

OWNER / SUBDIVIDER / APPLICANT

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2389 VICTORIA CIRCLE
ALPINE, CA 91901
PHONE: (619) 212-2660

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 398-110-32
SITE ADDRESS: 14265 RIOS CANYON RD, EL CAJON, CA
TOPOGRAPHY: FIELD SURVEY BY SNIPES-DYE ASSOCIATES, DECEMBER 2013.

LEGAL DESCRIPTION

PORTION OF THE 'S' TRACT OF RANCHO EL CAJON, IN COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS

PRELIMINARY GRADING PLAN NOTE

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

EARTHWORK QUANTITIES

GRADING
EXCAVATE: 6100 C.Y.
FILL: 12910 C.Y.
IMPORT: 6.810 C.Y.

NUMBER OF PROPOSED UNITS

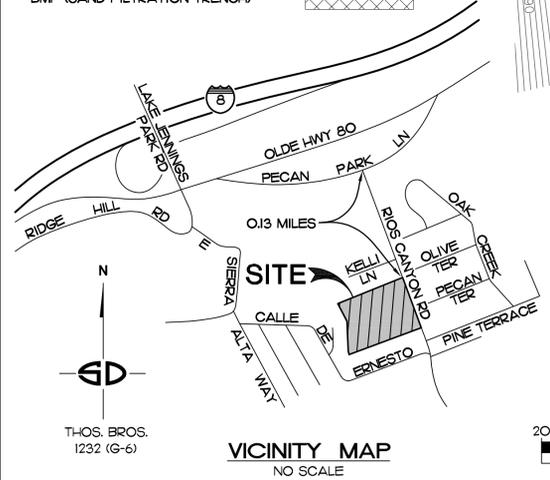
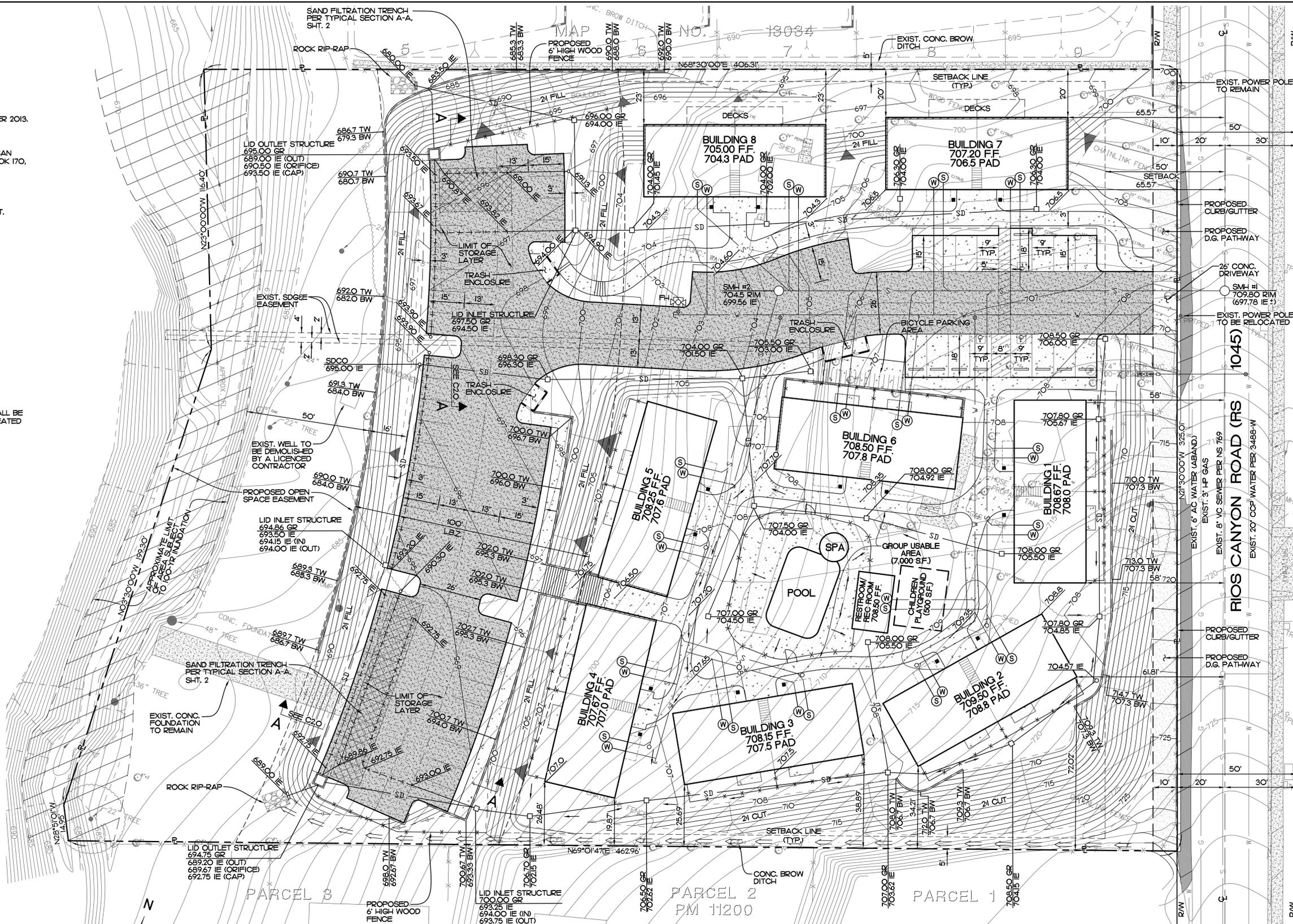
32 UNITS (4 UNITS/BLDG)

FIRE NOTE

ANY PORTIONS OF FENCING LOCATED WITHIN 5' OF STRUCTURES SHALL BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIAL OR PRESSURE-TREATED EXTERIOR FIRE-RETARDANT WOOD.

LEGEND

- PROPOSED SLOPE: CUT/FILL 21 MAX.
- PROPOSED DRIVEWAY PER DS-07: PER DS-07
- PROPOSED ENERGY DISSIPATOR PER SS-10: PER SS-10
- PROPOSED BROW DITCH PER DPLU 659: PER DPLU 659
- PROPOSED 4' CONC. CURB: PER DS-07
- PROPOSED CATCH BASIN: PER DS-07
- PROPOSED CLEANOUT: PER DS-07
- PROPOSED SEWER MAN-HOLE: PER DS-07
- PROPOSED STORM DRAIN: PER DS-07
- PROPOSED SEWER LINE: PER DS-07
- PROPOSED WATER LINE: PER DS-07
- PROPOSED RETAINING WALL: PER DS-07
- PROPOSED PERVIOUS CONCRETE PAVEMENT: PER DS-07
- PROPOSED CONCRETE PAVEMENT: PER DS-07
- PROPOSED D.G. PATHWAY: PER DS-07
- PROPOSED A.C. PAVEMENT: PER DS-07
- PROPOSED POST-CONSTRUCTION BMP (SAND FILTRATION TRENCH): PER DS-07



PARKING TABULATION TABLE

DWELLING UNITS (3-BEDROOM)	REQUIRED PARKING SPACES	REQUIRED GUEST PARKING SPACES	TOTAL PROPOSED SPACES	ACCESSIBLE SPACES	BICYCLE SPACES
32	64 (32 X 2)	7 (32 X 0.2)	71	3	16 (32 X .5)
TOTAL: 71 (64 + 7)				3	16

GROUP USABLE AREA

PROPOSED	REQUIRED (100 SF./UNIT) 3,200 SF.
7,000 SF.	MITIGATION FOR PRIVATE USABLE AREA 640 SF.
	MINIMUM 3,840 SF.

PRIVATE USABLE AREA

GROUND LEVEL UNITS (16)	PROPOSED PRIVATE USABLE AREAS		TOTAL	REQUIRED PRIVATE USABLE AREAS (100 SF./UNIT)
	BLDGs 1-6 (12 UNITS)	BLDGs 7 & 8 (4 UNITS)		
259 SF./UNIT (7' X 37')	140 SF./UNIT (7' X 20')	3,668 SF.	1,600 SF.	
UPPER LEVEL UNITS (16)	60 SF./UNIT (5' X 12')	60 SF./UNIT (5' X 12')	960 SF.	1,600 SF.

CONCEPTUAL GRADING PLAN
PETER RIOS ESTATES APARTMENT COMPLEX

DESIGNER: SNIPES-DYE ASSOCIATES
DATE: 06-29-14
JOB NO.: 14265 RIOS CANYON RD, EL CAJON, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

REVISION: 1 12-01-14 REVISION PER COUNTY OF SAN DIEGO 1ST SCOPING LETTER
REVISION: 2 03-18-15 REVISION PER COUNTY OF SAN DIEGO 2ND SCOPING LETTER

DATE: 12-01-14
BY: [Signature]
DATE: 03-18-15
BY: [Signature]

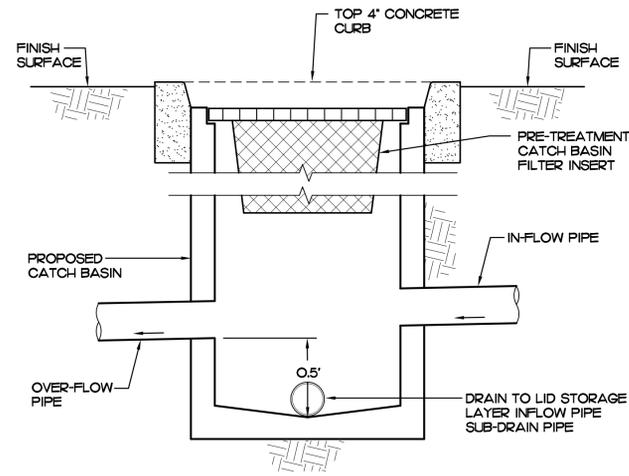
REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. SNIPES
No. 50477
Exp. 06-30-15
CIVIL
STATE OF CALIFORNIA

ENGINEER OF WORK

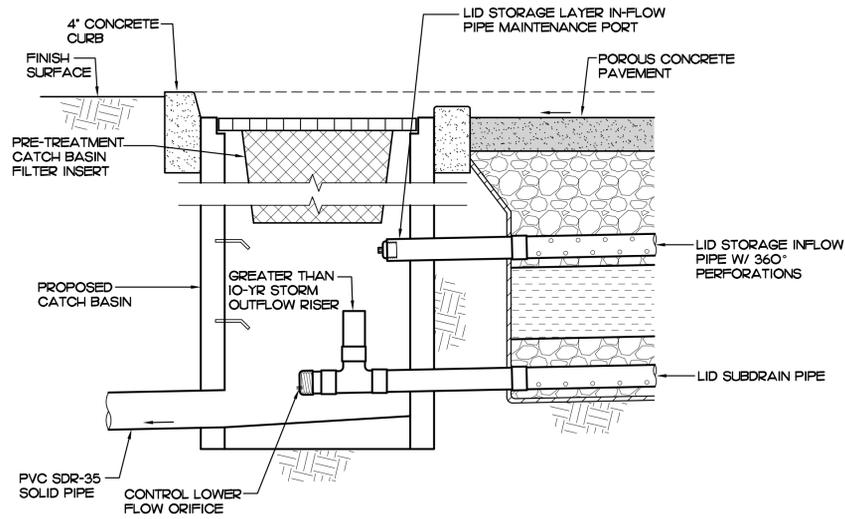
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, S.J.E. G. LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES
5/27/15
R.O.E. 50477
EXPIRES 06-30-15

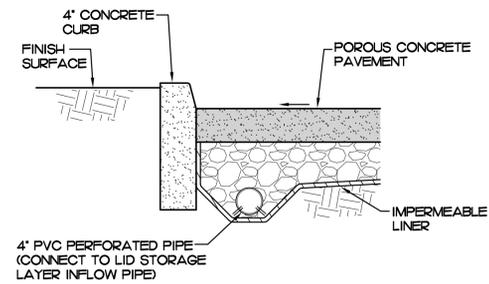
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SHEET 1 OF 4 SHEETS
FS0071 (2-10)



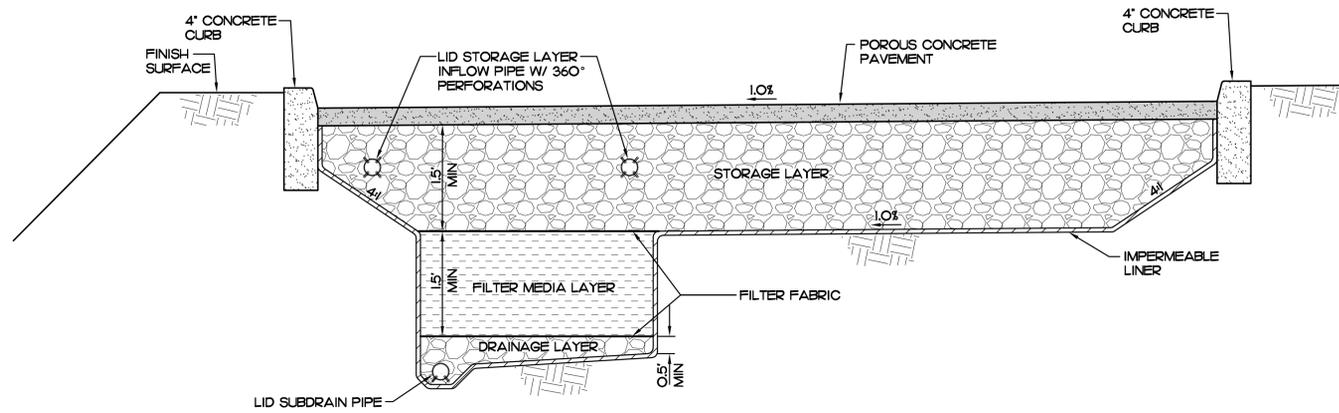
TYPICAL DETAIL - LID INLET STRUCTURE
NO SCALE



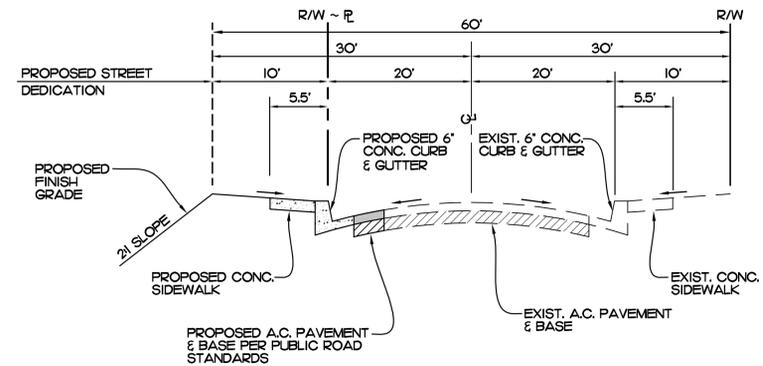
TYPICAL DETAIL - LID OUTLET STRUCTURE
NO SCALE



TYPICAL DETAIL - PERVIOUS PAVEMENT SUBDRAIN
NO SCALE



TYPICAL SECTION A-A: SAND FILTRATION TRENCH
NO SCALE



TYPICAL SECTION - RIOS CANYON ROAD (R.S. 1045)
NO SCALE

CONCEPTUAL GP/DETAILS

PETER RIOS ESTATES APARTMENT COMPLEX

8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

NO.	DATE	REVISION DESCRIPTION	BY	NO.	DATE	REVISION DESCRIPTION
1	12-01-14	REVISED PER COUNTY OF SAN DIEGO 1ST SCOPING LETTER	SDA			
2	03-18-15	REVISED PER COUNTY OF SAN DIEGO 2ND SCOPING LETTER	SDA			

DESIGNER	SPN	BY	
DRAWN	JGF	DATE	
CHECKED	WAS		
DATE	06-29-14		

C2.0
 SHEET 2 OF 4 SHEETS
 FS0071 (2-10)



ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
 8348 CENTER DRIVE, S/E. G. LA MESA, CA 91942
 TELEPHONE (619) 697-9234 FAX (619) 460-2033

WILLIAM A. SNIPES R.C.E. 50477
 5/27/15
 EXPIRES 06-30-15



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 Plotted Wednesday, May 27, 2015 2:46pm by John

(PALEONTOLOGICAL RESOURCES)

DURING CONSTRUCTION:

(THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

GP1. PALEOH1 - PALEONTOLOGICAL MONITORING (DPW, PDCI) (PDS, PCCI) (PCI) (PDS, FEE X2) INTENT: IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO PDS2014-STP-14-022, A PALEONTOLOGICAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THIS PROJECT SITE 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, PCCI) 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, PCCI) IF THE GRADING CONTRACTOR OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING:

(PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT).

GP2. PALEOH2 - PALEONTOLOGICAL MONITORING (PDS, PCCI) (RG, BPI) (PDS, FEE INTENT) IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO PDS2014-STP-14-022, 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, PCCI) 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, PCCI) FOR REVIEW AND APPROVAL. TIMING: UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421A.2), THE LETTER REPORT SHALL BE COMPLETED. MONITORING: THE (PDS, PCCI) 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).

GP3. PALEOH3 - PALEO SURVEY REPORT (PDS, PCCI) (LU, FGI) (PDS, FEE X2) INTENT: IN ORDER TO ENSURE THAT THE GRADING MONITORING OCCURRED DURING THE GRADING, TRENCHING OR OTHER 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, PCCI) FOR APPROVAL. IF RESOURCES WERE DISCOVERED THEN THE APPLICANT SHALL COMPLETE THE FOLLOWING:

C. 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

D. THE APPLICANT SHALL SUBMIT TWO HARD COPIES OF THE FINAL PALEONTOLOGICAL RESOURCES MITIGATION REPORT TO THE (PDS, PCCI) FOR APPROVAL AND SUBMIT AN ELECTRONIC COPY OF THE COMPLETE REPORT IN MICROSOFT WORD ON A CD. IN ADDITION, SUBMIT ONE COPY TO 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, PCCI) SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THIS CONDITION AND THE REPORT FORMAT GUIDELINES. UPON ACCEPTANCE OF THE REPORT, (PDS, PCCI) 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, PCCI) SHALL INFORM (PDS, FISCAL) TO RELEASE THE BOND BACK TO THE APPLICANT.

(NOISE)

DURING CONSTRUCTION:

(THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

GP4. TEMPORARY CONSTRUCTION NOISE (DPW, PDCI) INTENT: IN ORDER TO MINIMIZE TEMPORARY CONSTRUCTION NOISE FOR GRADING OPERATIONS ASSOCIATED WITH THE PROJECT SUBDIVISION AND TO COMPLY WITH COUNTY NOISE ORDINANCE 36.409. DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING TEMPORARY CONSTRUCTION NOISE CONTROL MEASURES:

- A. TURN OFF EQUIPMENT WHEN NOT IN USE.
B. EQUIPMENT USED IN CONSTRUCTION SHOULD BE MAINTAINED IN PROPER OPERATING CONDITION, AND ALL LOADS SHOULD BE PROPERLY SECURED, TO PREVENT RATTLING AND BANGING.
C. USE EQUIPMENT WITH EFFECTIVE MUFFLERS.
D. MINIMIZE THE USE OF BACK UP ALARM.
E. EQUIPMENT STAGING AREAS SHOULD BE PLACED AT LOCATIONS AWAY FROM NOISE SENSITIVE RECEIVERS.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE TEMPORARY CONSTRUCTION NOISE MEASURES 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 CONSTRUCTION NOISE CONTROL MEASURES OF THIS CONDITION. THE (DPW, PDCI) SHALL CONTACT THE (PDS, PCCI) IF APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

(CULTURAL RESOURCES)

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS:

(PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES).

GP5. CULTGR-1 TEMPORARY FENCING (PDS, PCCI) (DPW, PDCI) (PCI) (PDS, FEE INTENT) IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO P-37-033818, 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 CULTURAL SITE, P-37-033818.

A. TEMPORARY FENCING IS REQUIRED IN ALL LOCATIONS OF THE PROJECT WHERE PROPOSED GRADING OR CLEARING IS WITHIN 100 FEET OF P-37-033818.

B. THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY PDS. 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 IN CONSULTATION WITH THE PROJECT ARCHAEOLOGIST INSTALL AND CERTIFY THE INSTALLATION OF THE TEMPORARY FENCING. THE APPLICANT SHALL SUBMIT PHOTOS OF THE FENCING ALONG WITH THE CERTIFICATION LETTER TO PDS FOR APPROVAL. TIMING: 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. PDS SHALL EITHER ATTEND THE PRE-CONSTRUCTION CONFERENCE AND APPROVE THE INSTALLATION OF THE TEMPORARY FENCING, OR REVIEW THE CERTIFICATION AND PICTURES PROVIDED BY THE APPLICANT'S SURVEYOR.

GP6. CULTGR-2 ARCHAEOLOGICAL SITE CAPPING IMPLEMENTATION (PDS, PCCI) (DPW, ESJ) (GP, IP, BPI) (PDS, FEE X 2) INTENT: IN ORDER TO MITIGATE FOR POTENTIAL IMPACTS TO SITE P-37-033818, 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 AND 15064.7. DESCRIPTION OF REQUIREMENT: A COUNTY APPROVED PRINCIPAL INVESTIGATOR (PI) KNOWN AS THE "PROJECT ARCHAEOLOGIST," SHALL IMPLEMENT A SITE CAPPING PLAN THAT INCLUDES THE FOLLOWING:

A. CAPPING OF THE ARCHAEOLOGICAL SITE SHALL BE CONDUCTED BY FIRST PLACING CONSTRUCTION FABRIC (E.G. AMOCO) OR A MINIMUM OF SIX INCHES OF STERILE SAND OVER THE ENTIRE AREA OF THE ARCHAEOLOGICAL SITE AREA TO BE CAPPED. THE SAND LAYER SHALL BE COVERED WITH 15 TO 20 FEET OF TOP SOIL. THE SAND LAYER SHALL BE REINFORCED OUT TO TEN FEET BEYOND THE DEFINED BOUNDARY OF THE CAPPING AREA TO CREATE A BUFFER. THE MATERIALS TO BE USED FOR CAPPING SHALL BE STOCKPILED AND SPREAD BY HAND.

B. AFTER CAPPING, THE SOIL LAYER SHALL BE LANDSCAPED WITH DROUGHT RESISTANT SHALLOW ROOTED SPECIES. THE SPECIES SELECTED SHALL BE SELECTED IN CONSULTATION WITH A LANDSCAPE ARCHITECT AND SHALL CONFORM TO THE COUNTY OF SAN DIEGO WATER CONSERVATION IN LANDSCAPING ORDINANCE (IO032). TEMPORARY IRRIGATION SHALL BE A DRIP SYSTEM AND SHALL BE REMOVED AS SOON AS THE VEGETATION HAS BEEN ESTABLISHED.

C. AFTER THE CAP HAS BEEN COMPLETED AND THE LANDSCAPING INSTALLED, THE PROJECT ARCHAEOLOGIST SHALL PREPARE A FINAL LETTER REPORT THAT DETAILS HOW THE CAPPING PROCEDURE AND LANDSCAPING WERE COMPLETED.

D. AFTER CAPPING, ALL OF THE FOLLOWING ACTIVITIES ARE PROHIBITED FROM TAKING PLACE ON THE CAPPED ARCHAEOLOGICAL SITE: 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 EXCEPTION(S) TO THIS PROHIBITION IS:

- THE PLANTING OF SHALLOW ROOTED PLANTS, IRRIGATION LINES, OR UTILITY LINES IN THE STERILE CAP ABOVE THE ARCHAEOLOGICAL DEPOSITS, ACCORDING TO A PLAN APPROVED BY PDS.

DOCUMENTATION: THE APPLICANT SHALL PROVIDE A COPY OF THE FINAL LETTER REPORT TO PDS. TIMING: PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. MONITORING: PDS SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THIS CONDITION.

GP7. CULTGR-3 ARCHAEOLOGICAL MONITORING - PRECONSTRUCTION MEETING (PDS, FEE X2) INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR SIGNIFICANCE - CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE COUNTY APPROVED PROJECT ARCHAEOLOGIST, AND KUMEYAAY NATIVE AMERICAN MONITOR SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE ARCHAEOLOGICAL MONITORING PROGRAM. THE PROJECT ARCHAEOLOGIST AND KUMEYAAY NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES. DOCUMENTATION: THE APPLICANT SHALL HAVE THE CONTRACTED PROJECT ARCHAEOLOGIST AND KUMEYAAY NATIVE AMERICAN MONITOR ATTEND THE PRE-CONSTRUCTION MEETING TO EXPLAIN THE MONITORING REQUIREMENTS. TIMING: PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. MONITORING: THE (DPW, PDCI) SHALL ENSURE THAT THE PROJECT ARCHAEOLOGIST AND OPTIONALLY, THE KUMEYAAY NATIVE AMERICAN MONITOR ATTEND THE PRE-CONSTRUCTION MEETING.

DURING CONSTRUCTION:

(THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

GP8. CULTGR-4 ARCHAEOLOGICAL MONITORING - DURING CONSTRUCTION (PDS, FEE X2) INTENT: IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, A CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST AND KUMEYAAY NATIVE AMERICAN MONITOR SHALL MONITOR THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS IN ALL AREAS IDENTIFIED FOR DEVELOPMENT INCLUDING OFF-SITE IMPROVEMENTS. THE ARCHAEOLOGICAL MONITORING PROGRAM SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS DURING EARTH-DISTURBING ACTIVITIES.

A. DURING THE ORIGINAL CUTTING OF PREVIOUSLY UNDISTURBED DEPOSITS, THE PROJECT ARCHAEOLOGIST AND KUMEYAAY NATIVE AMERICAN MONITOR SHALL BE ON-SITE AS DETERMINED NECESSARY BY THE PROJECT ARCHAEOLOGIST. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION, THE MATERIALS EXCAVATED, AND THE PRESENCE AND ABUNDANCE OF ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE KUMEYAAY NATIVE AMERICAN MONITOR. MONITORING OF THE CUTTING OF PREVIOUSLY DISTURBED DEPOSITS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE KUMEYAAY NATIVE AMERICAN MONITOR.

B. IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST OR THE KUMEYAAY NATIVE AMERICAN MONITOR SHALL HAVE THE AUTHORITY TO DIVERT OR TEMPORARILY HALT GROUND DISTURBANCE OPERATIONS IN THE AREA OF DISCOVERY TO ALLOW EVALUATION OF POTENTIALLY SIGNIFICANT CULTURAL RESOURCES. AT THE TIME OF DISCOVERY, THE PROJECT ARCHAEOLOGIST SHALL CONTACT THE PDS STAFF ARCHAEOLOGIST. THE PROJECT ARCHAEOLOGIST, IN CONSULTATION WITH THE PDS STAFF ARCHAEOLOGIST AND THE KUMEYAAY NATIVE AMERICAN MONITOR, 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 CONCLUDED WITH THE EVALUATION, ISOLATES AND CLEARLY NON-SIGNIFICANT DEPOSITS SHALL BE MINIMALLY DOCUMENTED IN THE FIELD. SHOULD THE ISOLATES AND/OR NON-SIGNIFICANT DEPOSITS NOT BE COLLECTED BY THE PROJECT ARCHAEOLOGIST, THEN THE KUMEYAAY NATIVE AMERICAN MONITOR MAY COLLECT THE CULTURAL MATERIAL FOR TRANSFER TO A TRIBAL CURATION FACILITY OR REPATRIATION PROGRAM. A RESEARCH DESIGN AND DATA RECOVERY PROGRAM (PROGRAM) IS REQUIRED TO MITIGATE IMPACTS TO IDENTIFIED SIGNIFICANT CULTURAL RESOURCES. THE RESEARCH DESIGN AND DATA RECOVERY PROGRAM SHALL BE PREPARED BY THE PROJECT ARCHAEOLOGIST IN COORDINATION WITH THE KUMEYAAY NATIVE AMERICAN MONITOR. THE COUNTY ARCHAEOLOGIST SHALL REVIEW AND APPROVE THE PROGRAM, WHICH SHALL BE CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS. THE PROGRAM SHALL INCLUDE (1) REASONABLE EFFORTS TO PRESERVE (AVOIDANCE) 'UNIQUE' CULTURAL RESOURCES OR SACRED SITES, (2) THE CAPPING OF IDENTIFIED SACRED SITES OR UNIQUE CULTURAL RESOURCES AND PLACEMENT OF DEVELOPMENT OVER THE CAP, IF AVOIDANCE IS INFEASIBLE, AND (3) DATA RECOVERY FOR NON-UNIQUE CULTURAL RESOURCES. THE PREFERRED OPTION IS PRESERVATION (AVOIDANCE).

C. IF ANY HUMAN REMAINS ARE DISCOVERED, THE PROPERTY OWNER OR THEIR REPRESENTATIVE SHALL CONTACT THE COUNTY CORONER AND THE PDS STAFF ARCHAEOLOGIST. UPON IDENTIFICATION OF HUMAN REMAINS, NO FURTHER DISTURBANCE SHALL OCCUR IN THE AREA OF THE FIND UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN. IF THE REMAINS ARE DETERMINED TO BE OF NATIVE AMERICAN ORIGIN, THE MOST LIKELY DESCENDANT (M.D.), AS IDENTIFIED BY THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC), SHALL BE CONTACTED BY THE PROPERTY OWNER OR THEIR REPRESENTATIVE IN ORDER TO DETERMINE PROPER TREATMENT AND DISPOSITION. IF ANY COMMENTS FROM THE KUMEYAAY NATIVE AMERICAN MONITOR ARE LOCATED IS NOT TO BE DAMAGED OR DISTURBED BY FURTHER DEVELOPMENT ACTIVITY UNTIL CONSULTATION WITH THE MLD REGARDING THEIR RECOMMENDATIONS AS REQUIRED BY PUBLIC RESOURCES CODE SECTION 5097.98 HAS BEEN CONDUCTED. PUBLIC RESOURCES CODE § 5097.98, CEQA § 15064.5 AND HEALTH & SAFETY CODE § 7050.5 SHALL BE FOLLOWED IN THE EVENT THAT HUMAN REMAINS ARE DISCOVERED.

DOCUMENTATION: THE APPLICANT SHALL IMPLEMENT THE ARCHAEOLOGICAL MONITORING PROGRAM PURSUANT TO THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE EARTH DISTURBING ACTIVITIES. MONITORING: THE (DPW, PDCI) SHALL MAKE SURE THAT THE PROJECT ARCHAEOLOGIST IS ON-SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION. THE (DPW, PDCI) SHALL CONTACT PDS IF THE PROJECT ARCHAEOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

ROUGH GRADING:

(PRIOR TO ROUGH GRADING APPROVAL AND ISSUANCE OF ANY BUILDING PERMIT.)

GP9. CULTGR-5 ARCHAEOLOGICAL MONITORING - ROUGH GRADING (PDS, FEE INTENT) IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST SHALL PREPARE ONE OF THE FOLLOWING REPORTS UPON COMPLETION OF THE EARTH-DISTURBING ACTIVITIES THAT REQUIRE MONITORING.

A. IF NO ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING EARTH-DISTURBING ACTIVITIES, THEN SUBMIT A FINAL NEGATIVE MONITORING REPORT SUBSTANTIATING THAT EARTH-DISTURBING ACTIVITIES ARE COMPLETED AND NO CULTURAL RESOURCES WERE ENCOUNTERED. ARCHAEOLOGICAL MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE AND ANY COMMENTS FROM THE KUMEYAAY NATIVE AMERICAN MONITOR MUST BE INCLUDED IN THE NEGATIVE MONITORING REPORT.

B. IF ARCHAEOLOGICAL RESOURCES WERE ENCOUNTERED DURING EARTH-DISTURBING ACTIVITIES, THE PROJECT ARCHAEOLOGIST SHALL PROVIDE AN ARCHAEOLOGICAL MONITORING REPORT STATING THAT THE FIELD MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN DISCOVERED. THE REPORT SHALL DETAIL ALL CULTURAL ARTIFACTS AND DEPOSITS ENCOUNTERED DURING MONITORING AND THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION AND/OR REPATRIATION PHASE OF THE MONITORING.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE ARCHAEOLOGICAL MONITORING REPORT TO THE (PDS, PCCI) FOR REVIEW AND APPROVAL. ONCE APPROVED, A FINAL COPY OF THE REPORT SHALL BE SUBMITTED TO THE SOUTH COASTAL INFORMATION CENTER AND THE CULTURALLY-AFFILIATED TRIBE. TIMING: PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE REPORT SHALL BE PREPARED. MONITORING: PDS SHALL REVIEW THE 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 THE PERMIT).

GP10. CULTGR-6 ARCHAEOLOGICAL MONITORING - FINAL GRADING (PDS, FEE INTENT) IN ORDER TO COMPLY WITH THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR CULTURAL RESOURCES, AN ARCHAEOLOGICAL MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT ARCHAEOLOGIST SHALL PREPARE A FINAL REPORT THAT DOCUMENTS THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE ARCHAEOLOGICAL MONITORING PROGRAM IF CULTURAL RESOURCES WERE ENCOUNTERED DURING EARTH-DISTURBING ACTIVITIES. THE REPORT SHALL INCLUDE THE FOLLOWING, IF APPLICABLE:

- A. DEPARTMENT OF PARKS AND RECREATION PRIMARY AND ARCHAEOLOGICAL SITE FORMS.
B. DAILY MONITORING LOGS
C. EVIDENCE THAT ALL CULTURAL MATERIALS HAVE BEEN CURATED AND/OR REPATRIATED AS FOLLOWS:
(1) EVIDENCE THAT ALL PRE-HISTORIC MATERIALS COLLECTED DURING THE ARCHAEOLOGICAL MONITORING PROGRAM HAVE BEEN SUBMITTED TO A SAN DIEGO CURATION FACILITY OR A CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CFR PART 79 AND WOULD BE PROFESSIONALLY CURATED AND MADE AVAILABLE TO OTHER ARCHAEOLOGISTS/RESEARCHERS FOR FURTHER STUDY. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY OR CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE PRE-HISTORIC ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

(2) HISTORIC MATERIALS SHALL BE CURATED AT A SAN DIEGO CURATION FACILITY AND SHALL NOT BE CURATED AT A TRIBAL CURATION FACILITY. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE HISTORIC MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

D. IF NO CULTURAL RESOURCES ARE DISCOVERED, A NEGATIVE MONITORING REPORT MUST BE SUBMITTED STATING THAT THE ARCHAEOLOGICAL MONITORING ACTIVITIES HAVE BEEN COMPLETED. GRADING MONITORING LOGS MUST BE SUBMITTED WITH THE NEGATIVE MONITORING REPORT.

DOCUMENTATION: THE APPLICANT'S ARCHAEOLOGIST SHALL PREPARE THE FINAL REPORT AND SUBMIT IT TO PDS FOR APPROVAL. ONCE APPROVED, A FINAL COPY OF THE REPORT SHALL BE SUBMITTED TO THE SOUTH COASTAL INFORMATION CENTER (SCIC) AND THE CULTURALLY-AFFILIATED TRIBE. TIMING: PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT, THE FINAL REPORT SHALL BE PREPARED. MONITORING: PDS SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THIS CONDITION AND THE REPORT FORMAT GUIDELINES. UPON ACCEPTANCE OF THE REPORT, PDS SHALL INFORM (PDS, LDR) AND (DPW, PDCI), THAT THE REQUIREMENT IS COMPLETE AND THE BOND AMOUNT CAN BE RELINQUISHED. IF THE MONITORING WAS BONDED SEPARATELY, THEN PDS SHALL INFORM (PDS OR DPW FISCAL) TO RELEASE THE BOND BACK TO THE APPLICANT.

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS:

(PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)

GP11. HAZ #1 - LEAD SURVEY (PDS, FEE X2) INTENT: IN ORDER TO AVOID HAZARDS ASSOCIATED WITH LEAD BASED PAINT (LBP) AND LEAD CONTAINING MATERIALS (LCM) TO MITIGATE BELOW LEVELS OF SIGNIFICANCE AS ESTABLISHED IN THE COUNTY OF SAN DIEGO HAZARDOUS MATERIALS AND EXISTING CONTAMINATION GUIDELINES FOR DETERMINING SIGNIFICANCE, THE STRUCTURE(S) IDENTIFIED ON THE APPROVED PLAN SET FOR DEMOLITION OR REMODEL SHALL BE SURVEYED FOR THE PRESENCE OF LBP/LCM BECAUSE THE STRUCTURE WERE BUILT PRIOR TO 1990. DESCRIPTION OF REQUIREMENT: A FACILITY SURVEY SHALL BE PERFORMED TO DETERMINE THE PRESENCE OR ABSENCE OF LBP/LCM IN THE STRUCTURE(S) IDENTIFIED FOR DEMOLITION OR REMODEL. ON THE APPROVED PLAN SET, THE SURVEY SHALL BE COMPLETED BY A CALIFORNIA DEPARTMENT OF HEALTH SERVICES (DH-S) CERTIFIED LEAD INSPECTOR/RISK ASSESSOR TO DETERMINE THE PRESENCE OR ABSENCE OF LBP AND LCM LOCATED IN THE STRUCTURE. THE FOLLOWING CONDITIONS ONLY APPLY IF LBP AND LCM ARE PRESENT:

- A. ALL LBP AND LCM SHALL BE MANAGED IN ACCORDANCE WITH APPLICABLE REGULATIONS INCLUDING, AT A MINIMUM, THE HAZARDOUS WASTE DISPOSAL REQUIREMENTS (TITLE 22 CALIFORNIA CODE OF REGULATIONS (CCR) DIVISION 4.5), THE WORKER HEALTH AND SAFETY REQUIREMENTS (TITLE 8 CALIFORNIA CODE OF REGULATIONS SECTION 1532), AND THE STATE LEAD ACCREDITATION, AND WORK PRACTICE REQUIREMENTS (TITLE 17 CCR DIVISION I, CHAPTER 8).

B. ALL LBP AND LCM SCHEDULED FOR DEMOLITION OR DISTURBED DURING REMODELING MUST COMPLY WITH APPLICABLE REGULATIONS FOR DEMOLITION METHODS AND DUST SUPPRESSION.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT A LETTER OR REPORT PREPARED BY A CALIFORNIA DHS CERTIFIED LEAD INSPECTOR/RISK ASSESSOR TO THE IDEH HAZ MAT, APCD, WHICH CERTIFIES THAT THERE WAS NO LBP/LCM PRESENT, OR ALL LEAD CONTAINING MATERIALS HAVE BEEN REMEDIATED PURSUANT TO APPLICABLE REGULATIONS. THE STRUCTURE(S) SHALL NOT BE REMOVED UNTIL A DEMOLITION PERMIT IS OBTAINED. TIMING: PRIOR TO THE PRE-CONSTRUCTION MEETING, PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCE, THE APPLICANT SHALL COMPLY WITH THIS CONDITION. MONITORING: THE IDEH HAZ MAT, APCD SHALL REVIEW THE REPORT AND ANY ADDITIONAL EVIDENCE FOR COMPLIANCE WITH THIS CONDITION. THE (PDS, PCCI) SHALL REVIEW THE COMPLETED AND STAMPED REPORT AND ANY ADDITIONAL EVIDENCE FOR COMPLIANCE WITH THIS CONDITION.

(CONTINUE ON SHEET 4)

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Table with columns: NO., DATE, BY, NO., DATE, BY, REVISION, DESCRIPTION, SHEET TITLE, CONCEPTUAL GP/NOTES, JOB NAME, PETER RIOS ESTATES APARTMENT COMPLEX, SHEET NO., 3 OF 4 SHEETS, FS0071 (2-10), JOB NO., SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033.

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SHEET 3 OF 4 SHEETS
FS0071 (2-10)

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GPI2. HAZ #2 - ASBESTOS SURVEY (PDS, FEE X2) INTENT: IN ORDER TO AVOID HAZARDS ASSOCIATED WITH ASBESTOS CONTAINING MATERIALS (ACMS) AND TO MITIGATE BELOW LEVELS OF SIGNIFICANCE AS ESTABLISHED BY THE COUNTY OF SAN DIEGO HAZARDOUS MATERIALS AND EXISTING CONTAMINATION GUIDELINES FOR DETERMINING SIGNIFICANCE, THE STRUCTURE(S) IDENTIFIED ON THE APPROVED PLAN SET FOR DEMOLITION OR REMODEL SHALL BE SURVEYED FOR THE PRESENCE OF ACMS BECAUSE THE STRUCTURE WERE BUILT PRIOR TO 1980. DESCRIPTION OF REQUIREMENT: A FACILITY SURVEY SHALL BE PERFORMED TO DETERMINE THE PRESENCE OR ABSENCE OF ACMS IN THE STRUCTURE(S) IDENTIFIED FOR DEMOLITION OR REMODEL ON THE APPROVED PLAN SET. 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. 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 IDEH HAZ MAT, APCD, A SIGNED, STAMPED STATEMENT FROM THE PERSON CERTIFIED TO COMPLETE THE FACILITY SURVEY INDICATING THAT THE SURVEY HAS BEEN COMPLETED AND THAT EITHER REGULATED ASBESTOS IS PRESENT OR ABSENT. IF REGULATED ASBESTOS IS PRESENT, THE LETTER SHALL DESCRIBE THE PROCEDURES TAKEN TO REMEDIATE THE HAZARD AND CERTIFY THAT THEY HAVE BEEN REMEDIATED PURSUANT TO CODE SECTIONS REFERENCED ABOVE. THE STRUCTURE(S) SHALL NOT BE REMOVED UNTIL A DEMOLITION PERMIT IS OBTAINED. TIMING: PRIOR TO THE PRE-CONSTRUCTION MEETING, PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCE, THE APPLICANT SHALL COMPLY WITH THIS CONDITION. MONITORING: THE IDEH HAZ MAT, APCD) SHALL REVIEW THE REPORT AND ANY ADDITIONAL EVIDENCE FOR COMPLIANCE WITH THIS CONDITION. THE IPDS, PCC) SHALL REVIEW THE COMPLETED AND STAMPED REPORT AND ANY ADDITIONAL EVIDENCE FOR COMPLIANCE WITH THIS CONDITION.

GPI3. HAZ #3 - STRUCTURE REMOVAL (PDS, FEE) INTENT: IN ORDER TO COMPLY WITH THE PROPOSED DESIGN FOR PDS2014-STP-14-022 ALL EXISTING STRUCTURES SHALL BE REMOVED OR DEMOLISHED. DESCRIPTION OF REQUIREMENT: ALL STRUCTURES SHALL BE REMOVED OR DEMOLISHED. A DEMOLITION PERMIT SHALL BE OBTAINED FROM IPDS, BD) PRIOR TO DEMOLITION. COMPLIANCE WITH CONDITIONS HAZ #1 AND HAZ #2 OF PDS2014-STP-14-022 SHALL BE COMPLETED TO DETERMINE THE PRESENCE OR ABSENCE OF LEAD CONTAINING MATERIALS AND ASBESTOS CONTAINING MATERIALS BEFORE THE COUNTY CAN ISSUE A DEMOLITION PERMIT AND THE RECOMMENDATIONS OF THESE REPORTS (IF ANY) SHALL BE CARRIED OUT DURING STRUCTURE REMOVAL.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT TO THE IPDS, PCC) A SIGNED STAMPED STATEMENT FROM A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR, CONTRACTOR, WHICH STATES THAT THE STRUCTURES HAVE BEEN REMOVED OR DEMOLISHED. THE LETTER REPORT SHALL ALSO INCLUDE BEFORE AND AFTER PICTURES OF THE AREA AND STRUCTURE AND DOCUMENTATION THAT THE REQUIREMENTS OF CONDITIONS HAZ #1 AND HAZ #2 WERE FOLLOWED DURING DEMOLITION. TIMING: PRIOR TO THE PRE-CONSTRUCTION MEETING, PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCE, THE APPLICANT SHALL COMPLY WITH THIS CONDITION. MONITORING: THE IPDS, PCC) SHALL REVIEW THE STATEMENT, AND PHOTOS, AND ANY ADDITIONAL EVIDENCE FOR COMPLIANCE WITH THIS CONDITION.



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 SHEET 4 OF 4 SHEETS
 FS0071 (2-10)

SHEET TITLE
CONCEPTUAL GP/NOTES
 JOB NAME
**PETER RIOS ESTATES
 APARTMENT COMPLEX**

DESIGNER
 SPN
 DRAWN
 JGF
 CHECKED
 WAS
 DATE
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NO.	DATE	BY	NO.	DATE	BY	REVISION DESCRIPTION	REVISION DESCRIPTION

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