

7.0 List of Mitigation Measures and Design Considerations

7.0 LIST OF MITIGATION MEASURES AND DESIGN CONSIDERATIONS

7.1 Biological Resources

7.1.1 Mitigation Measures

M-BIO-1 Impacts to approximately 15 individual oak trees will be mitigated through the off-site acquisition of 0.90 acre of coast live oak woodland within an approved mitigation bank within the MSCP (Crestridge Conservation Bank or other MSCP approved mitigation area).

M-BIO-2 If any construction activities are proposed between March 15 and September 15, prior to initiation of any construction activities within 300 feet of the southern riparian forest, two least Bell's vireo surveys at least one week apart shall be performed by a qualified biologist with experience in conducting least Bell's vireo surveys. If no least Bell's vireos are identified during the protocol surveys, then construction may proceed; however, the site shall be surveyed weekly for least Bell's vireo. If least Bell's vireos are detected during the protocol survey or weekly site surveys, construction-related noise levels must not exceed 60 dBA hourly Leq at the limits of the southern riparian forest. If least Bell's vireos are not detected by June 30, weekly surveys may be suspended, as nesting is unlikely after that date.

- M-BIO-3**
- No storage or fueling of construction equipment within 100 feet of the Los Coches Creek floodway will be allowed
 - No storage or fueling of construction equipment within the RPO wetland buffer will be allowed.
 - ~~Only use of low sodium lighting shall be permitted.~~ Lighting shall be selectively placed and/or shielded to avoid light directly entering into the southern riparian forest and RPO wetland habitat from the proposed development and/or construction.
 - As a result of short-term construction impacts, for construction from January 1 to June 1, prior to initiation of any construction activities within 300 feet of the southern riparian forest, one survey for the presence of nesting raptor species listed as SSC by the CDFW, shall be performed by a qualified biologist. If no nesting raptors are identified, then construction may proceed. If nesting raptors are identified onsite, then no construction within 300 feet shall be allowed until the nest is no longer active or until the County concurs that a reduced buffer would not impact nesting activities, such as where a natural topographic feature shields the work site from the nest.
 - Temporary construction fencing shall be placed along the edge of the RPO wetland buffer revegetation area during construction activities.
 - The initial phases of vegetation clearing within 300 feet of the southern riparian forest shall be monitored by a biologist experienced in construction monitoring. The biologist shall be supervised by a County Certified Biologist. The monitor shall perform daily visits and make a written report within 10 working days to the Director of Planning & Development Services confirming compliance with the

7.0 List of Mitigation Measures and Design Considerations

construction mitigation measures. If noncompliance is observed, the biological monitor shall immediately halt construction activities and shall report the noncompliance within 24 hours by phone or in person to the County Inspector.

- Removal of invasive exotic species within the southern riparian forest and buffer shall be performed without the use of mechanized equipment.
- M-BIO-4**
- A 6-foot cinderblock wall and/or fence shall be placed north of the trail at the top of the slope to prevent unauthorized access into the open space area.
 - Permanent signage shall be placed along the open space boundary. Specific placement of the signage includes the northern side of the masonry wall, the eastern edge of the open space boundary adjacent to Rios Canyon Road, the western edge of the open space boundary adjacent to Ridge Hill Road, and along the southern side of the trail. The signage shall be installed at intervals of 50 feet. The signs shall be corrosion resistant and a minimum size of 6 inches by 9 inches. The signage shall be attached to posts, not less than 3 feet in height from the ground surface. The signs shall 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: PDS2014-ER-14-014-013

- Evidence that the permanent signs have been placed to protect all open space easements shall be submitted to the Director of Planning and Development Services. Evidence shall include photographs of all signs installed, and a signed statement, from a California Registered Engineer or licensed surveyor, that permanent signs have been placed on the open space easement boundaries in accordance with the requirements of this condition.
 - The applicant shall enter into an Open Space Agreement with the County to ensure perpetual management of the open space and security to ensure that the maintenance is performed in accordance with on-going conditions of the Site Plan. The management shall include all maintenance responsibilities and security issues, including but not limited to the regular removal of horse manure, trash, and invasive species.
- M-BIO-5** Impacts to 6.91 acres of non-native grassland will be mitigated through the off-site acquisition of 3.46 acres of a Tier III or greater habitat within an approved mitigation area (Crestridge Conservation Bank or other MSCP approved mitigation area) which meets the satisfaction of the County's Director of Planning and Development Services.
- M-BIO-6**
- The buffer between the RPO wetland and development shall be revegetated to convert 1.14 acres of non-native grassland to a higher quality (Tier III or greater), low density native shrub/grassland community that meets County requirements for fire safety and protection.

7.0 List of Mitigation Measures and Design Considerations

- A Revegetation Plan will be prepared prior to approval of a Final Map for the 1.14- acre habitat conversion area. The plan shall be prepared and implemented to the satisfaction of the Director of Planning & Development Services.

7.1.2 Design Considerations

- A minimum of 40-feet up to 80 feet of fuel modification is being provided to restrict future development from occurring in a manner that would result in fire clearing into the open space. Provisions within the Fire Protection Plan include the requirement of a 6-foot non-combustible wall between proposed open space and structures, implementation of the Conceptual Landscape Plan, and the removal of invasive exotics within the proposed open space.
- Approximately 1.44 acres of the 1.48 acres of Southern Riparian Forest would be placed in an open space easement (Figure 2.1-3). The remaining 0.04 acre is impact neutral and associated with an undeveloped section of the road easements. The project provides a buffer with a minimum of 52 feet between the edge of the development and riparian habitat. The establishment of this easement is to avoid future impacts from disturbing this area. The easement informs the County staff and potential users of restrictions on the activities allowed in this area.
- The following actions shall be allowed within the open space easement: continued use and maintenance of the existing access and utility easements, activities required to be conducted pursuant to revegetation, habitat management, or landscaping plan approved by the Director of Planning & Development Services.

7.2 Cultural Resources

7.2.1 Mitigation Measures

M-CR-1a To mitigate for direct impacts to archaeological site CA-SDI-15117, the applicant shall implement a site capping program as detailed in the Historic Properties Treatment Plan (HPTP) prepared by ASM Affiliates (Appendix D2) to the satisfaction of Planning & Development Services (PDS) that shall include, but not be limited to, the following requirements:

- Prior to placing the cap, provide evidence that a County approved project archaeologist has been contracted to implement the site capping program to the satisfaction of PDS. A letter from the project archaeologist shall be submitted to PDS.
- The project archaeologist shall contract with a Kumeyaay Native American monitor to be involved with the capping program as outlined in the County of San Diego Report Format and Content Guidelines (2007).
- A pre-construction meeting shall be held between the developer's representative, project archaeologist, Kumeyaay Native American monitor, and County staff archaeologist to review the requirements of the HPTP and determine if amendments are necessary due to any material changes. At that time, a schedule for construction for the physical protection elements shall be established to facilitate future coordination and on-site monitoring. All HPTP amendments shall be approved in writing by all parties prior to

7.0 List of Mitigation Measures and Design Considerations

construction of the physical protection elements. Prior to construction, the developer's representative, engineer/landscape architect, and contractor shall meet onsite with the project archaeologists and Kumeyaay Native American monitor to review the plan requirements, confirm the construction schedule, and establish coordination procedures.

- Prior to any grading or construction associated with the project, a licensed land surveyor shall stake the site boundary. The project archaeologist shall review and confirm the boundary delineation and examine the existing condition of the site. Temporary fencing (e.g., orange precautionary tape) shall then be constructed around the entire perimeter of the site boundary and maintained until capping is commenced.
- All work related to the physical capping of CA-SDI-15117 shall be monitored by the project archaeologist and Kumeyaay Native American monitor and coordinated with the project engineer and contractor.
- Immediately prior to commencement of capping, the temporary fencing shall be removed and the boundary clearly staked at regular intervals.
- The site shall be prepared for capping by removal of any non-archaeological materials and debris.
- Capping of the archaeological site shall be conducted by first placing construction fabric (e.g., Amoco) over the entire surface of the site and covered with a 2-4 inch layer of sterile sand. The sand shall be evenly spread using rubber-tired equipment (i.e., tracked graders or similar equipment shall not be used). The sand layer shall be covered with an earthen cap of a minimum of 2.0 feet of clean fill soil and moderately compacted. This layer shall be "feathered" out to at least five feet (and ten feet when feasible) beyond the defined boundary of the capping area to create a buffer, except in the southerly portion of the site which will be protected as part of RPO Wetlands buffer. The materials to be used for capping shall not be stockpiled on the site.
- After capping, landscape the portion of the cap that will not be a part of the asphalt parking lot with drought resistant shallow rooted plants. The plants shall be selected in consultation with a landscape architect. Temporary irrigation of the revegetation area south of the masonry wall shall be removed as soon as the vegetation has been established.
- Monthly status reports shall be submitted by the project archaeologist to PDS starting from the date of the notice to proceed to termination of implementation of the site-capping program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation.
- After the cap has been completed and both the landscaping and asphalt parking lot installed, the project archaeologist shall prepare a final letter report that describes the plan compliance procedures and site conditions before and after construction.

7.0 List of Mitigation Measures and Design Considerations

- After capping, all of the following activities are prohibited from taking place on the capped archaeological site: 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 (except for parking lot); trash dumping; or use for any purpose other than as open space, except as detailed in the sole exceptions below:

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.
- Placement and use of an asphalt parking lot, property line wall, and water line on top of the capped site.

M-CR-1b To mitigate for direct impacts to archaeological site CA-SDI-15117, the applicant shall implement a monitoring program for subsurface disturbances of the site cap that shall include any trenching, grading, or excavation activities for the placement of utilities (public water line), hardscape (asphalt parking lot, retaining wall), or landscape to the satisfaction of PDS. Requirements are outlined in mitigation measure M-CR-2 below.

M-CR-1c To mitigate for direct impacts to, and fully preserve the significant portions of archaeological site CA-SDI-15117, an archaeological easement shall be placed over the site which will be capped with soil and upon which a paved lot will also be placed. The following easement will be granted to the County of San Diego:

Grant to the County of San Diego an archaeological easement over archaeological site CA-SDI-15117. This easement is for the protection of archaeological site CA-SDI-15117, which will be capped with a 2 to 4-inch layer of sand, a minimum 2.0-foot layer of soil, and upon which an asphalt parking lot will be constructed. The easement language shall, to the satisfaction of Planning and Development Services restrict or prohibit activities that could potentially damage the capped site, such as the installation of utilities and drainage facilities underneath the asphalt parking lot that could penetrate the cap and adversely affect the archaeological deposits.

M-CR-1d To mitigate for direct impacts to archaeological site CA-SDI-15117, the applicant shall curate all artifacts collected during the survey and significance testing phases. Curation requirements shall include current and previous studies as outlined below: Provide evidence to the satisfaction of PDS that all prehistoric archaeological materials recovered during both the Eighmey (1999) and Cook (2007) archaeological investigations of the property, including all significance testing as well as grading monitoring activities, have been curated at a San Diego facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records 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. Evidence shall be in the form of a letter from the curation facility

7.0 List of Mitigation Measures and Design Considerations

identifying that archaeological materials have been received and that all fees have been paid.

Historic materials shall be curated at a San Diego curation facility as described above 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.

M-CR-2

To mitigate for direct impacts to undiscovered archaeological resources and subsurface disturbance to the site cap for archaeological site CA-SDI-15117, the applicant shall implement an archaeological monitoring program to the satisfaction of PDS that shall include, but not be limited to the following requirements:

- Provide evidence that a County approved project archaeologist has been contracted to implement an archaeological monitoring and data recovery program to the satisfaction of PDS. A letter from the project archaeologist shall be submitted to PDS.
- The project archaeologist shall contract with a Kumeyaay Native American monitor to be involved with the archaeological monitoring program as outlined in the County of San Diego Report Format and Content Guidelines for Cultural Resources (2007).
- The County approved project archaeologist and Kumeyaay Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines for Cultural Resources (2007).
- The project archaeologist and Kumeyaay Native American monitor shall monitor all areas identified for development including offsite improvements. In addition, subsurface disturbance of the site cap for archaeological site CA-SDI-15117 shall be monitored. Monitoring of the site cap shall take place during trenching, grading, or excavation activities for the placement of utilities (public water line), hardscape (asphalt parking lot, property line wall), or landscape.
- The project archaeologist shall determine that an adequate number of monitors (archaeological/Native American) are present to ensure that all earth-moving activities are observed and shall be onsite during all grading activities for areas to be monitored.
- During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Kumeyaay Native American monitor(s) shall be onsite full time to perform full time monitoring. 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 cutting of previously

7.0 List of Mitigation Measures and Design Considerations

disturbed deposits will be determined by the project archaeologist in consultation with the Kumeyaay Native American monitor.

- Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed. 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.
- In the event that previously unidentified potentially significant cultural resources are discovered, the project archaeologist or 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. The project archaeologist shall contact a County staff archaeologist at the time of discovery. The archaeologist, in consultation with the County staff archaeologist and Kumeyaay Native American monitor, shall determine the significance of the discovered resources. The County staff archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.
- 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 approved 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).
- 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 (MLD), 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 of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. 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.
- In the event that previously unidentified cultural resources are discovered, all cultural material collected during the archaeological monitoring program

7.0 List of Mitigation Measures and Design Considerations

shall be processed and curated at a San Diego facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records 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. 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.

- Monthly status reports shall be submitted by the project archaeologist to PDS 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 the overall monitoring program.
- In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed by the project archaeologist and submitted to the satisfaction of PDS prior to the issuance of any building permits. The report will include California Department of Parks and Recreation Primary and Archaeological Site forms.
- In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to PDS by the project archaeologist that the grading monitoring activities have been completed.

7.2.2 Design Considerations

No design considerations are proposed in this section.

7.3 Greenhouse Gas Emissions

7.3.1 Mitigation Measures

M-GHG-1 The project applicant shall demonstrate that the design of the proposed buildings or structures exceeds Title 24 requirements by a minimum of 20 percent (Measure BE-1 of CAPCOA Report). The proposed building plans shall be submitted with supporting documentation prepared and signed by a California licensed architect demonstrating compliance with this measure. Compliance with this measure shall be verified by the County, prior to issuance of a building permit for any structure.

M-GHG-2 The project applicant shall demonstrate that the grocery store incorporates Energy-star-rated refrigeration equipment (Measure BE-4 of CAPCOA Report). Compliance with this measure shall be verified by the County, prior to issuance of a certificate of occupancy for the grocery store. Compliance can be verified through a site inspection by a certified third-party energy systems rater, or by documentation from the operator of the grocery store indicating types of equipment installed.

M-GHG-3 The project applicant shall demonstrate that the operation hours of outdoor lights will be limited and that the buildings support the use of LED lights (Measure LE-2 of CAPCOA Report). A lighting plan shall be prepared that specifies the locations

7.0 List of Mitigation Measures and Design Considerations

where LED lighting will be used in outdoor areas. Electrical plans for all buildings shall specify location and types of LED lighting systems, or where electrical systems would support LED lights. The County shall review and approve the lighting plan and building plans prior to issuance of a building permit.

M-GHG-4 The project applicant shall demonstrate that the project incorporates onsite renewable energy production, including installation of PV panels on the grocery store and five other buildings on the project site (Measure AE-2 of CAPCOA Report). Prior to issuance of a certificate of occupancy for each building (the grocery store, and a minimum of five other buildings), the project applicant shall provide the PV installation plan for each building. This plan shall specify the minimum rooftop coverage of PV panels of 45 percent of roof dedicated to panels on the grocery store and 5 percent each on the other five buildings. (Note, the 5 percent commitment on the five smaller commercial buildings could occur through any combination of use of portions of one, or all of the five smaller commercial buildings, to allow for flexibility in placement of the panels around other required rooftop equipment and structures). Compliance with this measure shall be verified by the County.

M-GHG-5 The project applicant shall demonstrate that the project incorporates enhanced pedestrian access from Ridge Hill Road and Rios Canyon Road and a combination equestrian/pedestrian trail along the southern border of the project site (Measure SDT-1 of CAPCOA Report).

Prior to recordation of the Final Map, the applicant shall dedicate the trail easement to the County of San Diego. The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. The location of the equestrian/pedestrian trail shall be indicated on the Final Map.

Improvement plans for enhanced pedestrian access shall be shown on the Public Road Improvements plan, and shall be approved by the County prior to the approval of the Final Map.

M-GHG-6 The project applicant shall demonstrate that the project incorporates traffic calming measures, such as the roundabout planned at the main off-ramp of Interstate 8 and Lake Jennings Road, Ridge Hill Road, and Olde Highway 80 (Measure SDT-2 of CAPCOA Report), and the construction of new sidewalks and trails.

Improvement plans that indicate the traffic calming measures shall be shown on the Public Road Improvements plan, and shall be approved by the County prior to the approval of the Final Map.

M-GHG-7 The project applicant shall demonstrate that all trails and bike paths will have numerous ingress/egress access to the project site, to enhance bicycle accessibility (Measure SDT-5 of CAPCOA Report).

Prior to recordation of the Final Map, the applicant shall dedicate the trail easement to the County of San Diego. The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. The location of the equestrian/pedestrian trail shall be indicated on the Final Map.

7.0 List of Mitigation Measures and Design Considerations

- M-GHG-8** The project applicant shall demonstrate that the project incorporates 40 bicycle stalls on the project site (Measures SDT-6 and TST-5 of CAPCOA Report).
Location of bicycle stalls shall be indicated on the site plan and verified by the County prior to issuance of a building permit.
- M-GHG-9** The project applicant shall demonstrate that the project incorporates 24 parking stalls designated for low-emitting, fuel efficient, and carpool/van pool. Also, EV charging stations shall be installed (Measure SDT-8 of CAPCOA Report).
Location of the 24 parking facilities and EV charging stations shall be indicated on the site plan and verified by the County prior to issuance of a building permit.
- M-GHG-10** The project applicant shall demonstrate that the project incorporates 10-foot-wide pedestrian walkways on the east and west boundaries of the project site and a 10-foot-wide combination equestrian/pedestrian trail on the southern border of the project site (Measure SDT-9 of CAPCOA Report).
Prior to recordation of the Final Map, the applicant shall dedicate the trail easement to the County of San Diego. The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map Review. The location of the equestrian/pedestrian trail shall be indicated on the Final Map.
- M-GHG-11** The project applicant shall demonstrate that the project incorporates a new transit station with site amenities on Olde Highway 80 at Rios Canyon Road (Measure TST-2 of CAPCOA Report).
Improvement plans that depict the new transit stop shall be shown on the Public Road Improvements plan, and shall be approved by the County prior to the approval of the Final Map.
- M-GHG-12** The project applicant shall demonstrate that the project uses locally sourced water supply (Measure WSW-3 of CAPCOA Report). Prior to issuance of building permits, the applicant shall submit to the County a water service letter from the Padre Dam Municipal Water District (PDMWD) indicating that water would be provided to serve the project. Compliance with this measure shall be verified by the County prior to issuance of building permits.
- M-GHG-13** The project applicant shall demonstrate that the landscape plan for the project incorporates water-efficient landscapes (Measure WUW-3 of CAPCOA Report).
The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), which will indicate the types of plant materials proposed, including water-efficient landscaping. The Landscape Documentation Package Checklist shall be submitted to the County for review and approval. The landscape plan shall be prepared and approved prior to recordation of the Final Map.
- M-GHG-14** The project applicant shall demonstrate that the landscape plan for the project incorporates water-efficient landscape irrigation systems (Measure WUW-4 of CAPCOA Report).

7.0 List of Mitigation Measures and Design Considerations

The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404) indicating the type and location of proposed water-efficient landscape irrigation systems. The Landscape Documentation Package Checklist shall be submitted to the County for review and approval. The landscape plan shall be prepared and approved prior to recordation of the Final Map.

M-GHG-15 The project applicant shall demonstrate that the landscape plan for the project does not include the use of turn in landscapes and lawns (Measure WUW-5 of CAPCOA Report).

The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404). The proposed Landscape Plan shall not include the use of turn in landscapes and lawns. The Landscape Documentation Package Checklist shall be submitted to the County for review and approval. The landscape plan shall be prepared and approved prior to recordation of the Final Map.

M-GHG-16 The project applicant shall demonstrate that the landscape plan for the project incorporates native plants or drought-resistant trees and vegetation (Measure WUW-6 of CAPCOA Report).

The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), which will indicate the types of plant materials proposed. The proposed Landscape Plan shall utilize native plants and drought-resistant trees and vegetation. The Landscape Documentation Package Checklist shall be submitted to the County for review and approval. The landscape plan shall be prepared and approved prior to recordation of the Final Map.

M-GHG-17 The project applicant shall demonstrate the use of local and sustainable building materials where available and feasible to obtain (Measure Misc-3 of CAPCOA Report).

Prior to issuance of a building permit for any building, the applicant shall provide evidence, such as written correspondence, as to the source of building materials planned to be utilized for project construction.

M-GHG-18 Prior to issuance of the first grading permit, the project applicant shall purchase 2,708 MTCO₂e of carbon offset credits sufficient to offset all project construction emissions. The carbon offset credits shall be purchased by a California Air Resources Board-approved registry, such as Climate Action Reserve, American Carbon Registry, and Verified Carbon Standard. If no registry is in existence, then the applicant shall purchase carbon offset credits from any other reputable registry or entity that issues carbon offsets to the satisfaction of the Director of Planning & Development Services.

Prior to issuance of the first certificate of occupancy, the project applicant shall purchase 71,880 MTCO₂e of carbon offset credits sufficient to offset all project operation emissions over the 30-year project life.

The carbon offset credits shall be purchased by a California Air Resources Board approved registry, such as Climate Action Reserve, American Carbon Registry, and Verified Carbon Standard. If no registry is in existence, then the applicant shall

7.0 List of Mitigation Measures and Design Considerations

purchase carbon offset credits from any other reputable registry or entity that issues carbon offsets to the satisfaction of the Director of Planning & Development Services.

The County of San Diego will consider, to the satisfaction of the Director of Planning & Development Services, the following geographic priorities for GHG reduction features, including the purchase of carbon offset credits: 1) project design features/on-site reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally.

7.3.2 Design Considerations

No design considerations are proposed in this section.

7.3.4 Hazards and Hazardous Materials and Fire Safety

7.3.4.1 Mitigation Measures

M-HZ-1 During removal of the existing 6 inch ACP running underneath Pecan Park Lane, under the oversight of the San Diego Air Pollution Control District, a licensed asbestos abatement consultant or Certified Inspector shall be retained during all asbestos cement pipe removal to provide recommendations regarding maintaining the pipe in a non-friable state, and generally supervise the removal operation. If any pipe becomes friable, the licensed asbestos abatement consultant or Certified Inspector shall conduct perimeter air monitoring, and ensure proper disposal of the friable asbestos. All asbestos containing material removed onsite shall be transported by a Cal-OSHA registered asbestos abatement contractor to handle asbestos-containing materials and disposed of at a licensed receiving facility and under proper manifest. In addition, if more than 260 linear feet of pipe is removed that becomes friable, a National Emissions Standard for Hazardous Air Pollutants notification shall be filed.

M-HZ-2 Per conditions in the Tentative Map, the project applicant will be required to construct a 6-foot non-combustible block wall with stucco covering along the southern edge of the development area, north of the equestrian trail. A minimum of 40 feet up to 80 feet of fuel modification will be required north of the 6-foot non-combustible wall that will be constructed 10 feet north of the open space. Per conditions in the Site Plan, the project applicant will be required to ensure perpetual maintenance of the revegetation area to provide a low fuel native buffer for the southern riparian forest.

7.3.4.2 Design Considerations

- Fire Apparatus Access Roads (also known as “Fire Lanes”) shall have a minimum unobstructed width of not less than twenty-four (24) feet.
- Fire Apparatus Access Roads shall be provided with an approved driving surface prior to bringing any combustible building products onsite.

7.0 List of Mitigation Measures and Design Considerations

- Any road widths less than thirty-six (36) foot improved paved width shall be posted with signs and red curbs with white stenciling indicating it is a Fire Lane that is plainly visible from a vehicle. This information shall be recorded as a covenant on the Parcel Map.
- All gates or other structures or devices that could obstruct Fire Apparatus Access Roads or otherwise hinder emergency operations are prohibited unless they meet the standards approved by the Lakeside Fire Protection District (LFPD), and receive specific plan approval.
- Numbers and addresses shall be placed on all new or existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property to the satisfaction of the LFPD.
- The LFPD shall determine the number, type and location of fire hydrants to be installed by the project applicant prior to issuance of building permits. Fire hydrants shall have a required fire-flow of 2,500 gallons per minute at 20 pound per square inch (psi), and shall be installed in accordance with the specifications of the LFPD, Padre Dam Municipal Water District (PDMWD), and San Diego County Standards.
- On paved roads, a blue reflective pavement marker shall be installed to indicate the location of the fire hydrants.
- Design of the water supply shall be submitted to LFPD and PDMWD for approval prior to the issuance of building permits.
- The project applicant shall provide a letter from PDMWD stating that the required fire flow in gallons per minute is available to the site.
- The water supply system and hydrants shall be installed and tested prior to bringing any combustible building materials onsite.
- Fire sprinkler systems are required for interior protection of all structures in accordance with the specifications of the National Fire Protection Association pamphlet #13. Automatic sprinklers shall also be provided in all areas beneath covered parking areas, garages, and trash enclosures.
- The fire sprinkler system shall be supervised (monitored for twenty-four hours a day) and provided with a local fire alarm that will notify all occupants on the activation of any flow of water or the operation of a manual pull station.
- The project shall conform to the existing regulations pertaining to fire safety, including section 902.9 of the California Fire Code (CFC) as well as on-site structures shall be required to conform to the ignition-resistant standards of the County Building Code.
- A manual and automatic local fire alarm system shall be provided for each building or portion thereof in accordance with the most current edition of the California Fire and Building Codes.
- A six-foot non-combustible block wall with stucco covering will be placed along the southern edge of development, adjacent to the equestrian trail to provide increased fire resistance and protection from the proposed open space.
- Highly flammable plants adjacent to structures are prohibited.
- Plants will only be selected from the County's "Acceptable Plants for a Defensible Space in Fire Prone Areas" or other as approved by the Fire Marshal.
- Plants on the County's "Undesirable Plant List" shall not be planted.

7.0 List of Mitigation Measures and Design Considerations

- Trees planted for perimeter screening may be clustered in groups of no more than three with the mature foliage of any group separated by a minimum horizontal distance of ten feet.
- Permanent irrigation shall be provided in the fuel management zone in conformance with any applicable County Landscape Requirements.
- Maintenance within the fuel management zone shall be performed year-round and include the following tasks: (1) all portions of trees shall be removed to a minimum distance of ten feet, measured on horizontal plane, with unobstructed clearance from ground level to the sky, from all chimney or fireplaces installed or built on the proposed project site; (2) any portion of trees overhanging buildings shall be maintained free of dead wood or other dead vegetative matter; (3) vegetation thinning (“lacing”) of all trees, removal of dead vegetative matter, trimming of hanging limbs shall be performed at a minimum annually or on an as needed basis; (4) trees overhanging roads must be maintained with a minimum 13 feet 6 inches of vertical clearance at all times; (5) as maturity allows, tree limbs shall be trimmed to provide a minimum of six feet of vertical clearance between the limb and ground, or trimmed to provide clearance of three times the height of the under story plant material, whichever is higher; (6) roofs and drainage gutters shall be maintained free of needles, leaves and other dead vegetative matter; (7) trash and combustible debris shall be cleared from around structures; (8) irrigation systems shall be maintained to ensure that they function properly and plantings are watered sufficiently to maintain succulent growth; and (9) debris and trimmings produced by thinning and pruning shall be removed from the site.
- Two abandoned residential structures previously located on the project site, one south of Pecan Park Lane and one north of Pecan Park Lane, were demolished in the summer of 2015. Demolition activities complied with SDAPCD Rules 361.140- 361.156. Prior to demolition of the two residences, a Hazardous Materials Assessment was performed to determine the presence or absence of ACMs/LBP located in the buildings to be demolished. The ACM survey was conducted by a person certified by Cal/OSHA. The LBP survey was conducted by a person certified by the California Department of Health Services. Copies of the surveys were provided to the County Department of Environmental Health HAZ and SDAPCD once completed. The SDAPCD reviewed and approved the surveys for ACMs and LBP prior to issuance of the demolition permit. The SDAPCD was also notified in writing at least 10 days in advance of any demolition.

7.47.5 Noise

7.4.17.5.1 Mitigation Measures

M-NOI-1 Prior to and during construction, the project applicant and primary contractor(s) shall ensure that the following equipment set back distances are provided to minimize noise to sensitive receptors and comply with County noise standards pursuant to County Noise Ordinance, Section 36.409:

1. Rock drilling will require a minimum set back distance of 125 feet from any sensitive receptor property line.
2. Aggregate construction grading operations shall occur no closer than 150 feet from any boundary of a sensitive receptor area. If grading operations occur for an extended amount of time within 150 feet of any boundary of an occupied receptor, then information must be provided to prove and certify that the equipment being used is in compliance with the County Noise

7.0 List of Mitigation Measures and Design Considerations

Ordinance. 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, and/or the implementation of noise reducing measures maybe approved if the construction activities are reduced to 75 dB at the boundary line.

M-NOI-2 Prior to issuance of a Blasting Permit, the project applicant or its contractor shall submit a Construction Noise Blasting Plan to Planning and Development Services for review and approval. The blasting plan will include identification of planned blasting locations, a description of the planned blasting methods, an inventory of receptors potentially affected by the planned blasting, and calculations to determine the area affected by the planned blasting. The plan shall also demonstrate County Noise Ordinance Compliance with Section 36.409 & 36.410.

M-NOI-3 Prior to the approval of any plan, issuance of any permit, and/or prior to occupancy or use of the premises in reliance of this permit, the project applicant shall implement the following measures to mitigate the operational noise impact related to the proposed car wash:

- a) The car wash facility shall be designed with an extended car wash tunnel as shown in the architectural site plans prepared by Smith Consulting Architects (January 2015). This is considered a noise design measure to comply with the property line noise level limits established by County Noise Ordinance Section 36.404.
- b) The car wash facility shall be designed to provide a clockwise movement of automobiles into the facility for proper equipment placement to minimize property line noise exposure. The final design plan shall be submitted to the County for review and approval.

Upon establishment of use, the following conditions shall apply during the term of this permit.

- a) The car wash operations shall be limited to the daytime hours of 7 AM to 10 PM consistent with the time specified within the County Noise Ordinance, Table 36.404.

M-NOI-4 Best engineering practices shall be used and considered in the placement of noise generating equipment and screening when installing stationary noise sources associated with HVAC systems. All rooftop mounted HVAC mechanical systems shall be screened by a minimum three-foot-high parapet screen, or similar noise screening design, subject to the approval of County staff prior to the issuance of building permits.

M-NOI-5 Best engineering practices shall be used and considered in the placement of noise generating equipment and screening when installing stationary noise sources associated with trash compactors. The trash compactor shall be designed with a 12-foot high noise screen wall design to meet the noise standards for fixed noise/and or operational noise of the San Diego County Noise Ordinance Section 36.404. The noise screen wall design will be subject to the approval of County staff prior to the issuance of building permits.

7.0 List of Mitigation Measures and Design Considerations

7.4.27.5.2 Design Considerations

- The project applicant shall comply with Division 5 of Title 3 of the San Diego County Code of Regulatory Ordinances Relating to Blasting Operations, as amended (Ordinance 7821, September 1990). According to this Ordinance, a Sheriff's approved blaster shall be required to conduct any blasting on the project site. A Sheriff's approved blaster must be issued a permit annually and be responsible for compliance with requirements regarding notification, hours of blasting, and monitoring. Notification for blasting includes advance notification of business and residents within 600 feet of a major blasting site, Sheriff's Department, and the fire department with jurisdiction over the project site. Blasting is permitted Monday through Saturday between the hours of 6:00 AM and 7:00 PM or one-half hour before sunset, whichever occurs first. All major blasting operations shall be monitored by an approved seismograph located at the nearest structure within six hundred feet (600'). All daily seismograph reports shall be maintained by the blaster.
- Blasting operations shall be conducted independent of the site development work and shall occur over a reduced duration of approximately one week from start to finish.

7.5.7.6 Paleontological Resources

7.5.17.6.1 Mitigation Measures

M-PR-1 A Standard Monitor (e.g., grading contractor) shall perform incidental paleontological resource monitoring during initial cutting, grading or excavation. A Standard Monitor is any one person who is on the site during all the original cutting of undisturbed substratum. A Standard Monitor must be designated by the Applicant and given the responsibility of watching for fossils so that the project is in conformance with Section 87.430 of the Grading Ordinance. If a fossil of greater than twelve inches in any dimension, including circumference, is encountered during excavation or grading, all excavation operations in the area where the fossil was found shall be suspended immediately, the Department of Planning & Development Services (PDS) shall be notified, and a Project Paleontologist approved by the County shall be retained by the applicant to assess the significance of the find and, if the fossil is significant, to oversee the salvage program, including salvaging, cleaning, and curating the fossil(s), and documenting the find.

- a. If paleontological resources are discovered, the following tasks shall be completed by or under the supervision of the Project Paleontologist:
 1. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens, or 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;
 3. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile

7.0 List of Mitigation Measures and Design Considerations

- specimens using glues and other hardeners, if necessary, and repairing broken specimens;
4. Curate, catalog and identify the fossil remains to the lowest taxon possible, inventory specimens, assign catalog numbers, and enter the appropriate specimen and locality data into a collection database; and
 5. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display. The transfer shall include copies of relevant field notes, maps, stratigraphic sections, and photographs.
 6. Prepare a Paleontological Resources Mitigation Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the fossils collected.
 7. Submit two hard copies of the final Paleontological Resources Mitigation Report to PDS for final approval of the mitigation, and submit an electronic copy of the report according to the County PDS Electronic Submittal Format Guidelines.
- b. If no fossils of greater than 12 inches in any dimension are found during grading excavation, a letter shall be submitted to the Department of Planning & Development Services identifying who conducted the monitoring, stating that no fossils were found, and signed by the Standard Monitor. The letter shall be submitted to the County within 90 days following cessation of grading and excavation. The format of the letter shall follow the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources.

7.5.27.6.2 Design Considerations

No design considerations are proposed in this section.

7.6.7.7 Traffic/Transportation

7.6.17.7.1 Mitigation Measures

M-TR-1: Roadway Segment: Olde Highway 80 from Lake Jennings Park Road to Rios Canyon Road

- Widen Olde Highway 80 from Lake Jennings Park Road to Rios Canyon Road to provide 4-lanes with intermittent turn lanes between Lake Jennings Park Road and Rios Canyon Road.

M-TR-2: Roadway Segment: Olde Highway 80 from Rios Canyon Road to Pecan Park Lane

- Improve Olde Highway 80 from Rios Canyon Road to Pecan Park Lane to one lane each way with a two-way left-turn lane between new Rios Canyon Road and Pecan Park Lane (east).

7.0 List of Mitigation Measures and Design Considerations

- M-TR-3: Roadway Segment: Lake Jennings Park Road from Harritt Road to Blossom Valley Road**
- Add northbound through lane from Blossom Valley Road to Jennings Vista Drive.
 - Improve transition from one southbound through lane to two southbound through lanes from Harritt Road to Jennings Vista Drive.
 - Add southbound through lane from Jennings Vista Drive to Blossom Valley Road.
 - Add two-way left-turn south of Harritt Road to Rancho Del Villa.
 - Extend northbound left-turn pocket at Blossom Valley Road to 115 feet.
 - Modify the southbound right turn lane at Blossom Valley Road to a shared through/right lane.
- M-TR-4: Roadway Segment: Lake Jennings Park Road from Blossom Valley Road to I-8 Westbound Off-Ramp**
- Extend the northbound left-turn pocket at Blossom Valley Road to 115 feet.
 - Widen Lake Jennings Park Road from Blossom Valley Road to I-8 Westbound Off-Ramp to provide 4 lanes and bicycle lanes.
- M-TR-5: Roadway Segment: Lake Jennings Park Road from I-8 Westbound Off-ramp to Olde Highway 80**
- Widen Lake Jennings Park Road from I-8 Westbound Off-Ramp to Olde Highway 80 to provide 4 lanes plus bicycle lanes.
- M-TR-6: Intersection: Lake Jennings Park Road and I-8 Westbound Off-Ramp**
- Provide additional capacity at intersection according to segmental improvements above.
 - Provide southbound refuge lane for the westbound left-turn movement from the I-8 Westbound Off-Ramp.
 - Alternatively, ~~Caltrans may install~~ full, or partial roundabout improvements may be installed at this location.
- M-TR-7: Intersection: Lake Jennings Park Road and I-8 Eastbound Off-Ramp**
- Install a traffic signal at the intersection of Lake Jennings Park Road and Olde Highway 80/I-8 EB off-ramp.
 - Widen off-ramp for 320 feet to have a third lane to accommodate a left-turn lane, a left through lane, and a through right lane.
 - Alternatively, ~~Caltrans may install~~ full or partial roundabout improvements may be installed at this location.

7.0 List of Mitigation Measures and Design Considerations

M-TR-8: Intersection: Olde Highway 80 and Project Driveway 2

- Install a traffic signal at the intersection opposite the Lakeside Tractor Supply Project.

M-TR-9: Transportation Impact Fee

The project will also pay the County's Transportation Impact Fee (TIF) at time of building permit which would mitigate any significant local and regional cumulative impacts not included in the project study area. As a General Plan Amendment project, if approved the County would need to update the TIF Program to reflect the changes to the General Plan land uses. The project applicant will be conditioned to pay a fair-share contribution towards the cost of updating the TIF Program in order to incorporate the approved changes to the General Plan land uses.

7.6.27.7.2 Design Considerations

- Provide sidewalk, curb and gutter improvements along the project frontage along Ridge Hill Road, Olde Highway 80 and the northerly extension of Rios Canyon Road.
- Traffic signal and striping improvements at the intersection of Lake Jennings Park Road and Olde Highway 80 will include a crosswalk on the west leg connecting the new sidewalk along the project frontage to the existing sidewalk on the north side of Olde Highway 80.
- A traffic control plan would be prepared to alleviate any vehicular, pedestrian, transit, bicycle and parking impacts to the extent possible.
- Provide a standard 8-foot shoulder serving a bicycle lane with the frontage improvements.

7.7.8 Aesthetics

7.7.17.8.1 Mitigation Measures

No mitigation measures are proposed in this section.

7.7.27.8.2 Design Considerations

The project will adhere to all requirements of the San Diego County Light Pollution Code:

- Project lighting would be designed to provide adequate illumination for safety, security, and architectural accents without over lighting.
- All light fixtures would have full cutoff illumination shields.
- All light fixtures would have full cutoff back shields to avoid light spillage onto adjacent properties.
- All Class I lighting (~~i.e.,~~ with the exception of the vehicle fueling area) and all Class III lighting (i.e., outdoor lighting for architectural illumination, monument lighting and landscape lighting) would be turned off between 11:00 PM and sunrise, per Section 51.206 of the Light Pollution Code.

7.0 List of Mitigation Measures and Design Considerations

7.8.7.9 Air Quality

7.8.17.9.1 Mitigation Measures

No mitigation measures are proposed in this section.

7.8.27.9.2 Design Considerations

- Earthwork (grading) shall be contained within an area of approximately 10 acres per day.
- Grading shall be terminated when winds exceed 25 mph.
- Sweepers and water trucks shall be used to control dust and debris at public street access points.
- Dirt storage piles shall be stabilized by chemical binders, tarps, fencing or other suppression methods.
- Internal construction roadways shall be stabilized by paving, chip sealing or chemicals after rough grading.
- Photographic evidence shall be provided and a stamped verification letter from a registered engineer to the satisfaction of the Director of Planning and Development Services or the Director of Public Works that a minimum of two 15-mph signs are posted on unpaved areas during construction.
- All construction activity within the project site will comply with the dust control provisions outlined in Section 87.428 of the County of San Diego Grading Ordinance, including:
 - All clearing and grading shall be carried out with dust control measures adequate to prevent creation of a nuisance to persons or public or private property.
 - Clearing, grading or improvement plans shall require that measures such as the following be undertaken to achieve this result: watering a minimum of three times daily, application of surfactants, shrouding, control of vehicle speeds, paving of access areas, or other operational or technological measures to reduce dispersion of dust.
- Dust suppression measures are included as a part of project design and incorporated into the Best Management Practices (BMPs) for the project.
- Use Tier III construction equipment, or higher.

7.9.7.10 Geology/Soils

7.9.17.10.1 Mitigation Measures

No mitigation measures are proposed in this section.

7.9.27.10.2 Design Considerations

- The project will be required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (Drainage – Erosion Prevention) and 87.417 (Planting).

7.0 List of Mitigation Measures and Design Considerations

- To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit.
- The project is required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensures suitable structure safety in areas with expansive soils.

7.10 Greenhouse Gas Emissions

7.10.1 Mitigation Measures

~~No mitigation measures are proposed in this section.~~

7.10.2 Design Considerations

- ~~• Use Tier III construction equipment, or higher.~~

7.11 Hydrology/Water Quality

7.11.1 Mitigation Measures

No mitigation measures are proposed in this section.

7.11.2 Design Considerations

The project applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) per the National Pollution Discharge Elimination System (NPDES) under the National Clean Water Act. The SWPPP will specifically address construction BMPs and be modified as conditions dictate. Post-construction pollutants of concern include soil sediments, fertilizers, pesticides, metals, organic compounds, trash and debris, and petroleum products. These pollutants could be spread by wind, storm water runoff, tracking and spilling. These pollutants of concern will be minimized through site design BMPs, source control BMPs, and treatment control BMPs, as detailed below.

Site Design BMPs

To reduce the impact from runoff the site has been designed so that the maximum amount of runoff will pass through landscaped areas. These site design BMPs include:

- Set-back development envelope from drainages.
- Curb-cuts to landscaping/bio-retention areas.
- Building roof drains will outlet on the landscape areas, therefore increasing the amount of water which percolates into the ground.
- Rounding and shaping slopes to reduce concentrated flow.
- Collect concentrated flows in stabilized drains and channels.

7.0 List of Mitigation Measures and Design Considerations

Source Control BMPs

Source control BMPs that would be applicable to the project include:

- Mark all inlets with the words “No Dumping! Flows to Ocean” or similar where feasible.
- Maintain and periodically repaint or replace inlet markings.
- Provide stormwater pollution prevention information to new site owners, lessees, or operators.
- Inspect and maintain drains to prevent blockages and overflow.
- Maintain landscaping using minimum or no pesticides.
- Trash storage areas will be provided for each building.
- Trash storage areas will be paved in an impervious surface designed to prevent run-off from adjoining areas and screened or walled to prevent off-site transport of trash. Trash containers will contain attached lids to prevent rainfall intrusion.
- Trash storage areas will be inspected daily. Litter will be picked up and spills cleaned immediately. Spill control materials will be available on-site.
- Move loaded and unloaded items from loading docks indoors as soon as possible.
- The property owner shall dry sweep the fueling area routinely.
- Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.

The effectiveness of treatment control BMPs incorporated into the project will require judgments by the responsible party relative to their implementation and maintenance. The responsible party will be the owner or owner’s association.

Treatment Control BMPs

The following treatment control BMPs will be implemented to address water quality.

- For 85 percent of the proposed development, storm water from roofs, impervious driveways, parking lot and drive aisles would be treated via bio-retention basins before it discharges to the underground storm drain system. The bio-retention basin functions as a soil and plant-based filtration device that removes pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants.
- For 15 percent of the proposed development area where the construction of bio-retention basins are not feasible, modular wetland system units would be used to treat storm water before it discharges to the underground storm drain system.
- The project proposes the use of Bio-Clean Round R-GISB Media Filters as treatment BMPs to treat pollutants coming from public asphalt concrete pavement and public sidewalks. The filters are designed to meet full trash capture requirements by removing 100 percent of trash and debris 5 mm and greater. The Bio-Clean Round R-GISB Media Filters would be maintained by the County.

7.0 List of Mitigation Measures and Design Considerations

- Storm water from portions of the parking lot will drain either to a catch basin or to an inlet. All catch basins and inlets will be designed to treat runoff from a 24-hour 85th percentile storm event by filtration through a proprietary higher-rate biofilter treatment device to absorb site pollutants and capture minor sized debris.
- The trash enclosure areas in the project will be paved with impervious surfaces designed to not allow run-on from adjoining areas, and will be walled to prevent off site transport of trash. Storm water from the enclosures will be treated in the bioretention facility or proprietary higher-rate biofilter treatment device before entering the storm drain system.

Most of the storm water in the project will be treated by bio-retention facilities. Bio-retention facilities detain stormwater and filter it slowly through engineered soil and sand. Storm water drains to a perforated pipe below the sand and discharges to the storm drain system. A bio-retention facility is one of the County of San Diego's preferred permanent treatment BMP because of its medium to high efficiency in treating pollutants of concern. See Table 2-3 of the County of San Diego SUSMP dated August 2012 for effectiveness of treatment facilities.

7.12 Land Use and Planning

7.12.1 Mitigation Measures

No mitigation measures are proposed in this section.

7.12.2 Design Considerations

No design considerations are proposed in this section.

7.13 Utilities and Service Systems

7.13.1 Mitigation Measures

No mitigation measures are proposed in this section.

7.13.2 Design Considerations

- All irrigated areas would receive uniform coverage by means of an automatically controlled, electrically activated underground piped irrigation system for water conservation and to minimize erosion. Remote control valves would be utilized with low precipitation heads for reduced water consumption. An automatic, water efficient irrigation system would be provided to establish and maintain landscaping. All irrigation would be designed per the County of San Diego water conservation ordinance.
- Use efficient irrigation practices and low-water use plant selections to minimize water use.
- All landscape and irrigation will be required to conform to Lakeside Planning Group and County of San Diego's Landscape Standards, Lakeside Fire Protection District requirements and San Diego Gas & Electric (SDG&E) height restrictions under utility lines.
- The project will be required to implement and comply with PDMWD's mandatory water use efficiency measures ~~and Level 2 Drought Alert conservation measures to ensure that potable water is reduced by 20 percent.~~

7.0 List of Mitigation Measures and Design Considerations

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