paying a drainage fee of \$ _____. The fee is to assist in financing the construction of the planned local drainage (PLD) facilities for the zone _____ and Local Drainage Area. The fees established are based on estimated costs of the planned drainage facilities, which are apportioned within the drainage area on the basis of benefit conferred on the property. The fee will be used to contribute toward the construction of drainage facilities such as: reinforced concrete pipe culverts, corrugated metal pipe culverts, concrete-lined trapezoidal channels, rock-lined channels, reinforced box culverts, concrete dip sections, energy dissipaters, rip rap slope protection, etc., planned for Zone, Local Drainage Area, specified in the _____. **DOCUMENTATION:** The applicant shall pay the fee as indicated above. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE _____

the PLDA Fee shall be paid. **MONITORING:** The [PDS, ZONING] shall collect the fee amount pursuant to this condition and provide a receipt for the applicant.

ROAD IMPROVEMENT CONSTRUCTION FEE: [PDS, LDR] [MA].

INTENT: In order to mitigate the impact of this project on traffic safety below levels of less than significant for , and to comply with , a road improvement and construction fee shall be paid to help mitigate the additional traffic impact on caused by the residential subdivision. **DESCRIPTION OF**

REQUIREMENT: Participate in the cost of road improvements for a portion of , by paying a construction fee of \$. The fee is to assist in financing

the improvements for located in the vicinity of . The fee is based on an estimate of the percentage of traffic this project will contribute. The fee will be used to contribute toward the construction of street facilities such as pavements, realignments of horizontal and vertical curves, storm drains, grading, etc., for

. The road improvements will help improve future traffic operations from the additional traffic contributions that this residential subdivision will contribute.

DOCUMENTATION: The applicant shall pay the fee as indicated above.

TIMING: Prior to the approval of the map for SPECIFY WHICH PHASE the PLDA Fee shall be paid. **MONITORING:** The [PDS, ZONING] shall collect the fee amount pursuant to this condition and provide a receipt for the applicant.

[END DPW TM CONDITIONS](#)
[Click To Return](#)

LD TENTATIVE PARCEL MAP CONDITIONS

VI. TPM FLOODING & DRAINAGE: (Revised 5-01-2009)

APPROVAL OF MAP: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

DRAINAGE SWALES: [PDS, LDR] [MA]

INTENT: In order to indicate the drainage swales on the Parcel Map and to comply with [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), the drainage swales shall be shown on the map. **DESCRIPTION OF**

REQUIREMENT: The drainage swale which flows through the property shall be shown and labeled "Drainage Swale" on the Parcel Map. The applicant's Civil Engineer will provide this information by annotating the copy of the Tentative

Parcel Map. **DOCUMENTATION:** The applicant shall indicate the drainage swales on the Parcel Map as indicated above. **TIMING:** Prior to the approval of the Parcel Map, the drainage swales shall be indicated and labeled on the map. **MONITORING:** The [PDS, LDR] shall verify that the drainage swales have been indicated pursuant to this condition.

LINES OF INUNDATION: [PDS, LDR] [MA]

INTENT: In order to prevent future development in the flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject To Inundation By The 100-Year Flood" on the Parcel Map.

- b. Each parcel shall have a flood free building site to the satisfaction of the County of San Diego, Director of Planning & Development Services. If any of the parcels are found to be devoid of a buildable, flood free site for a/an residence/commercial use/industrial use, the subdivider shall take appropriate action so that each parcel does have a buildable flood free site. This pertains to watersheds having area of twenty five (25) or more acres.

DOCUMENTATION: The applicant shall indicate the lines of inundation on the non-title sheet of the Parcel Map as indicated above. **TIMING:** Prior to the approval of the Parcel Map, the inundation lines shall be indicated and labeled on the map. **MONITORING:** The [PDS, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

LINES OF INUNDATION: [PDS, LDR] [MA]

INTENT: In order to prevent future development in flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100-year flood over the entire property shall be shown and labeled "Flood-Prone Area" on the Parcel Map.

- c. A Civil Engineer shall provide this information through an analysis performed as part of a drainage study.
- d. Each parcel shall have a flood-free building site. Since all parcels are found to be devoid of a buildable flood-free site for a/an residence/commercial use/industrial use, the subdivider shall construct graded pads pursuant to an L-Grading Plan. Proposed pads shall be elevated above the one hundred-year inundation elevation as determined by the applicant's Civil Engineer and to the satisfaction of the Director of Planning & Development Services.

DOCUMENTATION: A Civil Engineer shall provide the necessary hydrology and hydraulics to define the 100-year floodplain inundation limits and indicate the lines of inundation on the non-title sheet of the Parcel Map as indicated above. **TIMING:** Prior to the approval of the Parcel Map, the inundation lines shall be indicated and labeled on the map. **MONITORING:** The [PDS, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

FLOWAGE EASEMENT: [PDS, LDR] [MA]

INTENT: In order to prevent future development in the floodplain or watercourse, a flowage easement shall be dedicated on the Parcel Map. **DESCRIPTION OF REQUIREMENT:** A flowage easement encompassing the limits of either the 100-year flood plain or floodway, as defined in Section 1110 of the Zoning Ordinance, on the watercourse which flows through the property shall be dedicated to the County of San Diego. This pertains to watersheds having areas of one (1) square mile or more. **DOCUMENTATION:** The applicant shall dedicate a flowage easement to the County of San Diego on the Parcel Map as indicated above. **TIMING:** Prior to the approval of the Parcel Map, the easement shall be dedicated on the map. **MONITORING:** The [PDS, LDR] shall verify that the flowage easement has been dedicated on the map. The [PDS, LDR] shall CHOOSE ONE the easement.

DRAINAGE EASEMENT: [PDS, LDR] [MA]

INTENT: In order to prevent future development in the floodplain and to comply with , a flowage easement shall be dedicated on the Parcel Map. **DESCRIPTION OF REQUIREMENT:** Dedicate a drainage easement to the County of San Diego encompassing all public drainage improvements. Dedicate an access easement to each drainage system maintenance access point not directly accessible from a public roadway. **DOCUMENTATION:** The applicant shall dedicate a drainage easement to the County of San Diego on the Parcel Map as indicated above. **TIMING:** Prior to the approval of the Parcel Map, the easement shall be dedicated on the map. **MONITORING:** The [PDS, LDR] shall verify that the drainage easement has been dedicated on the map. The [PDS, LDR] shall CHOOSE ONE the easement.

VII. TPM ACCESS & SIGHT DISTANCE: (Revised 5-01-2009)

APPROVAL OF MAP: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

PUBLIC ROAD CONNECTION: [PDS, LDR] [MA].

INTENT: In order to ensure that the subdivision is connected to a publicly maintained road and to comply with the [County Subdivision Ordinance Section 81.702](#), recorded documentation shall be provided. **DESCRIPTION OF REQUIREMENT:** Recorded documentation showing that the land division is connected to a publicly maintained road by an easement for road purposes shall be provided. The easement shall be forty feet (40') wide as specified in [County Subdivision Ordinance Section 81.702](#), unless proof is furnished that a lesser width is applicable under [Section 81.702.e](#) of the County Code, and shall be for the benefit and use of the property being divided. Recordation data for said easement shall be shown on the Parcel Map. This requirement applies to off-site access to all proposed parcels.

Access to this subdivision is by a Permanent Road Division (PRD #) maintained road.

DOCUMENTATION: The applicant shall submit to the [PDS, LDR], proof that the subdivision is connected to a publicly maintained road, and indicate the access on the Parcel Map. **TIMING:** Prior to the approval of the Parcel Map, the connection shall be verified. **MONITORING:** The [PDS, LDR] shall verify that the evidence provided meets the requirement of this condition.

ENCROACHMENT PERMIT: [PDS, LDR] [MA].

INTENT: In order ensure that improvements for the private road comply with the [County of San Diego Public Road Standards](#), and [The Caltrans Facility Standards and Requirements](#), and to comply with encroachment permit(s) shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:** A permit shall be obtained from CALTRANS for the improvements to be made within the public right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. **DOCUMENTATION:** The applicant shall obtain the encroachment permit(s) and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. The subdivider shall obtain an encroachment permit from CALTRANS authorizing access onto . This will allow CALTRANS to set conditions such as sight distance and road improvements. The applicant should contact the CALTRANS Permit Office at (619) 688-6843 for additional details. **TIMING:** Prior to the approval of the Parcel Map, the permit shall be obtained. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and the applicable improvement plans, and implement any conditions of the permit in the County improvement plans.

ONE FOOT ACCESS DEDICATION: [PDS, LDR] [MA].

INTENT: In order to provide access to the subdivision the previously rejected offer of dedication shall be accepted by the County for Public Access. **DESCRIPTION OF REQUIREMENT:** Access rights onto shall be

remanded by the County. Upon completion or agreeing to the completion of the required public road improvements by the applicant, the previously rejected one foot (1') offer of dedication on shall be accepted by the County. **DOCUMENTATION:** The applicant shall agree to or complete the required road improvements and show the one (1') offer of dedication on the map. **TIMING:** Prior to the approval of the Parcel Map, this requirement shall be completed. **MONITORING:** The County of San Diego, Director of Planning & Development Services shall recommend that the Board of Supervisors accept the previously rejected one foot (1') offer of dedication upon completion or agreeing to the completion of the required public road improvements by the applicant.

QUITCLAIM OFFSITE ACCESS : [PDS, LDR] [MA].

INTENT: In order to ensure that the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.703 and 81.704](#) (I don't know the code), all existing private road easements shall be quitclaimed back. **DESCRIPTION OF REQUIREMENT:** All off-site parcel access rights from the existing private road easement known as shall be quitclaimed. The easement rights along for utility purposes need not be quitclaimed. **DOCUMENTATION:** The applicant shall quitclaim all off-site parcel access rights from the existing private road easement pursuant to this condition. **TIMING:** Prior to the approval of the Parcel Map, this requirement shall be completed. **MONITORING:** The [PDS, LDR] shall verify that all existing easements have been quitclaimed back.

REMAND RELINQUISHED ACCESS: [PDS, LDR] [MA].

INTENT: In order to ensure that only the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.1106](#), the previously relinquished access shall be remanded. **DESCRIPTION OF REQUIREMENT:** Access rights onto shall be obtained by remanding the relinquished access rights over as shown on Parcel Map No. . **DOCUMENTATION:** The applicant shall agree to or complete the required road improvements and show the one (1') offer of dedication on the map. **TIMING:** Prior to the approval of the Parcel Map, this requirement shall be completed. **MONITORING:** Not applicable as remandments go to a specific remandment meeting for evaluation.

SIGHT DISTANCE: [PDS, LDR] [MA].

INTENT: In order to ensure that improvements for the private road comply with the [County of San Diego Public Road Standards](#), and [The Caltrans Facility Standards and Requirements](#), and to comply with sight distance shall be obtained. **DESCRIPTION OF REQUIREMENT:** All parcels and their access that front , shall meet CALTRANS requirements for sight distance. **DOCUMENTATION:** The applicant shall have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide a signed statement to the [PDS, LDR], which states that access meeting CALTRANS

requirements for sight distance exists for each parcel. The applicant should contact the CALTRANS Permit Office at (619) 688-6843 for additional details. **TIMING:** Prior to the approval of the Parcel Map, the sight distance shall be certified. **MONITORING:** The [PDS, LDR] shall review the sight distance certification for compliance with this condition.

SIGHT DISTANCE: [PDS, LDR] [MA]

INTENT: In order to comply with the Design Standards of Section 6.1, Table 5 of the [County of San Diego Public Road Standards](#), an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** There shall physically be minimum unobstructed sight distance based upon prevailing traffic speed in both directions along _____ from _____ including all intersections.

- a. 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.”
- b. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings will not be adversely affected by this project.

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

VIII. TPM EASEMENTS & DEDICATIONS: (Revised 10-23-2009)

APPROVAL OF MAP: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

FIRE TURNOUT EASEMENT: [PDS, LDR] [FIRE] [MA].

INTENT: In order to provide the appropriate fire turnarounds pursuant to the Fire Protection District Standards and to comply with the [County Subdivision Ordinance Section 81.702](#) the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:** The Parcel Map shall show a forty foot (40') minimum radius cul-de-sac or a minimum hammerhead turnaround located

at _____, to the satisfaction of the _____ Fire Protection District Fire Department and the County of San Diego, Director of Planning & Development Services. **DOCUMENTATION:** The applicant shall show the easement on the Parcel Map. **TIMING:** Prior to approval of the Parcel Map, the easement shall be indicated on the Parcel Map. **MONITORING:** The [PDS, LDR] shall review the Parcel Map to ensure that the fire turnout easement is indicated pursuant to this condition.

PRIVATE ROAD EASEMENT: [PDS, LDR] [FIRE] [MA].

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.702](#) the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:**

. The Parcel Map shall show twenty-foot (20') radius returns at the intersection of the road easements on-site.

. The Parcel Map shall show a minimum _____-foot (xx') wide existing private road easement along _____, contiguous, and within / centered on _____.

. The Parcel Map shall show a _____-foot (_____') wide private road easement along _____, contiguous, and within / centered on each side of the ultimate centerline for that portion within the boundary of the land division.

DOCUMENTATION: The applicant shall show the easement(s) on the Parcel Map. **TIMING:** Prior to approval of the Parcel Map, the easement(s) shall be indicated on the Parcel Map. **MONITORING:** The [PDS, LDR] shall review the Parcel Map to ensure that the fire turnout easement is indicated pursuant to this condition.

PRIVATE ROAD CERTIFICATION: [PDS, LDR], [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.702](#), _____ the improved quality of _____ shall be certified. **DESCRIPTION OF REQUIREMENT:** The private road easement

shall be certified to ensure that it is graded to a width of _____ feet (') and to an improved width of _____ feet (') with asphalt concrete pavement over approved base or (six inches (6") of disintegrated granite) with asphalt concrete dike at _____ feet (') from centerline. The improvement and design standards of Section 3.1(C) of the [County Standards for Private Streets](#) for [CLICK HERE TO DETERMINE THE AMOUNT OF TRIPS](#) _____ trips and _____ is constructed within the easement for the benefit of the land division. The road shall meet all other Sections of the [San Diego County Standards for Private](#)

Roads. DOCUMENTATION: The applicant shall have a Registered Civil Engineer or a Licensed Land Surveyor shall 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](#). **TIMING:** Prior to the approval of the Parcel Map, the road shall be certified. **MONITORING:** The [PDS, LDR] shall review the certification for consistency with the condition and County Standards.

PRIVATE ROAD CERTIFICATION: [PDS, LDR] [FIRE] [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.702](#), and the requirements of the Fire Protection District, the improved quality of shall be certified.

DESCRIPTION OF REQUIREMENT: The private road easement shall be certified to ensure that it is graded to a width of feet (') and to an improved width of feet (') with asphalt concrete pavement over approved base or (six inches (6") of disintegrated granite) and is to the satisfaction of the Fire Protection District / Department, and is constructed within the easement for the benefit of the land division. The road shall meet all other Sections of the [San Diego County Standards for Private Roads](#). **DOCUMENTATION:** The applicant shall have a Registered Civil Engineer or a Licensed Land Surveyor shall 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](#). **TIMING:** Prior to the approval of the Parcel Map, the road shall be certified. **MONITORING:** The [PDS, LDR] shall review the certification for consistency with the condition and County Standards.

ROAD STANDARDS [PDS, LDR] [MA]

INTENT: In order to promote orderly development, pursuant to the [County Subdivision Ordinance Sec. 81.702](#), and to comply with the [County of San Diego Public Road Standards](#), [San Diego County Standards for Private Roads](#) and Community Trails Master Plan the centerline shall be . **DESCRIPTION OF REQUIREMENT:**

. The centerline horizontal radii shall be a minimum of feet (') for the private road easement CHOOSE ONE.

. The proposed private easement road shall intersect within twenty degrees (20°) of perpendicular.

The road shall also meet all other Sections of the [County of San Diego Public Road Standards](#), [San Diego County Standards for Private Roads](#) and Community Trails Master Plan **DOCUMENTATION:** **TIMING:** Prior to the

approval of the Parcel Map, the condition shall be completed. **MONITORING:** The [PDS, LDR] [DPR, TC, PP] shall review the plans in compliance with this condition.

OFFER OF ROAD DEDICATION: [PDS, LDR] [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.703](#), the road shall be dedicated. **DESCRIPTION OF REQUIREMENT:** An offer of dedication shall be made to the County for public road purposes as indicated below:

- a. The dedication shall include that portion of the right-of-way as necessary to complete a _____ foot (_____) wide, one-half right-of-way width on each side of the ultimate centerline [minimum centerline radius _____ feet (_____)], plus the right to construct and maintain slopes and drainage improvements as required beyond the _____ foot (_____) limit for that portion within the land division for _____, including a twenty-foot (20') radius property line corner rounding at the street intersection. The Parcel Map shall be prepared to show the offer being CHOOSE ONE.
- 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 dedication or offer of dedication is required, per [Subdivision Ordinance Sec. 81.704.a](#), at the time of recordation of the Parcel Map. All easements of any type must be plotted on the Parcel 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 County of San Diego, Director of Planning & Development Services. Subordination of _____ will not be required.

DOCUMENTATION: The applicant shall prepare the map as indicated above and offer the dedication to the County. Also, the applicant shall indicate the following note on the Parcel Map:

"The right-of-way and slope rights on _____ are accepted solely for the purpose of designating the road, in the Permanent Road Division # _____, for public use. The County by this action is not accepting the road into the County Maintained System, and the County will not be responsible for maintenance. PRD # _____ maintains the paved portion of the road."

TIMING: Prior to the approval of the Parcel Map, the offer of dedication shall be made to the County on the Parcel Map, and the note shall be placed on the map.

MONITORING: The [PDS, LDR] [DPR, TC, PP] shall review the map for compliance with this condition. The [PDS, LDR] shall CHOOSE ONE the offer of dedication.

OFFER OF ROAD DEDICATION: [PDS, LDR] [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.703](#), the road shall be dedicated. **DESCRIPTION OF REQUIREMENT:** An offer of dedication shall be made to the County for public road purposes as indicated below:

- a. The offer to dedicate on-site and cause to be granted off-site, the right-of-way required for a complete _____ foot (_____) radius cul-de-sac per County of San Diego Standards DS-6 for a _____ foot (_____) right-of-way street, plus the right to construct and maintain slopes and drainage improvements as required beyond the limits of the cul-de-sac. The Parcel Map shall be prepared to show the offer being CHOOSE ONE. The cul-de-sac shall be located at _____ .
- 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 dedication or offer of dedication is required, per [Subdivision Ordinance Sec. 81.704.a](#), at the time of recordation of the Parcel Map. All easements of any type must be plotted on the Parcel 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 County of San Diego, Director of Planning & Development Services. Subordination of _____ will not be required.

DOCUMENTATION: The applicant shall prepare the map as indicated above and offer the dedication to the County. **TIMING:** Prior to the approval of the Parcel Map, the offer of dedication shall be made to the County on the Parcel Map. **MONITORING:** The [PDS, LDR] shall review the map for compliance with this condition. The [PDS, LDR] shall CHOOSE ONE the offer of dedication.

OFFER OF ROAD DEDICATION: [PDS, LDR] [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.703](#), the road shall be dedicated. **DESCRIPTION OF REQUIREMENT:** An offer of dedication shall be made to the County for public road purposes as indicated below:

- a. The offer to dedicate shall be on-site and shall cause to be granted off-site, the right-of-way required for a complete _____ -foot (_____) radius cul-de-sac per County of San Diego Standards DS-6 for a _____ -foot (_____) right-of-way street, plus the right to construct and maintain slopes and drainage improvements as required beyond the limits of the cul-de-sac. The Parcel Map shall be prepared to show the offer being CHOOSE ONE. The cul-de-sac shall be located at _____ .

- 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 dedication or offer of dedication is required, per [Subdivision Ordinance Sec. 81.704.a](#), at the time of recordation of the Parcel Map. All easements of any type must be plotted on the Parcel 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 County of San Diego, Director of Planning & Development Services. Subordination of _____ will not be required.

DOCUMENTATION: The applicant shall prepare the map as indicated above and offer the dedication to the County. **TIMING:** Prior to the approval of the Parcel Map, the offer of dedication shall be made to the County on the Parcel Map. **MONITORING:** The [PDS, LDR] shall review the map for compliance with this condition. The [PDS, LDR] shall CHOOSE ONE the offer of dedication.

OFFER OF ROAD DEDICATION: [PDS, LDR] [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.703](#), the road shall be dedicated. **DESCRIPTION OF REQUIREMENT:** An offer of dedication shall be made to the County for public road purposes. As indicated below:

- a. The offer to dedicate shall include the right-of-way required for a _____-foot (_____) wide easement, plus the right to construct and maintain slopes and drainage improvements as required beyond the _____-foot (_____) limit along and centered within _____ on the boundary of the land division, including twenty-foot (20') radius property line corner rounding at street intersection. All off map dedications shall be by separate document. The Parcel Map shall be prepared to show the offer being CHOOSE ONE.
- 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 dedication or offer of dedication is required, per [Subdivision Ordinance Sec. 81.704.a](#), at the time of recordation of the Parcel Map. All easements of any type must be plotted on the Parcel 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 County of San Diego, Director of Planning & Development Services. Subordination of _____ will not be required.

DOCUMENTATION: The applicant shall prepare the map as indicated above and offer the dedication to the County. **TIMING:** Prior to the approval of the Parcel Map, the offer of dedication shall be made to the County on the Parcel

Map. **MONITORING:** The [PDS, LDR] shall review the map for compliance with this condition. The [PDS, LDR] shall CHOOSE ONE the offer of dedication.

IRREVOCABLE OFFER OF DEDICATION: [PDS, LDR] [DGS, RP] [MA]
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 executed. **DESCRIPTION OF REQUIREMENT:** Execute an Irrevocable Offer of Dedication (IOD) for real property for public highway as indicated below:

- a. An IOD shall be executed to complete a _____-foot (_____ ') wide, one-half right-of-way width on each side of the ultimate centerline [minimum centerline radius _____ feet (_____ ')], plus the right to construct and maintain slopes and drainage improvements as required beyond the _____-foot (_____ ') limit for that portion within the land division for _____, 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 dedication or offer of dedication is required, per [Subdivision Ordinance Sec. 81.704.a](#), at the time of recordation of the Parcel Map. All easements of any type must be plotted on the Parcel 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 County of San Diego, Director of Planning & Development Services. Subordination of _____ will not be required.

DOCUMENTATION: The applicant shall show the IOD on the Parcel Map and submit to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE _____ the IOD shall be verified/executed. For the off-site portions of the easement, the applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and CHOOSE ONE by the County. 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 that that the off-site granting complies with this condition.

NO PARKING COVENANT: [PDS, LDR] [MA].

INTENT: In order to allow for _____ along _____ and to comply _____ with, a no parking restriction shall be provided. **DESCRIPTION OF REQUIREMENT:** Execute a covenant not to oppose a "No Parking" restriction along the

frontage of . **DOCUMENTATION:** The applicant shall execute the covenant and record it with the County Recorder. Upon Recordation, provide the covenant to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the Parcel Map, the covenant not to oppose the "No parking restriction," shall be executed. **MONITORING:** The [PDS, LDR] shall review the documents to determine adequacy with this condition.

.VEHICULAR ACCESS RESTRICTION: [DPW, LDR] [MA]

Intent: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#), and to comply with [County Subdivision Ordinance 81.401\(g\)](#) access shall be restricted onto the public street name. **Description of requirement:** A one-foot (1') wide strip shall be offered for dedication along the boundary of the lot, which will not be used for access. The one-foot (1') wide strip shall be made a portion of the subject lots and designated as "Vehicular Access Restriction". **Documentation:** The applicant shall show the one-foot (1') wide strip on the Parcel Map and for review to [PDS, LDR]. **Timing:** Prior to the approval of the Parcel Map, the access shall be restricted. **Monitoring:** The [PDS, LDR] shall prepare and process the restriction of access with the Parcel Map.

. RELINQUISH ACCESS: [PDS, LDR] [DGS, RP] [MA]

INTENT: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#), access shall be relinquished .
DESCRIPTION OF REQUIREMENT: Relinquish access rights onto except for ,

except for those portions of the frontage where there is physically a minimum unobstructed sight distance for the prevailing speed of traffic on .

The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the access point(s) are permitted along . **DOCUMENTATION:** The applicant shall prepare the pages of the Parcel Map and present them for review to [PDS, LDR]. **TIMING:** Prior to the approval of the Parcel Map, the access shall be relinquished. **MONITORING:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Parcel Map.

. AVIGATION/OVERFLIGHT EASEMENT: [PDS, LDR] [DGS, RP] [MA]

INTENT: In order to comply with the [Airport Land Use Compatibility Plan](#) an Avigation/Overflight Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the , an

Avigation/Overflight easement over the entire property/lots as shown on the approved PICK ONE. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to [PDS, LDR] for approval. **TIMING:** Prior to the approval of the Parcel Map, the easement shall be executed. **MONITORING:** The [DGS, RP] shall prepare and execute the easement documents and forward a copy of the recorded documents to [PDS, LDR] for review and approval. The [PDS, LDR] shall review that that the easements comply with this condition.

CENTERLINE LOCATION: [PDS, LDR] [MA].

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Sec. 81.703 & 81.805](#), the centerline of shall be shown on the subdivision map. **DESCRIPTION OF REQUIREMENT:** The desired location of the centerline for shall be determined, which is shown on the Circulation Element of the County General Plan as a . The following shall be shown on the Parcel Map:

- a. The centerline location as approved by the Department of Planning & Development Services.
- b. The centerline location as approved by CALTRANS. Contact CALTRANS (-) for this location, and supply verification of approved alignment.
- c. Since is not required to be constructed to ultimate, the following shall be shown on the Parcel Map as "nontitle" information:
 1. The width of the right-of-way which is feet (') from the centerline and identified by a line drawn at the appropriate location and labeled, "Limit of Proposed Street Widening."
 2. The additional five feet (5') is for a bicycle facility.
 3. A building line which is feet (') from the centerline of the road, identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."
 4. Show the ultimate slopes and drainage facilities on the Final Map. A profile and cross-sections sufficient to verify these limits shall be

submitted to the County of San Diego Department of Planning & Development Services for review and approval.

- . Show the ultimate drainage and slope limits on the Parcel Map. A profile and cross-section sufficient to verify these limits shall be submitted to the County of San Diego, Department of Planning & Development Services, for review and approval. The centerline location as approved by CALTRANS. Contact CALTRANS, for this location, and supply verification of approved alignment.

DOCUMENTATION: The engineer or surveyor preparing the map shall contact the County of San Diego, Department of Planning & Development Services, to determine the desired location of the centerline for (SA/SF), which is shown on the Mobility Element of the County General Plan as a . The applicant shall indicate the centerlines on the map as indicated above. **TIMING:** Prior to the approval of the Parcel Map the centerlines shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall verify that the centerlines are indicated on the map.

IX. SEWER AND WATER UTILITIES: (Revised 5-01-2009)

APPROVAL OF MAP: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

- . **PUBLIC SEWER IMPROVEMENT: [PDS, LDR] SEWER DIST] [MA].**
INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the [County Subdivision Ordinance Sec. 81.707 and 81.708](#) the sewer shall be dedicated and installed. **DESCRIPTION OF REQUIREMENT:** A sewer system, which is to be public sewer shall be dedicate on the map, and installed the portion of the sewer system which is to be public as shown on the approved plans and specifications, to the satisfaction of the Sanitation District. A graded access road to maintain any public sewer constructed within easements and may be required to dedicate additional access easements to maintain the public sewers. **DOCUMENTATION:** The applicant shall dedicate the sewer easement on the Parcel Map, and provide improvement plans for the sewer system construction to the [PDS, LDR] and the sewer district for review and approval. **TIMING:** Prior to approval of the Parcel Map, the sewer shall be dedicated and installed. **MONITORING:** The [PDS, LDR] shall review the Parcel Map to ensure that the sewer easement has been dedicated. The [PDS, LDR] shall review the improvement plans to ensure compliance with this condition.

CSA SEWER ANNEXATION: [PDS, LDR] [SEWER DIST.] [MA].

INTENT: In order to promote orderly development by providing public water to the parcels, and to comply with the [County Subdivision Ordinance Sec. 81.707 and 81.708](#) the sewer annexation fees shall be paid. **DESCRIPTION OF REQUIREMENT:** The real property shown in this Tentative Parcel Map shall be annexed into CSA # _____, District to obtain water, to the satisfaction of the _____ Sanitation District. **DOCUMENTATION:** The applicant shall process the annexation and pay all required annexation fees, to the satisfaction of the _____ Sanitation District, and provide evidence of such annexation to the [PDS, LDR] for review and approval. **TIMING:** Prior to approval of the Parcel Map, the annexation shall be completed. **MONITORING:** The [PDS, LDR] shall review all documents provided to prove the annexation, to ensure compliance with this condition.

SEWER ANNEXATION: [PDS, LDR] [SEWER DIST.] [MA].

INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the [County Subdivision Ordinance Sec. 81.707 and 81.708](#) the sewer annexation shall be completed. **DESCRIPTION OF REQUIREMENT:** All of the land within this land division shall be annexed into the _____ Sanitation District. **DOCUMENTATION:** The applicant shall process the annexation and pay all required annexation fees, to the satisfaction of the _____ Sanitation District. **TIMING:** Prior to approval of the Parcel Map, the annexation shall be completed. **MONITORING:** The [PDS, LDR] shall review all documents provided to prove the annexation, to ensure compliance with this condition.

COMMITMENT TO SERVE SEWER: [PDS, LDR] [SEWER DIST.] [MA].

INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the [County Subdivision Ordinance Sec. 81.707 and 81.708](#), a sewer commitment shall be obtained. **DESCRIPTION OF REQUIREMENT:** A commitment to serve each parcel must be obtained/purchased from the _____ Sanitation District. In addition to the capacity commitment fees, the appropriate district fees shall be paid at the time of issuance of the waste-water discharge permit. No sewer commitment shall be issued until all conditions in this Final Decision have been satisfied, the Parcel Map, grading plan, and improvement plan have been approved by the County of San Diego, Department of Planning & Development Services, and all fees and deposits paid and improvement security posted. **DOCUMENTATION:** The applicant shall provide the commitment letter and pay all required fees, to the satisfaction of the _____ Sanitation District. **TIMING:** Prior to approval of the Parcel Map, the sewer commitment letter shall be provided. **MONITORING:** The [PDS, LDR] shall review all documents provided to prove the sewer commitment has been completed, to ensure compliance with this condition.

COMMITMENT TO SERVE SEWER: [PDS, LDR] [SEWER DIST.] [MA].

INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the [County Subdivision Ordinance Sec. 81.707 and 81.708](#), a separate sewer lateral shall be provided for each lot. **DESCRIPTION OF REQUIREMENT:** Each parcel shall have a separate sewer lateral connection to the public sewer to the satisfaction of the [PDS, LDR]. **DOCUMENTATION:** The applicant shall provide evidence from a licensed septic contractor, that each parcel has its own sewer lateral to the satisfaction of the [PDS, LDR]. **TIMING:** Prior to approval of the Parcel Map, the sewer commitment letter shall be provided. **MONITORING:** The [PDS, LDR] shall review all documents provided to prove the sewer commitment has been completed, to ensure compliance with this condition.

WATER COMMITMENT: [PDS, LDR] [MA]

INTENT: In order to ensure that the proposed subdivision has the required water and sewer services, and to comply with [County Subdivision Ordinance Sec. 81.707 and 81.708](#) service commitment letter shall be provided. **DESCRIPTION OF REQUIREMENT:** Obtain a commitment to provide water service for each parcel from the District. **DOCUMENTATION:** The applicant shall obtain the appropriate commitment letter from the agency referenced above and comply with any conditions of said commitment letter. The applicant shall provide the required letter of commitment to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the Parcel Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, LDR] shall review the commitment letter for compliance with this condition.

FIRE SERVICES & AVAILABILITY [PDS, LDR] [MA]

INTENT: In order to ensure that the proposed subdivision has the required fire protection services, and to comply with [County Subdivision Ordinance Sec. 81.707 and 81.708](#), service availability letter shall be provided and required improvements made. **DESCRIPTION OF REQUIREMENT:** Obtain a fire service availability and commitment letter from the District. If the Parcel Map records after , a new certification for fire service must be obtained from the District. **INSERTS FROM DPW**

DOCUMENTATION: The applicant shall obtain the appropriate availability letter from the agency referenced above, and comply with any conditions of said commitment letter. The applicant shall provide the required letter of commitment to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the Parcel Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, LDR] shall review the commitment letter for compliance with this condition.

FACILITY/UTILITY IMPROVEMENTS: [PDS, LDR] [MA]

INTENT: In order to ensure that the proposed subdivision has the required water, sewer, and fire protection services, and to comply with [County Subdivision](#)

Ordinance Sec. 81.707 and 81.708, the services shall be provided to the subdivision. **DESCRIPTION OF REQUIREMENT:**

. Install a minimum water supply pipe to serve this minor subdivision in accordance with the standards of the _____ District in the public right-of-way.

. _____ fire hydrant, together with an adequate water supply, shall be installed in accordance with the specifications of the _____ Fire Protection District and San Diego County standards in the vicinity of _____. On paved roads, a “blue dot” marker shall be installed in the pavement to indicate the location of the fire hydrant(s).

. Design of water supply, type, and location of fire hydrant(s) must be submitted to the _____ Fire Protection District for approval prior to the issuance of a building permit for any parcel created by this subdivision.

DOCUMENTATION: The applicant shall

TIMING: Prior to the approval of the Parcel Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, LDR] shall review the commitment letters for compliance with this condition.

. **PAVEMENT CUT POLICY: [PDS, LDR] [GP, IP, MA]**

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 surfacing, 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, Department of Planning & Development Services, Pavement Cut Policy to the satisfaction of the Department of Planning & Development Services (PDS), and submit it to the [PDS, LDR] for review.

TIMING: Prior to the approval improvement plans and the approval of the Parcel Map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

. **UTILITY CONCURRENCE LETTERS: [PDS, LDR] [GP, IP, MA]**

INTENT: In order to provide adequate notice to the serving utility companies that the _____ are going to possibly affect their utilities, letters of concurrence shall be provided. **DESCRIPTION OF REQUIREMENT:** Where private easement roads are not being dedicated, or where each of the proposed parcels is not on a public street, letters shall be obtained from each serving utility company. The letters shall state that the arrangements are satisfactory to the utility for which the parcels being created serve. No letter will be required from the following: AT&T/SBC, Olivenhain Municipal Water District, Yucca Mutual Water Company, and the Rainbow Municipal Water District. **DOCUMENTATION:** The applicant shall obtain the letters and submit them to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval improvement plans and the approval of the Parcel Map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

UTILITY CONCURRENCE LETTERS: [PDS, LDR] [GP, IP, MA]

INTENT: In order to inform the local public entities and utility companies that the Parcel Map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature of _____ on the map shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that the following public entities: _____ have received a copy of the proposed Parcel Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval improvement plans and the approval of the Parcel Map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

X. LIGHTS/ DISTRICTS/ ROAD MAINTENANCE (Revised 5-01-09)

APPROVAL OF MAP: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A PARCEL MAP IS APPROVED BY THE DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (Where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

ANNEX TO LIGHTING DISTRICT: [PDS, LDR] [PDS, ZONING] [MA].

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [County Subdivision Ordinance Sec. 81.707 and 81.708](#) the property shall transfer into the lighting district. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR].

TIMING: Prior to approval of the Parcel Map, the fee shall be paid.
MONITORING: The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

INSTALL STREETLIGHTS: [PDS, LDR] [PDS, ZONING] [MA].

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [County Subdivision Ordinance Sec. 81.707 and 81.708](#) the street lights shall be installed and energized. **DESCRIPTION OF REQUIREMENT:** Install or arrange to install streetlights to County standards and the satisfaction of the Director of Planning & Development Services, and deposit with the County of San Diego, through the Department of Planning & Development Services, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A and the street light(s) has(have) been accepted by the County. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR], and arrange for the installation and energizing of the streetlights. **TIMING:** Prior to approval of the Parcel Map, the streetlights shall be installed and all fees paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant. The [PDS, LDR] shall ensure that the streetlights have been installed and all fees have been paid.

TRAFFIC SIGNALIZATION FEE: [PDS, LDR] [MA].

INTENT: In order to comply with the [County of San Diego Board Policy J-25](#) a traffic signalization fee shall be paid to help mitigate the additional traffic impacts on the intersection caused by the residential subdivision. **DESCRIPTION OF REQUIREMENT:** This residential subdivision will contribute additional traffic to the intersection of _____ and _____, and _____, participation in the cost of a traffic signalization, installation, or enhancement is required. The traffic signal will help improve future traffic operation at the intersection(s). The project's fair share amount of the entire cost of the signal shall be \$ _____. The fee is based on an estimate of the percentage of traffic this project will contribute to the intersection(s). The estimated fee shall be used to assist in financing the construction of traffic signal(s). **DOCUMENTATION:** The applicant shall pay the fair share traffic signalization fee at the [PDS, ZONING]. The cost of the fee shall be calculated at pursuant to this condition. **TIMING:** Prior to the approval of the Parcel Map, the traffic signal fee shall be paid. **MONITORING:** The [PDS, ZONING] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

PRD ANNEXATION: [PDS, LDR] [DPW, SPECIAL DIST.] [MA].

INTENT: In order to provide access to the proposed land division and to ensure maintenance to the roads, and to comply with _____ the subdivision shall annex into the permanent Road Division (PRD). **DESCRIPTION OF REQUIREMENT:** Access to this land division is by a road maintained at the expense of Permanent

Road Division (PRD) No . The real property shown on this Tentative Parcel Map shall be annexed into PRD No for the purposes of sharing in cost of roads now being maintained by the PRD. The subdivider shall pay all required annexation fees. **DOCUMENTATION:** The applicant shall annex into the PRD and pay all applicable annexation fees. **TIMING:** Prior to approval of the Parcel Map, the annexation shall be completed. **MONITORING:** The [PDS, LDR] shall verify that the subdivision has been annexed into the PRD.

PRD CREATION: [PDS, LDR] [DPW, SPECIAL DIST.] [MA].

INTENT: In order to provide access to the proposed land division and to ensure maintenance to the roads, and to comply with the subdivision shall annex into the Permanent Road Division (PRD). **DESCRIPTION OF REQUIREMENT:** A Permanent Road Division (PRD) for the purpose of providing on-going maintenance for the private road serving access to this land division shall be created for the proposed subdivision. The area of benefit shall be determined by the County of San Diego, Department of Planning & Development Services. **DOCUMENTATION:** The applicant shall create a PRD and pay all applicable fees. **TIMING:** Prior to approval of the Parcel Map, the PRD shall be completed. **MONITORING:** Upon satisfactory review and approval the [DPW, SPECIAL DISTRICTS] shall approve the PRD. The [PDS, LDR] shall verify that the subdivision has created the PRD.

NOT TO OPPOSE PRD: [PDS, LDR] [DPW, SPECIAL DIST.] [MA].

INTENT: In order to ensure that the proposed land division does not oppose the Road Improvement District (PRD) and to comply with the proposed subdivision shall not oppose the current PRD). **DESCRIPTION OF REQUIREMENT** There shall not be any opposition to any Permanent Road Division (PRD) formation or annexation in progress. **DOCUMENTATION:** The applicant shall not oppose any PRD formation or annexation in progress. **TIMING:** Prior to approval of the Parcel Map, the ongoing PRD annexation shall be permitted to be completed without opposition from the proposed subdivision. **MONITORING:** The [PDS, LDR] shall ensure that proposed PRD annexation will not be opposed by the subdivision.

PRD CONTRIBUTION: [PDS, LDR] [DPW, SPECIAL DIST.] [MA].

INTENT: In order to provide access to the proposed land division and to ensure maintenance to the roads, and to comply with the subdivision shall annex into the Permanent Road Division (PRD). **DESCRIPTION OF REQUIREMENT:** A contribution of \$ shall be made (\$ per parcel) to the PRD, for the express purpose of the future improvement of Permanent Road Division # roads and for preliminary design and studies. **DOCUMENTATION:** The applicant shall pay the PRD fees. **TIMING:** Prior to approval of the Parcel Map, the PRD fees shall be completed. **MONITORING:** The [PDS, LDR] shall verify that the fees have been paid.

COVENANT NOT OPPOSING RID: [PDS, LDR] [MA].

INTENT: In order to ensure that the proposed land division does not oppose the Road Improvement District and to comply with a covenant not to oppose shall be executed. **DESCRIPTION OF REQUIREMENT:** A covenant agreeing not to oppose the formation of a Road Improvement District (RID) shall be executed. **DOCUMENTATION:** The applicant shall not oppose any PRD formation or annexation in progress. **TIMING:** Prior to approval of the Parcel Map, the ongoing PRD annexation shall be permitted to be completed without opposition from the proposed subdivision. **MONITORING:** The [PDS, LDR] shall ensure that proposed PRD annexation will not be opposed by the subdivision.

NOT TO OPPOSE LMD: [PDS, LDR] [DPW, SPECIAL DIST.] [MA].

INTENT: In order to ensure maintenance to the existing and proposed riding and hiking trails, and to comply with the proposed subdivision shall not oppose the formation of any Landscape Maintenance District (LMD). **DESCRIPTION OF REQUIREMENT** There shall not be any opposition to any oppose the formation of a Landscape Maintenance District (LMD) for maintaining riding and hiking trails to the satisfaction of the [DPR, TC] and the [PDS, LDR]. **DOCUMENTATION:** The applicant shall not oppose any LMD formation. **TIMING:** Prior to approval of the Parcel Map, the applicant shall agree to not opposing the formation of the LMD. **MONITORING:** The [PDS, LDR] shall ensure that proposed subdivision will not oppose the LMD.

STREET NAME: [PDS, LDR] [MA].

INTENT: In order to provide a name for the CHOOSE ONE, naming of the roads is necessary for the health and safety of present and future residents. **DESCRIPTION OF REQUIREMENT:** The public and private easement roads serving this project shall be named. **DOCUMENTATION:** The applicant shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. The applicant shall pay all applicable processing fees for the naming of the street. **TIMING:** Prior to approval and preparation of the Parcel Map, the street shall be named. **MONITORING:** The [PDS, BD] shall provide a name to the applicant. Upon issuance of the street name, the street section shall provide [PDS, LDR] the street name information. The [PDS, LDR] Map Processing, shall ensure that the appropriate street name has been added to the Parcel Map.

PLANNED DRAINAGE FACILITY FEE: [PDS, LDR] [MA].

INTENT: In order to provide adequate flood protection for future occupants of the development, it is necessary to construct the planned drainage facilities to remove surface and stormwater from local or neighborhood drainage areas, to protect and benefit all property in the area, a fair-share fee shall be collected pursuant to the Drainage Fee Ordinance No. 5856 (N.S.) and the [County Drainage Fee Ordinance Section 81.204](#). **DESCRIPTION OF REQUIREMENT:**

Participate in the construction of planned drainage facilities for Zone _____, Planned Local Drainage Area _____ (PLDA) by paying a drainage fee of \$ _____. The fee is to assist in financing the construction of the planned local drainage (PLD) facilities for the zone _____ and Local Drainage Area. The fees established are based on estimated costs of the planned drainage facilities, which are apportioned within the drainage area on the basis of benefit conferred on the property. The fee will be used to contribute toward the construction of drainage facilities such as: reinforced concrete pipe culverts, corrugated metal pipe culverts, concrete-lined trapezoidal channels, rock-lined channels, reinforced box culverts, concrete dip sections, energy dissipaters, rip rap slope protection, etc., planned for Zone _____, Local Drainage Area, specified in the _____.

DOCUMENTATION: The applicant shall pay the fee as indicated above. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE the PLDA Fee shall be paid. **MONITORING:** The [PDS, ZONING] shall collect the fee amount pursuant to this condition and provide a receipt for the applicant.

PRIVATE ROAD MAINTENANCE AGREEMENT: [PDS, LDR] [MA].

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, 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 Planning & Development Services.
- b. The Director of Planning & Development Services shall be notified as to the final disposition of title (ownership) to _____, 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 private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall sign the private road maintenance agreement 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 map for SPECIFY WHICH PHASE the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

XI. TPM PUBLIC IMPROVEMENTS: (Revised 5-01-2009)

PUBLIC IMPROVEMENTS: *(The following Public Improvements shall be completed before the approval of the Parcel Map, or enter into a secured agreement for their completion).*

PUBLIC ROAD IMPROVEMENTS (DEFERRED): [PDS, LDR] [MA]

INTENT: In order to promote orderly development necessary for public health and safety of the area, and to comply with the [County of San Diego Subdivision Ordinance Section 81.707](#) and the Community Trails Master Plan, the public improvements shall be completed. **DESCRIPTION OF REQUIREMENT:**

Improve or agree to improve and provide security for _____, to

- a. A graded width of _____ feet (') with _____ feet (') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk/asphalt concrete dike with face of curb/dike at _____ feet (') from centerline.

_____ shall be improved to a graded width of forty feet (40') with asphalt concrete paving over approved base and asphalt concrete dike on both sides. Minimum clear width between dikes shall be twenty-eight feet (28').

Portland cement concrete cross gutters shall be constructed where water crosses the roadways. The exact depth of improved base material shall be based on soil tests approved by the County of San Diego, Director of Planning & Development Services. Install all street name signs.

The Public Road shall be graded _____ feet (') behind the _____ edge of pavement adjacent to the land division and surfaced with six inches (6") of disintegrated granite.

The subdivider shall construct a public street lighting system to the satisfaction of the County of San Diego, Director of Planning & Development Services. Contact Special District Services (694-2198) for details.

The Public Road shall terminate with a cul-de-sac graded to a radius of _____ feet (') and surfaced to a radius of _____ feet (') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk/asphalt concrete dike with face of curb/dike at _____ feet (') from the radius point.

. 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.

. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed, as deemed necessary by the County Engineer per CALTRANS standards to the satisfaction of the Director of Planning & Development Services.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the PDS [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:

a. Process and obtain approval of Improvement Plans to improve the roads mentioned above. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI] to the satisfaction of the Director of DPW. If the improvements are deferred, then the fees can be paid upon time of construction permit issuance.

a. The improvements shall be completed and a secured agreement shall be executed pursuant to [County Subdivision Ordinance Sec. 81.707 and 81.708](#) for the required improvements, or execute a secured agreement to complete the improvements within twenty-four (24) months from the recording of the Parcel Map.

. The above public improvements may be secured by a lien agreement on Parcel pursuant to [Subdivision Ordinance Section 81.711](#), in lieu of their immediate installation. If improvements are deferred by a lien agreement, no improvement plans will be required.

. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Fire Protection District and the [PDS, LDR].

TIMING: Prior to the approval of the Parcel Map, the improvements shall be completed or deferred as indicated above. Processing the securities can take up to 2 months, so the applicant should initiate the process at least two months before the anticipated map approval date. **MONITORING:** The [PDS, LDR] [DPR, TC, PP] 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.

TPM UTILITY IMPROVEMENTS (DEFERRED): [PDS, LDR] [MA]
INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.707](#) the utilities shall be undergrounded.
DESCRIPTION OF REQUIREMENT:

All new and existing utility distribution facilities, including cable television lines, shall be placed underground. All utility installations shall be completed before surfacing the streets and installing concrete curbs, gutters, and sidewalks.

All new utility distribution facilities, including cable television lines, shall be placed underground. All utility installations shall be completed before surfacing the streets and installing concrete curbs, gutters and sidewalks. This is not intended to include undergrounding of existing overhead utilities.

DOCUMENTATION: NEED TO ADD DOCUMENTATION

TIMING: Prior to the approval of the Parcel Map, the improvements shall be completed or deferred as indicated above. Processing the securities can take up to 2 months, so the applicant should initiate the process at least two months before the anticipated map approval date. **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.

OFFSITE ROAD MONUMENTATION (DEFERRED): [PDS, LDR] [MA]
INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.715](#), the centerline shall be surveyed and shown on the map. **DESCRIPTION OF REQUIREMENT:**

The centerline of _____ to be surveyed and monumented. Monumentation shall consist of street survey monuments, per Drawing M-10 Regional Standard Drawings when the road, as improved, is at ultimate line and grade and 2" x 24" pipe when the road is not at ultimate line and grade.

The Director of Planning & Development Services will assign a road survey number to the off-site public roads being created. If the off-site road is not shown on the Map, the developer shall file with the County Recorder a Record of Survey after approval of the Director of Planning & Development Services showing the centerline Monumentation set with ties to adjacent property.

DOCUMENTATION: The applicant shall perform the required surveying work indicated above. **TIMING:** Prior to the approval of the Parcel Map, this requirement shall be made a requirement of the deferred public improvements. Prior to the acceptance of the improvement of the off-site road, the applicant shall cause the centerline to be surveyed and monumented. **MONITORING:** The [PDS, LDR] shall verify that the surveying has been completed pursuant to this condition.

PAVEMENT CUT POLICY: [PDS, LDR] [GP, IP,MA]

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 surfacing, 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, Department of Planning & Development Services, Pavement Cut Policy to the satisfaction of the Department of Planning & Development Services (PDS), and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval improvement plans and the approval of the map for SPECIFY WHICH PHASE the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

XII. TPM DRAINAGE IMPROVEMENTS: (Revised 5-01-2009)

PUBLIC IMPROVEMENTS: *(The following Public Improvements shall be completed before the approval of the Parcel Map, or enter into a secured agreement for their completion).*

ONSITE & OFFSITE DRAINAGE IMPROVEMENTS: [PDS, LDR], [DPR, TC, PP] [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.707](#) and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096](#), [County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and Parkland Dedication Ordinance the drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for . to carry the

peak run-off from a 100-year flood on the watercourse which flow through the property.

a.

- . Improve all drainage easements by culvert or drainage channel of adequate size, whichever is required by the County of San Diego, Director of Planning & Development Services. Any required drainage channel shall be lined with a suitable material as specified. All such drainage easements shall be monumented along property lines. Access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway. Such easement shall be improved, fenced and aligned. to the satisfaction of the County of San Diego, Director of Planning & Development Services.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and Parkland Dedication Ordinance, and [County Flood Damage Protection Ordinance \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#).

The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map pursuant to [County Subdivision Ordinance Sec. 81.707 and 81.708](#). The execution of the agreements, and acceptance of the securities shall be completed before the approval of any subdivision map.

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve
- b. Provide Secured agreements require posting security in accordance with [County Subdivision Ordinance Sec. 81.707 and 81.708](#)
- c. Pay all applicable inspection fees with [DPW, PDCI] [DPR, TC, PP].
- d. If the applicant is a representative, then a 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 map for SPECIFY WHICH PHASE 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.

WAIVER AND RELEASE LETTERS: [PDS, LDR]. [MA, GP, IP]

INTENT: In order to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#), adjacent property owners downstream shall be notified that there will be changes to the drainage features that could have effects on their property; letter(s) of permission shall be obtained. **DESCRIPTION OF REQUIREMENT:** A recorded waiver and release letter shall be obtained from each property owner impacted by significant changes (including diversion and concentration) in downstream flow characteristics resulting from grading, private roads, or other improvements. **DOCUMENTATION:** The applicant shall obtain the letters of approval from each downstream neighbor, have them recorded by the County Recorder, and then submit them to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the letters shall be obtained. **MONITORING:** The letters of permission shall be reviewed by the [PDS, LDR] for compliance with this condition.

STORMWATER FACILITIES MAINTENANCE AGREEMENT: [PDS, LDR], [MA]

INTENT: In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:**

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity to the satisfaction of the Director of Planning & Development Services.
- b. Establish a maintenance agreement / mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Planning & Development Services.
- c. Complete the following for the Category 3 post-construction BMP's. (1) Submit a complete "Engineer's Report for BMP Maintenance." (2) Dedicate all treatment control BMP's to the County of San Diego in accordance with [County Watershed Protection Ordinance \(WPO\)](#)

[No.10096, County Code Section 67.801 et. seq.](#) (3) Form a "Stormwater Maintenance Zone" under the County Flood Control District, including taking all actions and submitting all required forms. No portion of the facility can be overlaid with environmental mitigation requirements, nor can there be conflicting resource agency permits (4) Deposit \$4,000, and pay all costs associated with reviewing the Engineer's Report and formation of the "Stormwater Maintenance Zone." (5) Pay an amount equal to 24 months of maintenance for the entire project as estimated in the approved Engineer's Report.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE 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.

MASTER DRAINAGE FACILITY IMPROVEMENTS: [PDS, LDR], [MA]

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.707](#) and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096, County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#) the drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the construction of a drainage structure Master Facility , Zone . Pursuant to the Comprehensive Plan for Flood Control and Drainage.

a.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and Parkland Dedication Ordinance, and [County Flood Damage Protection Ordinance \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#).

The improvements shall be completed within 24 months from the recordation of Parcel Map pursuant to [Subdivision Ordinance Sec. 81.707 through 87.712](#), The execution of the agreements, and acceptance of the securities shall be completed before the approval of any subdivision map. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.707 through 81.710](#)
- c. Pay all applicable inspection fees with [DPW, PDCI] [DPR, TC, PP].
- d. If the applicant is a representative, then a 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 map for SPECIFY WHICH PHASE 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.

XIII. TPM PRIVATE IMPROVEMENTS: (Revised 10-15-2009)

PRIVATE IMPROVEMENTS: *(The following Private Improvements shall be completed before the approval of the Parcel Map, or a covenant of improvements shall be executed and recorded).*

COVENANT OF IMPROVEMENTS: [PDS, LDR] [MA]

INTENT: In order to allow the deferment of the private improvements required by [County Subdivision Ordinance Sec. 81.707 and 81.708](#), a covenant of improvements shall be executed and recorded if the private improvements listed in this decision are not completed before approval of the tentative Parcel Map.

DESCRIPTION OF REQUIREMENT: The applicant shall complete all of the private improvements or execute a Covenant of improvements pursuant to the [County Subdivision Ordinance Section 81.708](#), which lists conditions that remain to be completed. An improvement plan and cost estimate shall be prepared for the private improvements and the estimated costs of the improvements shall be included in the Covenant. The Covenant shall be recorded and noted on the Parcel Map.

- a. Said Covenant shall be titled, "Covenant of Improvement Requirement, a Building Permit Prohibition." No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Planning & Development Services pursuant to [County Subdivision Ordinance Section 81.708](#), except a

grading or construction permit and or permit to install utilizes within a the private easement may be issued.

- b. For water storage facilities and or fuel breaks, a release of improvement requirements is only required to state that the improvements have been complied with for the particular parcel for which a building permit is being requested.

DOCUMENTATION: The applicant shall prepare the improvement plans, provide a cost estimate as indicated below:

- a. Improvement Plans with sufficient detail shall be prepared for the purposes of providing the required estimate of cost for the private improvements. The covenant shall note the estimate of cost to install and/or construct any deferred improvements. The estimate of costs shall be based upon the approved improvement plans.
- b. The plans shall include a signed statement by the private engineer-of-work which states, "The plans are sufficient for the purpose of providing the required estimate of the cost for the private easement roads, private facilities, and any other private improvements deemed necessary pursuant to the [County Subdivision Ordinance Section 81.707.](#)"
- c. The estimate shall have the engineer's signature and stamp on the front page along with a statement that reads, "The estimate of the approximate costs as of the date the estimate was prepared for the private improvements required by the final notice of approval and the [San Diego County Standards for Private Roads.](#)"

The applicant shall prepare the map with the covenant. The Covenant shall be placed on the face of the Parcel Map, and recorded with the map. **TIMING:** Prior to the approval of the Parcel Map, improvements shall be completed or the plans and the cost estimate shall be prepared, approved and the covenant prepared and recorded. **MONITORING:** The [PDS, LDR] shall verify that the cost estimate's validity, and that the plans can be approved, but shall stamped, "Not approved for construction," pursuant to this condition. The [PDS, LDR] Map Processing shall verify that the covenant is recorded on the map.

PRIVATE ROAD IMPROVEMENTS (COVENANT): [PDS, LDR]
[MA] INTENT: In order to promote orderly development necessary for public health and safety of the area, and to comply with the [County Subdivision Ordinance Sec. 81.707 and 81.708](#), the required private improvements shall be completed or deferred. **DESCRIPTION OF REQUIREMENT:**

. The CHOOSE ONE private easement road, from to , shall be graded feet (') wide and improved feet (') wide with asphalt concrete. Where conforming to vertical and horizontal design criteria of current County Private Road Standards, the existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of twenty-four feet (24'). All distressed sections shall be replaced. The improvement and design standards of Section 3.1(B or C) of the [San Diego County Standards for Private Roads](#) for CLICK HERE # TRIPS trips shall apply.

. The CHOOSE ONE private easement road, from to , shall be graded feet (') wide and improved feet (') wide with asphalt concrete pavement over approved base or (six inches (6") of disintegrated granite). Where grades are less than 1% or exceed 8%, asphalt concrete shall be required in lieu of disintegrated granite. All distressed sections shall be replaced. The improvement and design standards of Section 3.1(B or C) of the [San Diego County Standards for Private Roads](#) for CLICK HERE # TRIPS trips shall apply.

. The CHOOSE ONE, located at , shall be graded to a radius of feet (') and improved with asphalt concrete / six inches (6") of disintegrated granite to a radius of feet (') to the satisfaction of the Fire Protection District.

. shall terminate with a cul-de-sac graded to a radius of feet (') and surfaced to a radius of feet (') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk/asphalt concrete dike with face of curb/dike at feet (') from the radius point.

. The hammerhead turnaround shall be graded and improved with asphalt concrete / six inches (6") of disintegrated granite, to the satisfaction of the Fire Protection District and the County of San Diego, Director of Planning & Development Services.

. 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.

. In the event these improvements are deferred, the subdivider shall execute such documents as deemed necessary by the County of San Diego, Director of Planning & Development Services, indemnifying the

County from liability arising from the improvement of any off-site easement. This indemnification shall also be noted on the Parcel Map.

The County of San Diego, Department of Planning & Development Services, shall be notified before any private road construction. Copies of the blue-line plans shall be submitted and an inspection deposit shall be posted.

The structural section, both new and existing, for the private road(s) shall be approved by the County of San Diego, Department of Planning & Development Services Materials Laboratory, before construction activities commence pursuant to Section 3.2/3.11 of the San Diego County Standards for Private Roads. This applies only where // grades exceed 8% // asphalt concrete pavement is to be widened out // required by the Fire Protection District.

The existing/proposed to-be-named private easement road, , shall have an unobstructed vertical clearance of thirteen feet, six inches (13' 6") to the satisfaction of the Fire Protection District. [FIRE]

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of the grading or Improvement Plans to improve , and provide the cost estimate. All plans and improvements shall be completed pursuant to the [San Diego County Standards for Private Roads](#) and the PDS [Land Development Improvement Plan Checking Manual](#).
- b. The improvements shall be completed and a secured agreement shall be executed pursuant to [County Subdivision Ordinance Sec. 81.707 and 81.708](#), for the required improvements, or execute a covenant of improvements to defer the requirements until after the map is recorded.

MAP TIMING: Prior to approval and recordation of the Parcel Map, this requirement shall be completed or a recorded in the covenant of improvements.

COVENANT TIMING: No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Planning & Development Services pursuant to [County Subdivision Ordinance Section 81.713](#), except a grading or construction permit and or permit to install utilizes within a the private easement may be issued. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans and cost estimate [PDS, LDR] shall have this condition placed in the covenant of improvements and recorded with the map..

STREET SIGNS: (DEFERRED) [PDS, LDR] [DPW, PDCI] [MA]

INTENT: In order to provide a name for the private streets, placing street signs is necessary for the health and safety of present and future residents.
DESCRIPTION OF REQUIREMENT: A street name sign, with a County approved street name, shall be installed and located at the intersection of _____ and _____ per [San Diego County Design Standards DS 13](#).
DOCUMENTATION: The applicant shall install street signs pursuant to this condition, and provide evidence to the [PDS, LDR] that they are installed.
MAP TIMING: Prior to approval and recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements.
COVENANT TIMING: No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Planning & Development Services pursuant to [County Subdivision Ordinance Section 81.713](#), except a grading or construction permit and or permit to install utilities within a the private easement may be issued.
MONITORING: The [PDS, LDR] shall verify that the streets signs are indicated on the plans. The [DPW, PDCI] shall verify the installation of the required street signs before final grading release.

FIRE LANES: (DEFERRED) [PDS, LDR] [DPW, PDCI] [FIRE] [MA]

INTENT: In order to provide proper clearance for fire apparatus on the CHOOSE ONE, which is necessary for the health and safety of present and future residents the curbs shall be painted red and the signs shall be installed.
DESCRIPTION OF REQUIREMENT: The CHOOSE ONE to-be-named private easement road, _____, shall either be posted with "NO PARKING" signs or improved with red-painted curbs marked "No Parking Fire Lane" to the satisfaction of the _____ Fire Protection District.
DOCUMENTATION: The applicant shall indicate the fire lane requirement on the plans, and implement the requirements pursuant to the timing of this condition.
MAP TIMING: Prior to approval and recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements.
COVENANT TIMING: No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Planning & Development Services pursuant to [County Subdivision Ordinance Section 81.713](#), except a grading or construction permit and or permit to install utilities within a the private easement may be issued.
MONITORING: The [PDS, LDR] shall verify that the Fire Protection District is satisfied with the implementation of the no-parking zones before final grading release of the grading plans and before release of the covenant.

PAVEMENT CUT POLICY: (DEFERRED) [PDS, LDR] [GP, IP,MA]

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 surface, 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, Department of Planning & Development Services, Pavement Cut Policy to the satisfaction of the Department of Planning & Development Services (PDS), and submit it to the [PDS LDR] for review. **MAP TIMING:** Prior to approval and recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements. **COVENANT TIMING:** Prior to the approval grading and improvement plans for SPECIFY WHICH PHASE the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

IMPROVEMENT CERTIFICATION: (DEFERRED) [PDS, LDR] [MA].

INTENT: In order ensure that the proposed work on the private road easement stays within the private road easement, and to comply with [REDACTED] a letter of certification shall be provided. **DESCRIPTION OF REQUIREMENT:** The private easement road, including all slopes and the cul-de-sac or hammerhead turnaround, from [REDACTED] to [REDACTED] shall be constructed entirely within the easement, including drainage structures, for the benefit of the land division. If the slopes for the improvement fall outside of the easement, mitigating structures shall be utilized so the improvement is within the easement or a letter of permission shall be obtained and an engineer or surveyor shall further certify that letter(s) of permission have been obtained for work outside of the easement limits. **DOCUMENTATION:** The applicant shall have a Registered Civil Engineer or a Licensed Land Surveyor provide a signed statement, which certifies that the improvements were constructed entirely within the easement, including drainage structures, for the benefit of the land division pursuant to this condition. **MAP TIMING:** Prior to approval and recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements. **COVENANT TIMING:** No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Planning & Development Services pursuant to [County Subdivision Ordinance Section 81.713](#), except a grading or construction permit and or permit to install utilities within a the private easement may be issued. **MONITORING:** The [PDS, LDR] shall verify that this requirement has been placed in the Covenant of improvements for the Parcel Map. Upon completion of the improvements, the [PDS, LDR] shall verify the accuracy of the certification letter pursuant to this condition.

ENCROACHMENT PERMIT: (DEFERRED) [PDS, LDR] [MA].

INTENT: In order ensure that improvements for the private road comply with the [County of San Diego Public Road Standards](#), and [The Caltrans Facility Standards and Requirements](#), and to comply with [redacted] encroachment permit(s) shall be obtained and implemented. **DESCRIPTION OF REQUIREMENT:**

. A permit shall be obtained from the County of San Diego, Department of Planning & Development Services for the improvements to be made within the public right-of-way. The connection of the private easement road to the County road will have to match the construction of the public road .

. A permit shall be obtained from CALTRANS for the improvements to be made within the public right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the County of San Diego, Department of Planning & Development Services.

DOCUMENTATION: The applicant shall obtain the encroachment permit(s) and provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. **MAP TIMING:** Prior to approval and recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements. **COVENANT TIMING:** No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Planning & Development Services pursuant to [County Subdivision Ordinance Section 81.713](#), except a grading or construction permit and or permit to install utilities within a the private easement may be issued. **MONITORING:** The [PDS, LDR] shall verify that this requirement has been placed in the Covenant of improvements for the Parcel Map. Upon completion of the improvements, the [PDS, LDR] shall verify the evidence provided pursuant to this condition.

[END DPW TPM CONDITIONS](#)
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Section Three

Chapter Three

Department of Environmental Health (DEH)



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I. WATER WELLS (Revised 6-23-2009)

WELL DESTRUCTION: [DEH, LWQ] [GP, BP, MA]

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](#), the well shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** The water well dug 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 the map for SPECIFY WHICH PHASE and prior to the approval of any plan, issuance of any permit (Excluding Well Destruction 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. The destruction logs shall be stamped and returned to the applicant.

II. SEPTIC (Revised 6-23-2009)

SEPTIC ABANDONMENT: [DEH, LWQ] [GP, BP, MA]

INTENT: In order to comply with [County Regulatory Code Section 68.313.1](#) the on-site waste water system (Septic System) shall be properly abandoned. **DESCRIPTION OF REQUIREMENT:** The septic system located shall be pumped and properly abandoned under DEH guidelines. **DOCUMENTATION:** Upon completion of the septic removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection. The applicant shall submit proof of the septic tank pumping and pay all applicable inspection fees. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system abandoned. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly abandoned pursuant to this condition.

SEPTIC REPAIR: [DEH, LWQ] [GP, BP, MA]

INTENT: In order to ensure that the on-site subsurface sewage treatment system (Septic System) is adequate and complies with the [County Regulatory Code Section 68.311](#), the septic system shall be repaired. **DESCRIPTION OF REQUIREMENT:** The septic system located shall be repaired under permit issued by the [DEH, LWQ]. **DOCUMENTATION:** The applicant shall apply for and receive approval for a septic repair to the system referenced above. The applicant shall contract with a licensed septic contractor or equivalent to complete the repairs to the satisfaction of the [DEH, LWQ]. Upon completion of the septic system repairs or removal, the applicant shall contact

[DEH, LWQ] to schedule a field verification inspection and pay all applicable inspection fees. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system repaired. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly repaired pursuant to this condition.

III. PUBLIC SEWER (revised 5-01-2009)

. **SEWER ANNEXATION: [DEH, LWQ] [GP, BP, MA]**

INTENT: In order to promote orderly development and to the parcel shall be annexed into the District. **DESCRIPTION OF REQUIREMENT:** The applicant shall apply for and receive approval from the Local Agency Formation Commission (LAFCO) an annexation into the District. **DOCUMENTATION:** The applicant shall provide the annexation approval documents to [DEH, LWQ]. **TIMING:** Prior to the approval of the Final Map or Parcel Map for SPECIFY WHICH PHASE, the applicant shall annex into the sewer district. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall provide a recommendation to LAFCO for the annexation into the sewer district.

. **SEWER CONNECTION: [DEH, LWQ] [GP, BP, MA]**

INTENT: In order to promote orderly development and to the parcel(s) shall be connected to public sewer. **DESCRIPTION OF REQUIREMENT:** The parcel shall be connected to public sewer in the District. **DOCUMENTATION:** Prior to connecting to the public sewer, the applicant shall obtain a sewer commitment letter from the District. Upon approval of connection, the applicant shall pay the costs of connection and fees associated with connecting to public sewer. **TIMING:** Prior to approval and recordation of the map, parcel shall be connected to sewer. **MONITORING:** Upon request of the applicant, [DEH, LWQ] shall

IV. ENVIRONMENTAL SITE ASSESSMENT (revised 6-23-2009)

. **ENV. SITE ASSESSMENT (ESA): [PDS, PCC] [DEH, SAM] [GP, CP, MA]**

[PDS, FEE]. **INTENT:** In order to determine the presence of potential hazardous chemicals or substances in the ground from the comply with the an Environmental Site Assessment shall be completed, pursuant to the Department of Environmental Health (DEH), [Site Assessment and Mitigation Program \(SAM\)](#). **DESCRIPTION OF REQUIREMENT:** As determined in the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining](#)

Significance, a Phase I and Limited Phase #2 ESA shall be prepared by a California Licensed Environmental Consultant company to determine the presence of any soil contamination . The ESA and any potential work plan shall be prepared and implemented pursuant to the DEH SAM Manual.

- a. Enrollment in the DEH Voluntary Assistance Program (VAP) is required to review and approve the ESA report. If contamination is found to be from an underground storage tank (UST) then enrollment in the (DEH) Local Oversight Program (LOP) is required in lieu of enrollment in the VAP.
- b. If soil contamination is discovered, a full assessment and remediation shall be completed under supervision of the VAP or LOP as required. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et. al. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.
- c. If the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, to the satisfaction of the Director of Planning and Land Use, approval of other engineering plans and or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [DEH, SAM] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant company to prepare the ESA and implement any required work plan for soil remediation. Upon completion of the VAP or LOP project, a "Closure Letter" from the [DEH, SAM] shall be submitted to the [PDS, PCC] for approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE , and approval of any grading and or improvement plans, issuance of any construction, or any other permit except for any grading permit required for the completion of the remediation work only, the applicant shall comply with this condition. **MONITORING:** The [DEH, SAM] shall oversee the progress of the project. Upon Completion of the remediation project the [DEH, SAM] shall issue a "Closure Letter" to the applicant and a copy to the [PDS, PCC]. The [PDS, PCC] shall review the closure letter for compliance with this condition.

SOIL REMEDIATION: [PDS, PCC] [DEH, SAM] [MA, CP, GP] [PDS, FEE X 2]. INTENT: In order to determine the presence of potential hazardous chemicals or substances in the ground from the , an Environmental Site Assessment (ESA) shall be completed, pursuant to the Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM)
DESCRIPTION OF REQUIREMENT: A California Licensed Environmental Consultant company shall prepare a Soil Management Plan (SMP) that provides

guidance and procedures for identifying contaminated soils, segregating and sampling soil generated during demolition and construction activities, defining soil disposal requirements for soil transported offsite, restricting public access to the site, and identifying right of entry requirements for remediation purposes

. The plan shall be prepared and implemented pursuant to the [DEH SAM Manual](#).

- a. Enrollment in the DEH, [Voluntary Assistance Program \(VAP\)](#) is required. If contamination is found to be from an underground storage tank (UST) then enrollment in the DEH, [Local Oversight Program \(LOP\)](#) is required in lieu of enrollment in the VAP. All soil remediation shall be completed under supervision of the VAP or LOP as required.
- b. All underground storage tanks (UST) shall be removed under permit from [DEH, HMD] if contamination is discovered from the UST, then compliance enrollment in the DEH, LOP is required.
- c. All required grading work shall comply with the [County of San Diego Grading Ordinance 87.101 et. al.](#) If a grading permit is required for the remediation work, it shall be issued for the remediation work only.
- d. The presence, locations and quantities of septic system(s) shall be evaluated. If present, the septic tanks shall be removed under permit and approval from the [DEH, LWQ].
- e. If the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, to the satisfaction of the Director of Planning and Land Use, approval of other engineering plans and or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [DEH, SAM] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

DOCUMENTATION: The applicant shall contract with A California Licensed Environmental Consultant company to prepare the SMP and implement any required work plan for soil remediation. The applicant shall enroll in the VAP or LOP and pay all applicable fees for review and completion of this requirement. Upon completion of the VAP or LOP, a "Closure Letter" from [DEH, SAM] shall be submitted to the [PDS, PCC] for approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan, issuance of any permit, except for any plan or grading permit required for the completion of the remediation work only, the applicant shall comply with this condition. **MONITORING:** The [DEH, SAM] shall oversee the progress of the remediation project. Upon Completion of the remediation project the [DEH, SAM]

shall issue a "Closure Letter" to the applicant and a copy to the [PDS, PCC]. The [PDS, PCC] shall review the closure letter for compliance with this condition.

DEBRIS REMOVAL AND SOIL TESTING: [PDS, PCC] [DEH, HMD] [GP, CP, UO] [PDS, FEE X 2]. Intent: In order to comply with the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, and to follow the recommendation identified in the Limited Phase II Environmental Site Assessment (ESA) for this project, the debris pile located near _____ must be removed, and soil samples must be collected and analyzed for pesticide contamination. **Description of Requirement:** A signed, stamped addendum to the Limited Phase II Environmental Site Assessment (ESA) shall be prepared by a Registered Engineer or Professional Geologist. The addendum shall include the following information:

- a. Documentation that the soil sampling occurred between six inches to 2-3 feet in depth.
- b. Findings which identify whether onsite soils in this location exceed regulatory screening levels for pesticides, petroleum, heavy metals, or other contaminants.
- c. If contaminated soils are detected, provide a letter from DEH stating that a VAP work plan has been prepared and approved to remediate contaminated soils.
- d. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which states that they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.
- e. Provide evidence that all required work has been fully incorporated into the Grading Plans if required to obtain a grading permit pursuant to the County Grading Ordinance 87.101 et. al.

Documentation: Upon completion of the debris removal and soil test, the applicant shall submit copies of the assessment (and a work plan for soil remediation, if applicable) to the [PDS, PCC] for approval. **Timing:** Prior to approval of any grading and or improvement plans, issuance of any construction, building or any other permit, and prior to commencement of construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **Monitoring:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition. The work plan shall be approved by the Department of Environmental Health, Site Assessment and Mitigation (SAM), Voluntary Assistance Program (VAP).

RIGHT OF ENTRY AGREEMENT: [PDS, PCC] [DGS, RP] [GP, CP, MA] [PDS, FEE X 2]. INTENT: In order to comply with the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the Department of Environmental Health (DEH) , [Site Assessment and Mitigation Program \(SAM\)](#) shall be granted access to complete ongoing site cleanup. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Right Of Entry (ROE) to allow ongoing access to the remediation for on a [DEH, SAM] case number , located at , per the current agreement between the DEH and . Upon completion of remediation activities, the Right of Entry (ROE) Agreement will become null and void. **DOCUMENTATION:** The applicant shall prepare, and execute the ROE with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the ROE, the applicant shall provide copies of the executed documents to [PDS, PCC] for approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE and prior to the approval of any plan, issuance of any permit, the agreement shall be executed. **MONITORING:** The [DGS, RP] shall prepare and approve the ROE Agreement and release them to the applicant for signature and subsequent recordation. Upon Recordation of the ROE [DGS, RP] shall forward a copy of the recorded documents to [DEH, LWQ] and [PDS, PCC] for satisfaction of the condition.

CERTIFICATION OF COMPLETION: [PDS, PCC] [DEH, SAM] [GP, CP, MA] [PDS, FEE]. INTENT: In order to comply with the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the Department of Environmental Health (DEH), [Site Assessment and Mitigation Program \(SAM\)](#) completion of remediation shall be certified. **DESCRIPTION OF REQUIREMENT:** All soil remediation and shall be completed, and all contamination hazards removed pursuant to the Department of Environmental Health (DEH), [Voluntary Assistance Program \(VAP\)](#) or the DEH, [Local Oversight Program \(LOP\)](#) as determined. If the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, to the satisfaction of the Director of Planning and Land Use, approval of other engineering plans and or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [DEH, SAM] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work. **DOCUMENTATION:** The applicant shall provide the "Closure Letter, or Concurrence Letter," to the [PDS, PCC] that the soil remediation has been completed to the satisfaction of the [DEH, SAM]. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE the applicant shall comply with this condition. **MONITORING:** The [DEH, SAM], shall verify completion of the required remediation, and shall issue a Closure Letter to the applicant and to the

[*PDS, PCC*]. The [*PDS, PCC*] shall review the "Closure Letter," for compliance with this condition.

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Section Three -Chapter Four

Department of Parks and Recreation (DPR)



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I. TM TRAIL/PATHWAY DEDICATIONS (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to the approval and issuance of grading or other permits as specified).

TRAIL EASEMENT/PATHWAY: [DGS, RP] [DPR, TC] [MA]

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/pathway easement. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate by separate document to the County of San Diego, a non-motorized multi-use trail/pathway easement, as shown on the approved CHOOSE ONE. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them to [DGS, RP], and pay all applicable fees. Upon acceptance by the County of the dedication, the applicant shall submit the recorded copy of the easement(s) to the [DPR, TC]. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE, the applicant shall dedicate the trail/pathway easement to the County by separate document. **MONITORING:** Upon submittal of the easement legal description(s), application and fees, [DGS, RP] [DPR, TC] [PDS, LDR] shall review the documents and application for approval, and accept the dedication. A copy of the recorded trail/pathway easement document(s) shall be transmitted to [DPR, TC] and [PDS, PCC] [PDS LDR]. The [DPR, TC] [PDS, LDR] shall review the recorded easement for compliance with this condition. The [PDS, LDR] [DPR, TC] shall ensure that the easement is indicated on the map.

II. TM TRAIL/PATHWAY IMPROVEMENTS (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to the approval and issuance of grading or other permits as specified).

TM TRAIL IMPROVEMENTS [DPR, TC] [PDS, LDR] [MA]

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 CHOOSE ONE. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of the Department of Parks and Recreation and/or the Department of

Planning & Development Services, a CHOOSE ONE to a width of within the dedicated trail/pathway easement as indicated on the approved Tentative Map. The CHOOSE ONE shall be constructed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#), and in the case of a pathway, the [County of San Diego Public Road Standards](#). **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/or the [County of San Diego Public Road Standards](#) and the PDS [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
- b. Provide Secured agreements require posting security 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 the [DPR, TC]

The plans shall be submitted to [DPR, TC] and or [PDS, LDR], for review and approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE, the applicant shall improve the trail/pathway. **MONITORING:** The [DPR, Trails Coordinator] and/or [PDS, LDR] shall review the plans for conformance with the [Community Trails Master Plan Design and Construction Guidelines](#), [County of San Diego Public Road Standards](#) and approve all financial securities for the construction of the trail/pathway facility.

III. TPM TRAIL/PATHWAY DEDICATIONS (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before a Parcel Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to the approval and issuance of grading or other permits as specified).

. **TPM TRAIL/PATHWAY EASEMENT: [DGS, RP] [DPR, TC] [MA]**

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 81.703(q), the applicant shall dedicate a public non-motorized multi-use trail/pathway easement. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate by separate document to the County of San Diego, a non-motorized multi-

use trail/pathway easement, as shown on the approved CHOOSE ONE. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them to [DGS, RP], and pay all applicable fees. Upon acceptance by the County of the dedication, the applicant shall submit the recorded copy of the easement(s) to the [DPR, TC]. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE , the applicant shall dedicate the trail/pathway easement to the County by separate document. **MONITORING:** Upon submittal of the easement legal description(s), application and fees, [DGS, RP] [DPR, TC] [PDS, LDR] shall review the documents and application for approval, and accept the dedication. A copy of the recorded trail/pathway easement document(s) shall be transmitted to [DPR, TC] and [PDS, PCC] [PDS, LDR]. The [DPR, TC] [PDS, LDR] shall review the recorded easement for compliance with this condition. The [PDS, LDR] [DPR, TC] shall ensure that the easement is indicated on the map.

IV. TPM TRAIL/PATHWAY IMPROVEMENTS (Revised 5-01-2009)

PUBLIC IMPROVEMENTS: *(The following Public Improvements shall be completed before the approval of the Parcel Map, or enter into a secured agreement for their completion).*

TPM TRAIL/PATHWAY IMPROVEMENTS [DPR, TC] [PDS, LDR] [MA]

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 [Subdivision Ordinance Section 81.706.i through 81.707](#), the applicant shall improve the CHOOSE ONE. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of the Department of Parks and Recreation and/or the Planning & Development Services, a CHOOSE ONE to a width of within the dedicated trail/pathway easement as indicated on the approved Tentative Parcel Map. The CHOOSE ONE shall be constructed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#), [County of San Diego Public Road Standards](#). **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the trail/pathway and all associated work.

The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve The trail/pathway as mentioned above. All plans and improvements shall be completed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#), [County of San Diego Public Road Standards](#) and the PDS [Land Development Improvement Plan Checking Manual](#). Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI] and [DPR, TC] to the satisfaction of the Directors of PDS and DPR.

If the improvements are deferred, then the fees can be paid before the issuance of the construction permit(s) for the improvements.

- b. The improvements shall be completed and a secured agreement shall be executed pursuant to [Subdivision Ordinance Sec. 81.706.1 through 81.707](#) for the required improvements, or execute a secured agreement to complete the improvements within twenty-four (24) months from the recording of the Parcel Map.

. The above public improvements may be secured by a lien agreement on Parcel pursuant to [Subdivision Ordinance Section 81.712](#), in lieu of their immediate installation. If improvements are deferred by a lien agreement, no improvement plans will be required.

The plans shall be submitted to *[DPR, TC]* and/or *[PDS, LDR]*, for review and approval. **TIMING:** Prior to the approval of the map for SPECIFY WHICH PHASE, the applicant shall improve the trail/pathway. **MONITORING:** The *[DPR, Trails Coordinator]* and/or *[PDS, LDR]* shall review the plans for conformance with the [Community Trails Master Plan Design and Construction Guidelines](#), [County of San Diego Public Road Standards](#) and the PDS [Land Development Improvement Plan Checking Manual](#) and approve all financial securities for the construction of the trail/pathway facility.

V. MISCELLANEOUS (Revised 5-01-2009)

APPROVAL OF MAP: The conditions shall be complied with before any Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to the approval and issuance of grading or other permits as specified).

. **DECLARATION OF COVENANTS:** *[DPR, TC]* *[DGS, RP]*, *[MA]*.
INTENT: In order to promote orderly development by providing a future 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(a)(9) [County Subdivision Ordinance Section 81.703\(g\)](#), a declaration not to oppose a Landscape Maintenance District shall be executed.
DESCRIPTION OF REQUIREMENT: Execute a declaration of covenants for agreeing not to oppose the formation of a Landscape Maintenance District (LMD) for maintaining riding and hiking trails. This covenant shall declare present and future owners of this property will not protest any special assessment proceedings for maintaining riding and hiking trails. The applicant/property owner shall execute a covenant not to oppose the formation of a road improvement district. **DOCUMENTATION:** The applicant shall execute the covenant and submit it to the *[PDS, LDR]* for review. **TIMING:** Prior to the

approval of the Final Map or Parcel Map for SPECIFY WHICH PHASE the declaration shall be executed. **MONITORING:** The [DGS, RP] shall prepare, approve the declaration documents, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review that the documents in order to comply with this condition.

PARKLAND DEDICATION ORDINANCE (PLDO) FEE [DPR, PP]

INTENT: As a condition of approval of any development, the applicant shall dedicate land, pay fees in lieu thereof, or a combination of both, for neighborhood and Community Park or recreational purposes to serve future residents of such development in accordance with Code Section SEC. 810.101, et seq. **DESCRIPTION OF REQUIREMENT:** See above. In addition, only the payment of fees shall be required for developments containing fifty (50) or fewer parcels, unless the applicant offers to dedicate land in lieu of paying the fees, in which event the approving body may elect to accept land or require the payment of fees or a combination of both as set forth in Section 810.105(a). For developments containing more than 50 parcels, the approving body shall determine whether to require dedication of land, payment of a fee in lieu thereof, or a combination of both, and in making such determination there are factors which the approving body must consider as set forth in Section 810.105 (b) **DOCUMENTATION:** Such fees shall be collected on a per lot basis prior to the issuance of a building permit for each lot, **or such other permit as may be required to authorize the construction of a dwelling.** **TIMING:** Prior to issuance of any building permit the PLDO shall be paid. **MONITORING:** [PDS, Building Division] shall calculate the fee pursuant to Section 810.106 and provide a receipt of payment for the applicant and DPR, PP. [PDS, Building Division] shall verify that the PLDO has been paid before the first building permit can be issued. The PLDO fee shall be verified for each subsequent building permit issuance.

[END DPR MAP CONDITIONS](#)
[Click Here to Return](#)



SECTION FOUR

GRADING AND IMPROVEMENT PLAN CONDITION NOTES

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- I. The following conditions in section one are to be used when a condition is added to the project during the discretionary hearing, or at a point which is too late in the process that it cannot be added to the conceptual grading or improvement plan. (Note: All Grading notes shall be included in the environmental document as a mitigation measure)

A. DISCRETIONARY PERMITS ONLY:

GRADING PERMIT: (Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).

. **PLAN CONDITIONS NOTES:** [DPW, ESU] [PDS, BD] [DPR TC, PP] [GP, IP, MA] **INTENT:** In order to implement the required mitigation measures, for which was the basis for approval of this project pursuant to [Section 87.207 of the County Grading Ordinance](#) the condition notes shall be implemented on the final engineering plans and made conditions of the permit issuance. **DESCRIPTION OF REQUIREMENT:** The final engineering plans shall include the following condition notes and made conditions of the issuance of said permit:

a.

DOCUMENTATION: The applicant shall submit the CHOOSE ONE plans, which shall include the above reference condition notes. The condition notes shall be in addition to what is already approved on the Conceptual Grading and Improvement Plan, unless indicated in this condition that it is superseding. Changes to the final engineering plans that are not consistent with the conceptual plan may cause further environmental review. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits) for SPECIFY WHICH PHASE , the notes and items shall be placed on the plans. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading and DPR, TC and PP for trail and park improvements] shall verify that the grading and or improvement plan requirements have been implemented on the final engineering plans. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

B. SUBDIVISION MAPS TM ONLY:

APPROVAL OF MAP: The conditions shall be complied with before a CLICK HERE Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

. **PLAN CONDITIONS NOTES: [DPW, ESU] [PDS, BD] [DPR, TC, GPM, PP] [GP, IP, MA]**

INTENT: In order to implement the required mitigation measures, for which was the basis for approval of this project pursuant to the [County Subdivision Ordinance Section 81.303](#), [County Subdivision Ordinance Section 81.605](#), the condition notes shall be implemented on the CHOOSE ONE plans and made conditions of the permit issuance. **DESCRIPTION OF REQUIREMENT:** The CHOOSE ONE plans shall include the following condition notes and made conditions of the issuance of said permit:

a.

DOCUMENTATION: The applicant shall submit the CHOOSE ONE plans, which shall include the above reference condition notes. The condition notes shall be in addition to what is already approved on the Conceptual Grading and Improvement Plan, unless indicated in this condition that it is superseding.

TIMING: Prior to the approval of any grading and or improvement plans and issuance of any Grading or Construction Permits) and prior to the approval of any map for SPECIFY WHICH PHASE , the notes and items shall be placed on the plans. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading and DPR, TC and PP for trail and park improvements] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

C. SUBDIVISION MAPS TPM PUBLIC IMPROVEMENTS ONLY:

PUBLIC IMPROVEMENTS: *(The following Public Improvements shall be completed before the approval of the Parcel Map, or enter into a secured agreement for their completion).*

. **PLAN CONDITIONS NOTES: [DPW, ESU] [PDS, BD] [DPR TC, PP] [GP, IP, MA]**

INTENT: In order to implement the required mitigation measures, for which was the basis for approval of this project pursuant to the [County Subdivision Ordinance Section 81.605](#), the condition notes shall be implemented on the CHOOSE ONE plans and made conditions of the permit issuance.

DESCRIPTION OF REQUIREMENT: The CHOOSE ONE plans shall include the following condition notes and made conditions of the issuance of said permit:

a.

DOCUMENTATION: The applicant shall submit the CHOOSE ONE plans, which shall include the above reference condition notes. The condition notes shall be

in addition to what is already approved on the Conceptual Grading and Improvement Plan, unless indicated in this condition that it is superseding. **Timing:** Prior to the approval of any grading and or improvement plans and issuance of any Grading or Construction Permits) and prior to the approval of any map for SPECIFY WHICH PHASE , the notes and items shall be placed on the plans. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading and DPR, TC and PP for trail and park improvements] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

D. SUBDIVISION MAPS TPM PRIVATE IMPROVEMENTS ONLY:

PRIVATE IMPROVEMENTS: *(The following Private Improvements shall be completed before the approval of the Parcel Map, or a covenant of improvements shall be executed and recorded).*

. **PLAN CONDITIONS NOTES: [DPW, ESU] [PDS, BD] [GP, IP, MA]**

INTENT: In order to implement the required mitigation measures, for which was the basis for approval of this project pursuant to the [County Subdivision Ordinance Section 81.605](#), the condition notes shall be implemented on the CHOOSE ONE plans and made conditions of the permit issuance. **DESCRIPTION OF REQUIREMENT:** The CHOOSE ONE plans shall include the following condition notes and made conditions of the issuance of said permit:

a.

DOCUMENTATION: The applicant shall submit the CHOOSE ONE plans, which shall include the above reference condition notes. The condition notes shall be in addition to what is already approved on the Conceptual Grading and Improvement Plan, unless indicated in this condition that it is superseding. **MAP TIMING:** Prior to approval and recordation of the Parcel Map, this requirement shall be recorded in the covenant of improvements. **COVENANT TIMING:** No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of Planning & Development Services pursuant to [County Subdivision Ordinance Section 81.709.2](#), except a grading or construction permit and or permit to install utilizes within a the private easement may be issued. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans and cost estimate [PDS, LDR] shall have this condition placed in the covenant of improvements and recorded with the map.

II. The following "Specific Environmental Condition Notes" below are to be placed on the Conceptual Grading and Development Plan, for implementation on the Final Grading and or Improvement Plans:

1. BIOLOGICAL RESOURCES: (Revised 7-07-09)

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

(BIOLOGICAL RESOURCES)

. **"BIOLOGICAL MONITORING: [PDS, PCC] [DPW,PDCI] [PC] [PDS, FEE X3]. INTENT:** In order to prevent inadvertent disturbance to , all grading located 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 and :

1. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the PDS, Permit Compliance Section.
2. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the PDS Permit Compliance Section.

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, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared b the biologist.

. **"TEMPORARY FENCING: [PDS, PCC] [DPW,PDCI] [PC] [PDS, FEE]. INTENT:** In order to prevent inadvertent disturbance to , temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to

protect from inadvertent disturbance of all open space easements 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 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, PCC] 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, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.”

. **“RESOURCE AVOIDANCE: [PDS, PCC] [DPW, PDCI] PDS, FEE X2].**
INTENT: In order to avoid impacts to _____, which is a sensitive biological resource pursuant to _____, 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 _____ feet of _____ habitat during the breeding season of the _____ within Resource Avoidance Area (RAA) _____ as indicated on these plans. The breeding season is defined as occurring between _____ and _____. The Director of Planning and Land Use [PDS, PCC] 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 _____ 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, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”

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

(BIOLOGICAL RESOURCES)

. **“BIOLOGICAL MONITORING: [PDS, PCC] [DPW,PDCI] [PC] [PDS, FEE X3]. INTENT:** In order to prevent inadvertent disturbance to _____, all grading located _____ 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 PCC]. Additionally, the biologist shall perform the following duties: **[PDS, FEE]**

1. Prepare a California gnatcatcher-monitoring program to the satisfaction of PDS Permit Compliance Section and the Wildlife Agencies;
2. 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;
3. 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;
4. 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;
5. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
6. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
7. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and PDS Permit Compliance Section 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);

8. Confer with the Wildlife Agencies and PDS Permit Compliance Coordinator within 24 hours any time protected habitat or gnatcatchers are being affected by construction;
9. Attend construction meetings and other meetings as necessary.

DOCUMENTATION: The Project Biologist shall prepare and submit to the satisfaction the [PDS, PCC] 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, PCC] if the Project Biologist or applicant fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.

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

(BIOLOGICAL RESOURCES)

BIOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to _____, 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 _____ or other 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, PCC] 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, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] 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).

(BIOLOGICAL RESOURCES)

. **OPEN SPACE SIGNAGE & FENCING:** [PDS, PCC] [DPW, PDCI] [FG, UO] [PDS, FEE]. **INTENT:** In order to comply with Condition pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for , the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences or walls, and open space signs shall be placed along the open space boundary of lots(s) as shown on these plans and the approved Conceptual Grading and Development Plan for .

- 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: (insert permit type & number)

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

. **"EASEMENT AVOIDANCE:** [PDS, PCC] [DPW, PDCI] [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 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 is:

INSERT EXCEPTIONS HERE

DOCUMENTATION: The applicant shall provide a letter statement to the [PDS, PCC] 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.”

2. CULTURAL RESOURCES: (revised 03-18-10)

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

(CULTURAL RESOURCES)

. **“TEMPORARY FENCING: [PDS, PCC] [DPW, PDCI] [PC] [PDS, FEE].**
INTENT: In order to prevent inadvertent disturbance to , temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing.

1. 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.
2. 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 shall be removed.

DOCUMENTATION: The applicant shall have a California licensed surveyor install and certify the installation of the temporary fencing. The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] 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, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant’s surveyor.”

. **ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2] INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to _____, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved 'Project Archaeologist,' Native American Monitor, and the PDS Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. **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, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist.

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

(CULTURAL RESOURCES)

. **ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PDS, FEE X2] INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to _____, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources](#), Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:

- a. "During the original cutting of previously undisturbed deposits, the Project Archaeologist and 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 Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.”

- b. “In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the 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. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.”
- c. “If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the PDS Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains.”
- d. “The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.”

DOCUMENTATION: The applicant shall implement the grading monitoring program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDC] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the Project Archeologist or applicant fails to comply with this condition.

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

(CULTURAL RESOURCES)

- . **ARCHAEOLOGICAL MONITORING:** [PDS, PCC] [RG, BP] [PDS, FEE].
INTENT: In order to comply with the adopted Mitigation Monitoring and

Reporting Program (MMRP) pursuant to _____, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the grading activities that require monitoring:

- a. If **no archaeological resources** are encountered during grading, then submit a final Negative Monitoring Report substantiating that grading activities are completed and no cultural resources were encountered. Monitoring logs showing the date and time that the monitor was on site must be included in the Negative Monitoring Report.
- b. If archaeological resources were encountered during grading, the Project Archaeologist shall provide a Monitoring Report stating that the field grading 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 phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Monitoring report to the [PDS, PCC] 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 report shall be completed. **MONITORING:** The [PDS, PCC] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

ARCHAEOLOGICAL SITE CAPPING: [PDS, PCC] [DPW, ESU] [RG, BP] [PDS, FEE X 2] **INTENT:** In order to mitigate for potential impacts to site CA-SDI- _____, a site capping plan shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and [CEQA Section 15064.5 an 15064.7](#). **DESCRIPTION OF REQUIREMENT:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to prepare and implement a site-capping plan. The following shall be completed:

- a. The Project Archaeologist shall perform the capping plan duties 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 plan shall also include a contract an agreement that the capping will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the Project Archaeologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the capping plan and reporting.

- b. The Project Archeologist shall provide evidence that a Native American of the appropriate tribal affiliation has also been contracted to perform Native American Monitoring of the capping plan activities.

DOCUMENTATION: The applicant shall complete the capping and provide a copy of the final capping report to the [PDS, PCC] 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 capping plan report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final capping plan report for compliance with the project MMRP, and inform [DPW, PDCI] 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).*

(CULTURAL RESOURCES)

ARCHAEOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].
INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to _____, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archeologist 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 grading. The report shall include the following:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego 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 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 archaeological materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant shall submit the report to the [PDS, PCC] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of _____, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)), for _____, the final report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

. **HISTORIC STRUCTURE ANALYSIS REPORT: [PDS, PCC] [RG, BP] [PDS, FEE]. INTENT:** In order to ensure that the _____ is preserved in a manner pursuant to the Secretary of Interior Standards, a Historic Structures Analysis shall be completed. **DESCRIPTION OF REQUIREMENT:** The Project Historic Architect shall prepare a Historic Structures Analysis report pursuant to the “*Historic Structure Report Format*” as outlined by the California Office of Historic Preservation. The final report shall document the results, analysis and conclusions of the evaluation of the _____. **DOCUMENTATION:** The applicant shall submit the report to the [PDS, PCC] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of _____, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)), for _____, the final report shall be prepared. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

3. PALEONTOLOGICAL RESOURCES: (Revised 7-07-09)

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

(PALEONTOLOGICAL RESOURCES)

. **PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2] INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to _____, a Paleontological Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Paleontologist, and the PDS Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified

Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#).

DOCUMENTATION: The applicant shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements. **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, PCC] to the preconstruction conference to coordinate the Paleontological Resource Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

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

(PALEONTOLOGICAL RESOURCES)

PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2] INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to , a Paleontological Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site is has marginal to low 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 the [PDS, PCC] 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 the [PDS, PCC] if the grading contractor or applicant fails to comply with this condition.

PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2] INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to _____, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Paleontologist shall monitor During the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading:

- a. If paleontological resources are encountered during grading/excavation, the following shall be completed:
 1. The Qualified Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.
 2. The Qualified Monitor shall immediately contact the Qualified Paleontologist.
 3. The Qualified Paleontologist shall contact the County's Permit Compliance Coordinator immediately.
 4. The Qualified Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading/excavation shall resume."
- b. If the paleontological resource is significant or potentially significant, the Qualified Paleontologist or Qualified Paleontological Resources Monitor, under the supervision of the Qualified Paleontologist, shall complete the following tasks in the field:
 1. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;
 2. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and
 3. Transport the collected specimens to a laboratory for processing

(cleaning, curation, cataloging, etc.).

DOCUMENTATION: The applicant shall implement the grading monitoring program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **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, PCC] if the Project Paleontologist or applicant fails to comply with this condition.

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

(PALEONTOLOGICAL RESOURCES)

PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].
INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to _____, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading 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 the [PDS, PCC] 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 the [PDS, PCC] 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:** The [PDS, PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].
INTENT: In order to comply with the adopted Mitigation Monitoring and

Reporting Program (MMRP) pursuant to _____, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare one of the following letters 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 the [PDS, PCC] 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 the [PDS, PCC] 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:** The [PDS, PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] 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).*

(PALEONTOLOGICAL RESOURCES)

PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].
INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to _____, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

- a. If paleontological resources were discovered, the Following tasks shall be completed by or under the supervision of the Project Paleontologist:

1. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;
 2. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database;
 3. Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources and identifying which accredited institution has agreed to accept the curated fossils. Submit TWO hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on a CD. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.
 4. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.”
- b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.

DOCUMENTATION: The applicant shall submit the letter report to the [PDS, PCC] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of _____, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)), for _____, the final report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

4.A NOISE COMPLIANCE: (Revised 9/27/2011)

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

(NOISE)

. **TEMPORARY NOISE IMPACTS: [PDS, PCC] [DPW, PDCI] [PDS, FEE X]**. **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 the sound level generated from project construction equipment operations. **DESCRIPTION OF REQUIREMENT:** The temporary noise attenuation barrier(s) shall remain in place as indicated on this plan for each [Parcel or Phase] respectively, for compliance with this condition. The mitigation is designed and placed to reduce construction noise that potentially will affect the adjacent residential use located .

- a. The barrier shall be maintained for the duration of the construction activities that will create noise greater than 75 dB at the property line indicated above.
- b. The temporary construction noise wall along the **[ex. eastern, western, northern, or southern]** property lines shall be **xxxx** feet (**xx'**) high with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these material with no cracks or gaps through or below the wall. If wood is used, temporary barrier design shall incorporate tongue and groove with a minimum thickness of 7/8 of an inch. As alternative materials, the temporary construction noise wall may be constructed using readily available three (3') foot high K-rail and four (4') foot by eight (8') foot ply wood sheets.
- c. Temporary construction noise barrier details and location are shown on Sections Temporary Construction Noise and Figure in the noise report prepared by dated . The temporary noise barrier located along the property lines will remain during the pad grading phases. Noise report is on file with Planning & Development Services as case number tentative (parcel) map .
- 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 the barrier maybe approved if the construction activities will not create noise greater that 75 dB at the property line as indicated above.

DOCUMENTATION: The applicant shall maintain the sound attenuation mitigation as indicated above until all grading activities have been completed. The applicant shall submit a signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the [PDS, PCC] has been constructed pursuant to the approved grading plan to the [PDS, PCC] for review and approval. The applicant is responsible for implementing any further mitigation to remain in compliance with this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [PDS, PCC] shall review the a signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the [PDS, PCC] has been constructed pursuant to the approved grading plan for compliance with this condition. If an alternative methods, or reduced equipment proposal is provided, [PDS, PCC] shall review the new mitigation for compliance with this condition. The [DPW, PDCI] shall ensure that the noise mitigation barriers remain in place as indicated on this plan.

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

(NOISE)

NOISE MONITORING REPORT: [PDS, PCC] [PDS, FEE]. INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and the adopted Mitigation Monitoring and Reporting Program (MMRP) for [PDS, PCC], the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction. **DESCRIPTION OF REQUIREMENT:** A County approved Acoustician, shall prepare a final noise monitoring report, which summarizes the noise levels generated by the project construction. If the project noise levels are were not in compliance, the report shall detail all actions taken to minimize the noise impacts and the alternative noise mitigation methods used. **DOCUMENTATION:** The applicant shall submit the final noise monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Prior to rough grading approval and issuance of any building permit the final report shall be provided and approved. **MONITORING:** The [PDS, PCC] shall review the final monitoring report for compliance with this condition, and notify the [DPW, PDCI] when it is completed.

NOISE REQUIREMENT: [PDS, PCC] [RG, BP] [PDS, FEE].
INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element](#), as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), a [PDS, PCC] shall be installed to mitigate the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A signed, stamped statement from a California Registered

Engineer or licensed surveyor, and photographic evidence that the _____ has been constructed _____ pursuant to the approved grading plan.

- a. The noise wall will be _____ feet (_____) high relative to the grade elevation of _____. Construction of the permanent noise wall will have a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these materials with no cracks or gaps through or below the wall.
- b. The permanent noise wall shall extend along the entire length of the boundary of Parcel/Lot _____, (optional: . . . with a return wall from the _____ corner of Parcel/Lot _____ heading _____ along the property line at a distance of _____ feet.)
- c. Permanent noise wall details and location are discussed in Section: _____ and Figure _____ within the noise report prepared by _____ dated _____. The Noise Study is on file with Planning & Development Services as Case Number Tentative (Parcel) Map _____.

DOCUMENTATION: The applicant shall submit the certification and the letter to the [PDS, PCC] 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 certification shall be completed. **MONITORING:** The [PDS, PCC] shall review the certification and the photos for compliance with this condition, and shall inform [DPW, PDCI] that the requirement is completed.

NOISE REQUIREMENT: [PDS, PCC] [RG, BP] [PDS, FEE].

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), a _____ shall be installed to mitigate the noise exposure of land uses for sensitive receptors below levels of significance.

DESCRIPTION OF REQUIREMENT: A signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the _____ has been constructed _____ pursuant to the approved grading plan.

DOCUMENTATION: The applicant shall submit the certification and the letter to the [PDS, PCC] 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 certification shall be completed. **MONITORING:** The [PDS, PCC] shall review the certification and the photos for compliance with this condition, and shall inform [DPW, PDCI] that the requirement is completed.

4.B NOISE COMPLIANCE: (Revised 7-07-09)

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

(NOISE)

. **TEMPORARY NOISE IMPACTS:** [PDS, PCC] [DPW, PDCI] [PDS, FEE X]. **INTENT:** In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and the adopted Mitigation Monitoring and Reporting Program (MMRP) for , the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction. **DESCRIPTION OF REQUIREMENT:** The temporary noise attenuation barrier(s) shall remain in place as indicated on this plan, and shall be monitored for compliance with this condition. The mitigation is designed and placed to reduce construction noise that potentially will affect the adjacent residential use located .

- a. The barrier shall be maintained for the duration of the construction activities that will create noise greater than 75 dB at the property line indicated above.
- b. Daily noise monitoring shall occur to verify that the noise from the site complies with this condition.
- b. A monthly monitoring report shall be prepared by a County approved Acoustician, which summarizes the noise levels generated by the project construction. If the project noise levels are not in compliance, all construction activities shall cease or be reduced until the further mitigation is approved by the [PDS, PCC].

DOCUMENTATION: The applicant shall maintain the sound attenuation mitigation as indicated above until all grading activities have been completed. The applicant shall submit the monthly monitoring reports to the [PDS, PCC] for review and approval. The applicant is responsible for implementing any further mitigation to remain in compliance with this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [PDS, PCC] shall review the monthly monitoring reports for compliance with this condition. If an alternative methods, or reduced equipment proposal is provided, [PDS, PCC] shall review the new mitigation for compliance with this condition. The [DPW, PDCI] shall ensure that the noise mitigation barriers remain in place as indicated on this plan.

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

(NOISE)

. **NOISE MONITORING REPORT: [PDS, PCC] [PDS, FEE]. INTENT:** In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and the adopted Mitigation Monitoring and Reporting Program (MMRP) for , the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction. **DESCRIPTION OF REQUIREMENT:** A County approved Acoustician, shall prepare a final noise monitoring report, which summarizes the noise levels generated by the project construction. If the project noise levels are were not in compliance, the report shall detail all actions taken to minimize the noise impacts and the alternative noise mitigation methods used. **DOCUMENTATION:** The applicant shall submit the final noise monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Prior to rough grading approval and issuance of any building permit the final report shall be provided and approved. **MONITORING:** The [PDS, PCC] shall review the final monitoring report for compliance with this condition, and notify the [DPW, PDCI] when it is completed.

. **NOISE REQUIREMENT: [PDS, PCC] [RG, BP] [PDS, FEE].**
INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Policy 4.b\)](#), as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), a shall be installed to mitigate the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the has been constructed pursuant to the approved grading plan. **DOCUMENTATION:** The applicant shall submit the certification and the letter to the [PDS, PCC] 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 certification shall be completed. **MONITORING:** The [PDS, PCC] shall review the certification and the photos for compliance with this condition, and shall inform [DPW, PDCI] that the requirement is completed.

5. AIR QUALITY & GREENHOUSE GAS: (Revised 07-07-09)

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

(AIR QUALITY)

. **AIR QUALITY: [DPW, PDCI].**
INTENT: In Order to mitigate for **DESCRIPTION OF REQUIREMENT:**
The project shall comply with the following Air Quality measures:

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least 2 feet of freeboard or cover loads of all haul/dump trucks securely (unnumbered design measure).
- b. Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction areas, between dozer/scrapper passes and on any unpaved roads within the project limits.
- c. Grading is to be terminated in winds exceed 25 mph.
- d. Sweepers and water trucks shall be used to control dust and debris at public street access points.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- g. A minimum of - 15 mph signs shall be posted and enforced on unpaved areas during construction.
- h.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading 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 [PDS, PCC] if the applicant fails to comply with this condition.

6. HAZARDS/SAM &VAP: (Revised 07-07-09)

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

(HAZARDS)

“SITE REMEDIATION COMPLETION: [PDS, PCC] [DPW, PDCI] [DEH, LWQ] [RG, BP] [PDS, FEE]. **INTENT:** In order to comply with the approved soil remediation plan and the Department of Environmental Health (DEH), [Site Assessment and Mitigation Program \(SAM\)](#) requirements the completion of all soil remediation and underground storage tank removal shall be certified. **DESCRIPTION OF REQUIREMENT:** All soil remediation and shall be completed, and all contamination hazards removed pursuant to the Department of Environmental Health (DEH), [Voluntary Assistance Program \(VAP\)](#) or the DEH, [Local Oversight Program \(LOP\)](#) as determined. All work shall be implemented pursuant to the [DEH SAM Manual](#). **DOCUMENTATION:** The applicant shall provide the “Closure Letter, or Concurrence Letter,” to the [PDS, PCC] that the soil remediation has been completed to the satisfaction of the [DEH, SAM] VAP, or LOP. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection, and prior to issuance of any building

permit ([Grading Ordinance SEC 87.421.a.2](#)), the certification shall be completed. **MONITORING:** The [DEH, LWQ], SAM, VAP or LOP shall verify completion of the required remediation, and shall issue a Closure Letter to the applicant and to the [PDS, PCC]. The [PDS, PCC] shall review the "Closure Letter," for compliance with this condition, and notify the [DPW, PDCI] of the completion of this requirement."

7. MISCELLANEOUS: (Revised 7-07-09)

Space Reserved

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SECTION FIVE

ORDINANCE COMPLIANCE & NOTICES

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I. NOTICES FOR COUNTY ORDINANCE COMPLIANCE:

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

(ADMINISTRATIVE PERMITS)

SECOND DWELLING UNIT: In order to comply with Zoning Ordinance Section 6156.x et seq., the Second Dwelling Unit shall comply with the approved plot plan(s), specific

permit conditions and approved building plans associated with this Administrative Permit. The Second Dwelling Unit shall require owner-occupancy of one of the units. The lot shall not contain a guest living quarters, accessory apartment or accessory living quarters and must provide the required off-street parking spaces for the main dwelling and the Second Dwelling Unit. An adequate water well and sewage disposal system satisfactory to the County of Department of Environmental Health shall be available for the proposed use. The Property Owner/Permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to Second Dwelling Units. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

GUEST LIVING QUARTERS: In order to comply with Zoning Ordinance Section 6156.k et seq., the Guest Living Quarters shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this Administrative Permit. The Guest Living Quarters shall be for the sole use of persons employed on the premises or for temporary use by guests of the occupants of the premises which is not rented or otherwise used as a separate dwelling. No kitchen, wet bar or laundry facilities shall be installed in the guest living quarters. One electric meter will serve both the main dwelling and guest living quarters. The lot shall not contain a second dwelling unit, accessory apartment or accessory living quarters. An adequate water well and sewage disposal system satisfactory to the County Department of Environmental Health shall be available for the proposed use. The Property Owner/Permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to Guest Living Quarters. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

OVERSIZED BARN: In order to comply with Zoning Ordinance Section 6156.h et seq., the Oversized Barn shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this Administrative Permit. No commercial or retail business operations shall be permitted. There shall be no residential use of the proposed buildings. The property shall be kept in a clean and sanitary condition on a daily basis to prevent the breeding of flies and other nuisances. Pursuant to Section 3100 of the Zoning Ordinance, the Animal Regulations Designator .does/not permit . The Property Owner/Permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to Oversized Barns. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

FAMILY DAY CARE HOME FOR CHILDREN, LARGE (9 to 14 children): In order to comply with Zoning Ordinance Section 6156.y et seq., the Large Family Day Care shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this Administrative Permit. The Large Family Day Care shall not be located closer than 500 feet from any other lot containing a Large Family Day Care with an approved Administrative Permit from the County of San Diego. At least one on-site parking space shall be available for any assistant provider or caregiver not a resident of the subject family day care home. Driveway and parking areas shall be well-maintained. Non-operating motor vehicles and trash shall be kept out of the driveway and parking areas. Outside play activities shall be adequately supervised at all times. Outdoor lighting shall comply with Sections 6324 and 6326 of the Zoning Ordinance, which addresses where and if outdoor lighting can be placed in setback areas. No sound amplification devices shall be permitted in outdoor activity areas. The Property Owner/Permittee shall maintain State approval (license) for operating a family day care home as herein described. The Property Owner/Permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to Oversized Barns. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

DETACHED OVERSIZED ACCESSORY STRUCTURE: In order to comply with Zoning Ordinance Section 6156.g et seq., the Detached Oversized Accessory Structure shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this Administrative Permit. The Detached Oversized Accessory Structure shall only be used for the personal storage of vehicles and workshop or hobby activities of the owner. No commercial or retail business operations shall be permitted. The structure shall not be converted to a habitable unit. Only plumbing for laundry/sink/toilet allowed in the proposed accessory structure (a shower or bathtub is not permitted). One electric service drop and one electric meter to serve both the main dwelling and structure shall be permitted. The Property Owner/Permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to Detached Oversized Accessory Structures. (Note: If structure is existing, condition to obtain building permit by a specified date.) If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

FARM EMPLOYEE HOUSING- MOBILE HOME: In order to comply with Zoning Ordinance Section 6156.u et seq., the Farm Employee Housing shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this Administrative Permit. The Farm Employee Housing shall be occupied only by farm employees (and their families) engaged in agricultural labor on the same parcel as the farm employee housing or on other land owned or leased and farmed by the owner or employer, and shall not be otherwise occupied or rented. The employee may have no ownership interest in the property either directly or through any business association;

and considering all sources of income more than half of the employee's livelihood must be derived from agricultural labor for hire on the premises. On an annual basis, the property owner must file a certificate stating the agricultural operation is still taking place on the property and that the tenants are employed as farm employees. Failure to file the certificate will be interpreted as indicating the agricultural activity has ceased operation. Farm employee housing shall be removed or converted to another permitted use at such time as the farming activity to which it relates ceases operation for more than twelve consecutive months. The farm employee housing shall be located within a mobilehome. For the present Administrative Permit for farm employee housing which is subject to the waiver of fees pursuant to Section 7602.d.5, the property owner has entered into a contract with the County agreeing to specific rental terms and conditions which make low cost housing available to farm employees and will allow for periodic inspections of the housing by County employees. The Property Owner/Permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to the Farm Employee Housing- Mobile Home. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

HEALTH CARE TRAILER: In order to comply with Zoning Ordinance Section 6118.b.3. et seq., the Health Care Trailer shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this Administrative Permit. The Health Care Trailer shall be connected to the existing sanitation and electrical systems and located no further than 50 feet from the primary residence and shall be occupied by a relative of the occupant of the main dwelling who needs personal care. A certificate of need from a physician shall be submitted annually that demonstrated the on-going need the health care trailer. The trailer shall be disconnected from electrical and sanitation systems and removed from the site when the health care trailer is no longer needed. The Property Owner/Permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to the Health Care Trailer. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

HOST HOME: In order to comply with Zoning Ordinance Section 6118.bb. et seq., the Host Home shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this Administrative Permit. The Host Home shall be a maximum of two bedrooms may be made available for rent. The owner or lessee of the property shall operate the facility and reside in the home. One off-street parking space for each room rented shall be provided in addition to the parking required for single-family occupancy. Service shall be limited to the rental of rooms and the provision of breakfast for overnight guests. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. An adequate water well and sewage disposal system satisfactory to the County Department of Health Services shall be available for the proposed use. The primary access to the host home shall be

via a publicly maintained road. The Property Owner/Permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to the Host Home. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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. 10096](#) 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 date , 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 the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, 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 January 25, 2008. *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 on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_p_permit/r9_2007_0001/2007_0001final.pdf.

<http://www.sdcounty.ca.gov/PDS/docs/LID-Handbook.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 above.

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 87.202 \(a\) 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 from the Department of Planning & Development Services (PDS) is required for any and all proposed/existing facilities within the County right-of-way. (CE Route #) is shown as a Road on the Mobility Element of the County General Plan. 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 Planning & Development Services.

EXCAVATION PERMIT REQUIRED: An excavation permit from the County Department of Planning & Development Services (PDS) is required for undergrounding and/or relocation of utilities within the County right-of-way.

ENCROACHMENT PERMIT/FRANCHISE AGREEMENT REQUIRED: An encroachment Permit or Franchise Agreement is required for any generation tie line (gen-tie line) work within the County right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate department requirements.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.219. 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 [DPW, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

II. FEDERAL AND STATE LAW COMPLIANCE:

NOTICE: This subject property may contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation

and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

Notice: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, <http://www.fws.gov/>.

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

III. FISH AND WILDLIFE FEE NOTICES (Revised 12-29-11):

NOTICE: - Fish and Wildlife Fees have been paid in the amount of \$ _____ for the review of the _____ Negative Declaration, Receipt number _____ dated _____.

NOTICE: Fish and Wildlife Fees have been paid in the amount of \$ _____ for the review of the EIR, Receipt number _____, dated _____.

NOTICE: - The project was found to have “No Effect” on fish and wildlife resources by the State Department of Fish and Wildlife, therefore no fee is required.

NOTICE: - The project was found to be “Exempt” from the California Environmental Quality Act (CEQA), therefore no fee is required.

NOTICE: – The project relies on CEQA 15162 - 15164 Findings and the previous Fish and Wildlife Fees paid in the amount of \$ _____ for the review of the Negative Declaration, Receipt number _____ dated _____.

NOTICE – The project relies on CEQA 15162 - 15164 Findings and the previously issued finding of “de minimis” effects on fish and wildlife. The “de minimis” finding is dated _____.

IV. GENERAL COUNTY PERMIT NOTICES (Revised 5-13-10):

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on _____.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of issuance of the Final Notice of Decision.

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

V. MISCELLANEOUS:

Space Reserved

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LAND DEVELOPMENT

APPENDICES



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