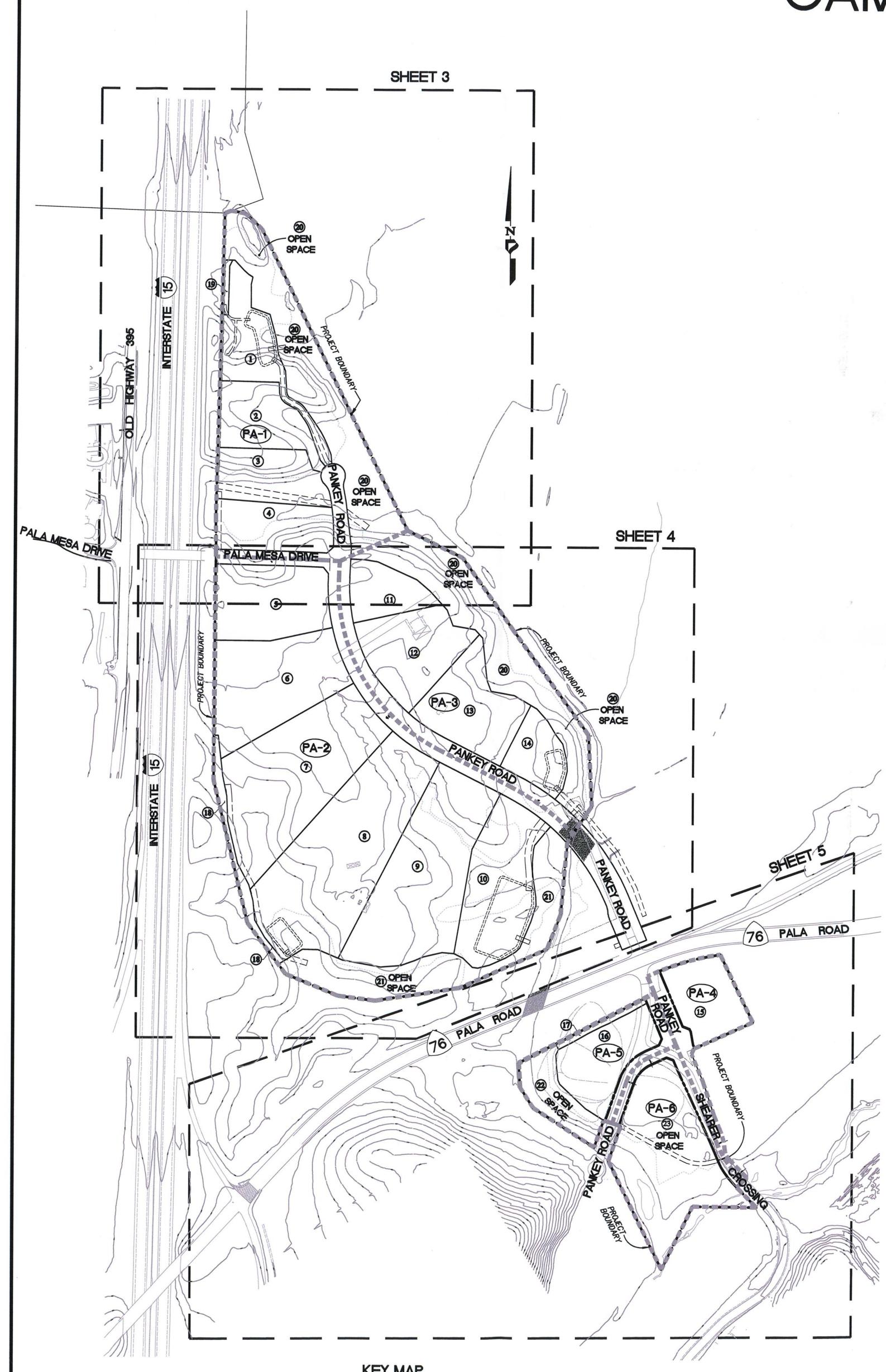
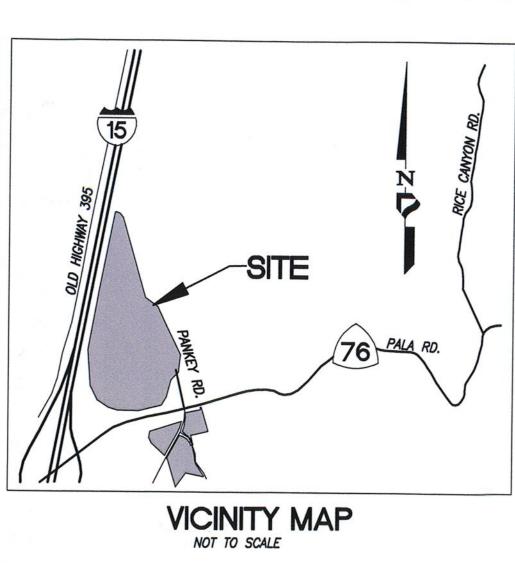
COUNTY OF SAN DIEGO TRACT 5424

PRELIMINARY GRADING

CAMPUS PARK WEST



Last saved by Camille Passon, File Name $P:\3631\ENGR\PLANS\Prelim\Grading\3631_GR01.dwg$, Date Last Saved: $3/20/2014\ 9:39:17\ AM$, Date Plotted Last $3/20/2014\ 9:44:26\ AM$



PROJECT ADDRESS: PALA ROAD EAST OF INTERSTATE 15

GRADING QUANTITIES:

CUT: 850,000 C.Y. FILL: 850,000 C.Y. IMPORT/EXPORT: 0 C.Y.

SHEET INDEX:

SHEET 1 SHEET 2 PRELIMINARY GRADING AND LOT LAYOUT PRELIMINARY GRADING AND LOT LAYOUT SHEET 5 PRELIMINARY GRADING AND LOT LAYOUT SHEET 6

PUBLIC UTILITIES/DISTRICTS:

RAINBOW MUNICIPAL WATER DISTRICT (ANNEXATION REQUIRED) RAINBOW MUNICIPAL WATER DISTRICT (ANNEXATION REQUIRED) COUNTY OF SAN DIEGO TELEPHONE ADELPHIA COMMUNICATIONS COUNTY SHERIFF NORTH COUNTY FIRE DISTRICT

BONSALL UNIFIED SCHOOL DISTRICT

FALLBROOK UNIFIED HIGH SCHOOL DISTRICT



1. TENTATIVE MAP PREPARED BY: PROJECT DESIGN CONSULTANTS
701 B STREET SUITE 800
SAN DIEGO, CA 92101
PH. 619 235-6471
FAX 619 234-0349

2. TOTAL GROSS AREA: 116.5 ACRES NET AREA: 106.3 ACRES

LEGEND:

LOT LINE

PROJECT BOUNDARY

EXISTING CONTOURS

PROPOSED CONTOURS

PROPOSED STORM DRAIN

PROPOSED CATCH BASIN

PROPOSED CURB INLET

PROPOSED FIRE HYDRANT

LIMITED BUILDING ZONE

WATER QUALITY AND HYDROMODIFICATION BASIN

PROPOSED SWALE

PROPOSED RIPRAP

PROPOSED CURB AND GUTTER

PROPOSED DRAINAGE DITCH

PROPOSED PLANNING AREA

LIMITS PER TM DRAINAGE REPORT

PROPOSED 100-YEAR FLOODPLAIN

PROPOSED BRIDGE (PANKEY ROAD)

LIMITS PER TM DRAINAGE REPORT

LIMITS OF SLOPE PROTECTION

BRIDGE WIDENING (SR-76)

PROPOSED DRIVEWAY

WETLAND DELINEATION

PROPOSED PLANNING AREA BOUNDARIES

PROPOSED BIOLOGICAL RESOURCES FENCING ----

PROPOSED DIRECTION OF FLOW

3. TOTAL NUMBER OF LOTS: 23 LIGHT INDUSTRIAL.....4
MULTI FAMILY RESIDENTIAL....4
GENERAL COMMERCIAL.....8 H.O.A.... OPEN SPACE.....

4. TOTAL NUMBER OF DWELLING UNITS: 283

7. LAMBERT COORDINATES: 426-1719

5. ALL PROPOSED UTILITIES TO BE UNDERGROUND. 6. EXISTING TOPOGRAPHY FROM PROJECT DESIGN CONSULTANTS AERIAL TOPO DATED MAY 3, 2008.

8. ALL ONSITE STREETS WILL BE PUBLIC (SEE TYPICAL SECTIONS SHEET 2). 9. THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. 10. PHASING OF THIS PROJECT WILL BE ACCOMPLISHED BY RECORDATION OF MULTIPLE FINAL MAPS, TYPICALLY ONE FINAL MAP PER PLANNING AREA. 11. ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES; DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.

12. EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED, UNLESS OTHERWISE NOTED. 13. GATES, IF INSTALLED ACROSS ACCESS ROADS AND/OR DRIVEWAYS, MUST CONFORM TO NCFPD STANDARDS FOR ELECTRIC GATES, TO INCLUDE OPTION SENSORS, KNOX KEY SWITCH AND EXIT LOOP DETECTORS. 14. ROAD SIGNS WILL BE PROVIDED IN ACCORDANCE WITH SAN DIEGO COUNTY DS #13.

15. 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 AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

GENERAL PLAN REGIONAL CATEGORY

EXISTING: VILLAGE AND RURAL PROPOSED: VILLAGE AND RURAL

EXISTING PROPOSED ASSESSOR'S PARCEL NO.'S: ZONING: 125-061-01 125-063-01 125-063-07

LEGAL DESCRIPTION:

125-063-08

THAT PORTION OF THE MONSERATE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY IN BOOK 1, PAGE 108 OF PATENTS.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED JULY 30, 1974 AND FEBRUARY 19, 1975 AS FILE NOS. 74—203645 AND 75—036967, RESPECTIVELY, BOTH OF OFFICIAL RECORDS.

PARCELS 3 AND 4 OF PARCEL MAP NO. 13703, IN THE COUNTY OF SAN DIEGO. STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1985, AS FILE NO. 85-066725 OF OFFICIAL RECORDS.

OWNER'S CERTIFICATE: WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

JOHN PAPPAS 1994 TRUST, CHRIS PAPPAS 1994 TRUST, LOUIE J. PAPPAS AND

May 7.2014 BY: JOHN PAPPAS

2020 L STREET, 5TH FLOOR SACRAMENTO, CA 95811 PHONE: (916)-447-7100

JOHN PAPPAS

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS 701 B STREET, SUITE 800 SAN DIEGO, CALIFORNIA 92101 TEL: 619-235-6471

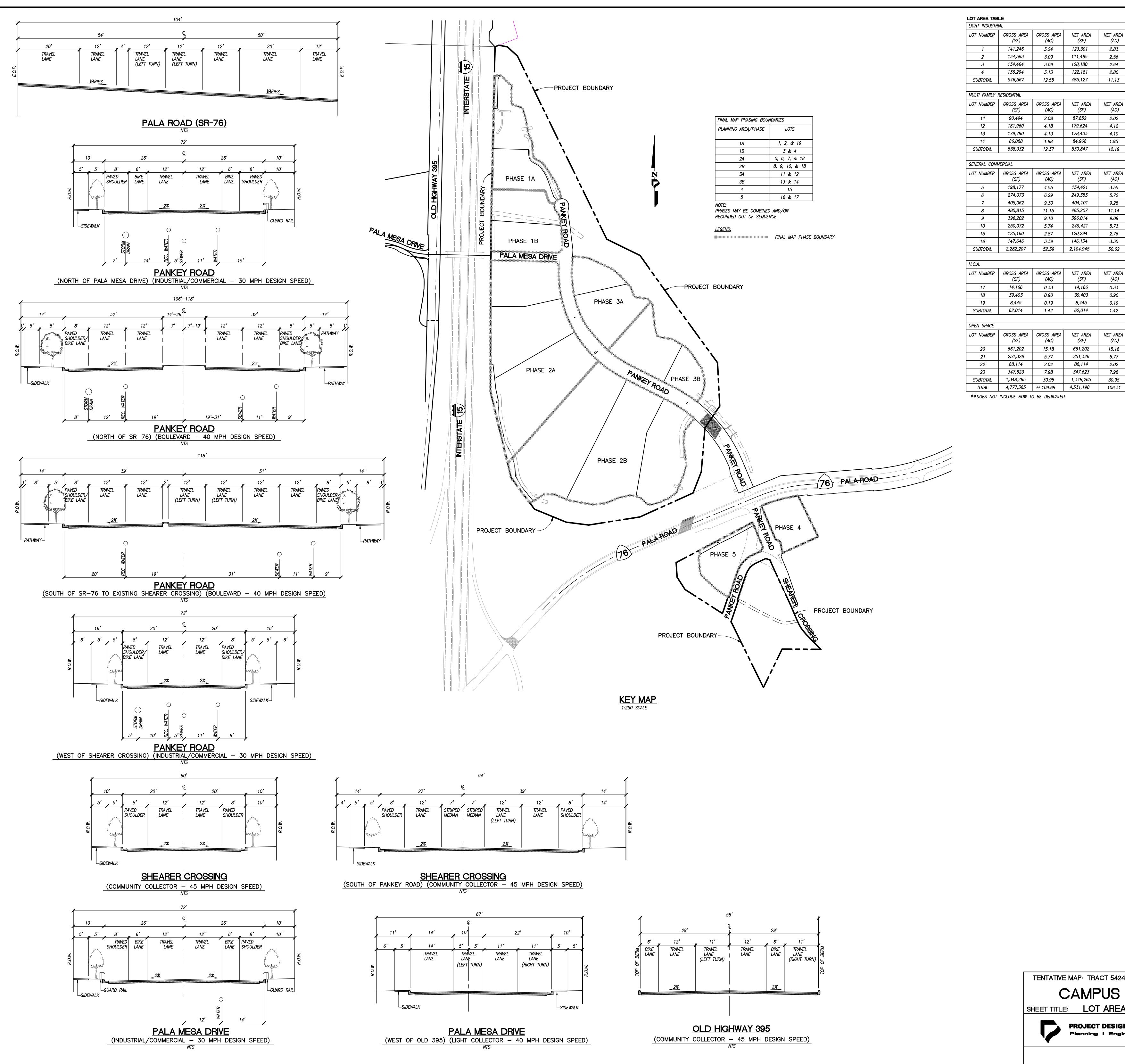
NO. REVISIONS 3-28-08 PDC 11-12-08 PDC FIRST SUBMITTAL 2 SECOND SUBMITTAL 07-14-10 PDC THIRD SUBMITTAL 11-26-12 PDC 4 FOURTH SUBMITTAL 5 FIFTH SUBMITTAL 05-23-13 PDC

PRELIMINARY GRADING: TRACT 5424

CAMPUS PARK WEST



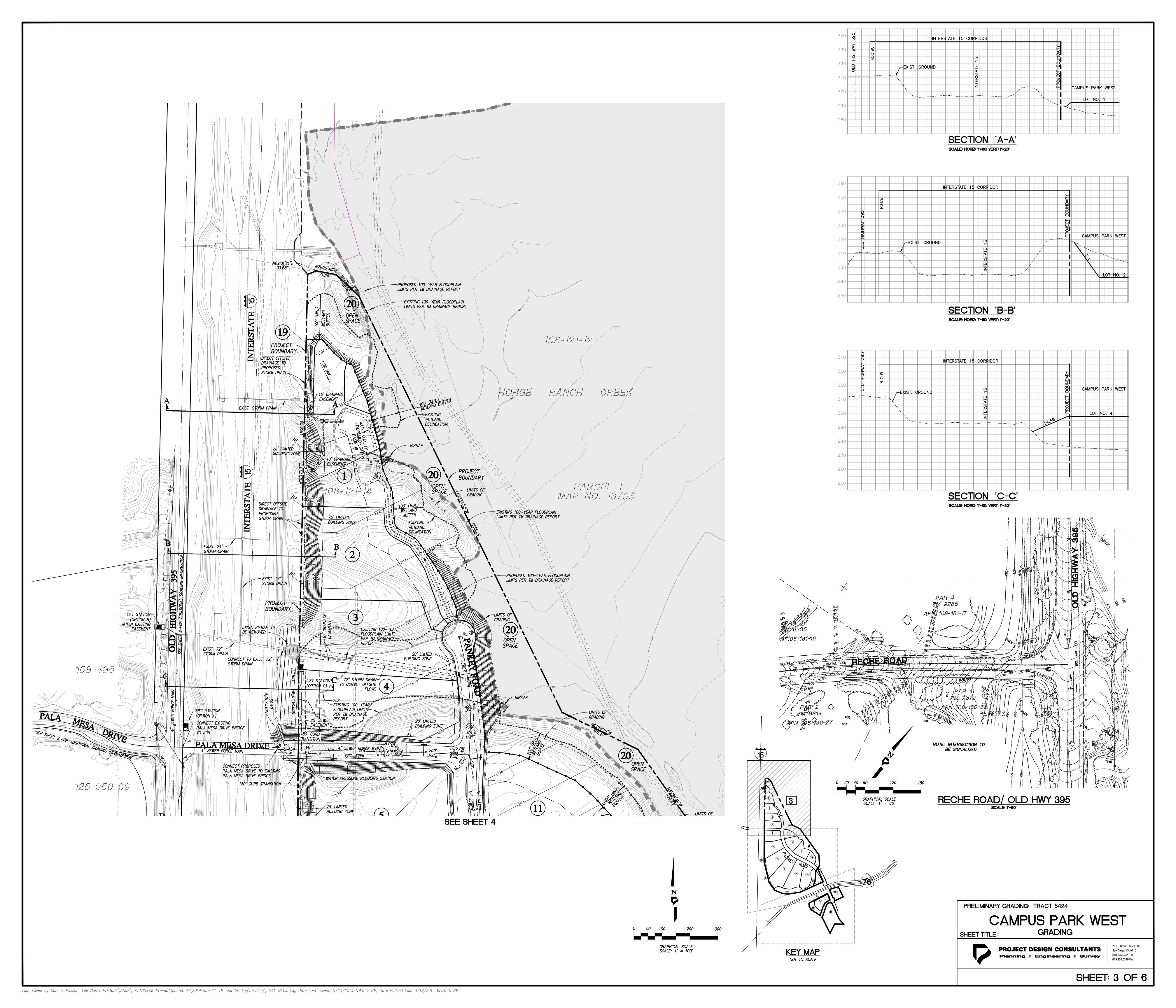
SHEET: 1 OF 6

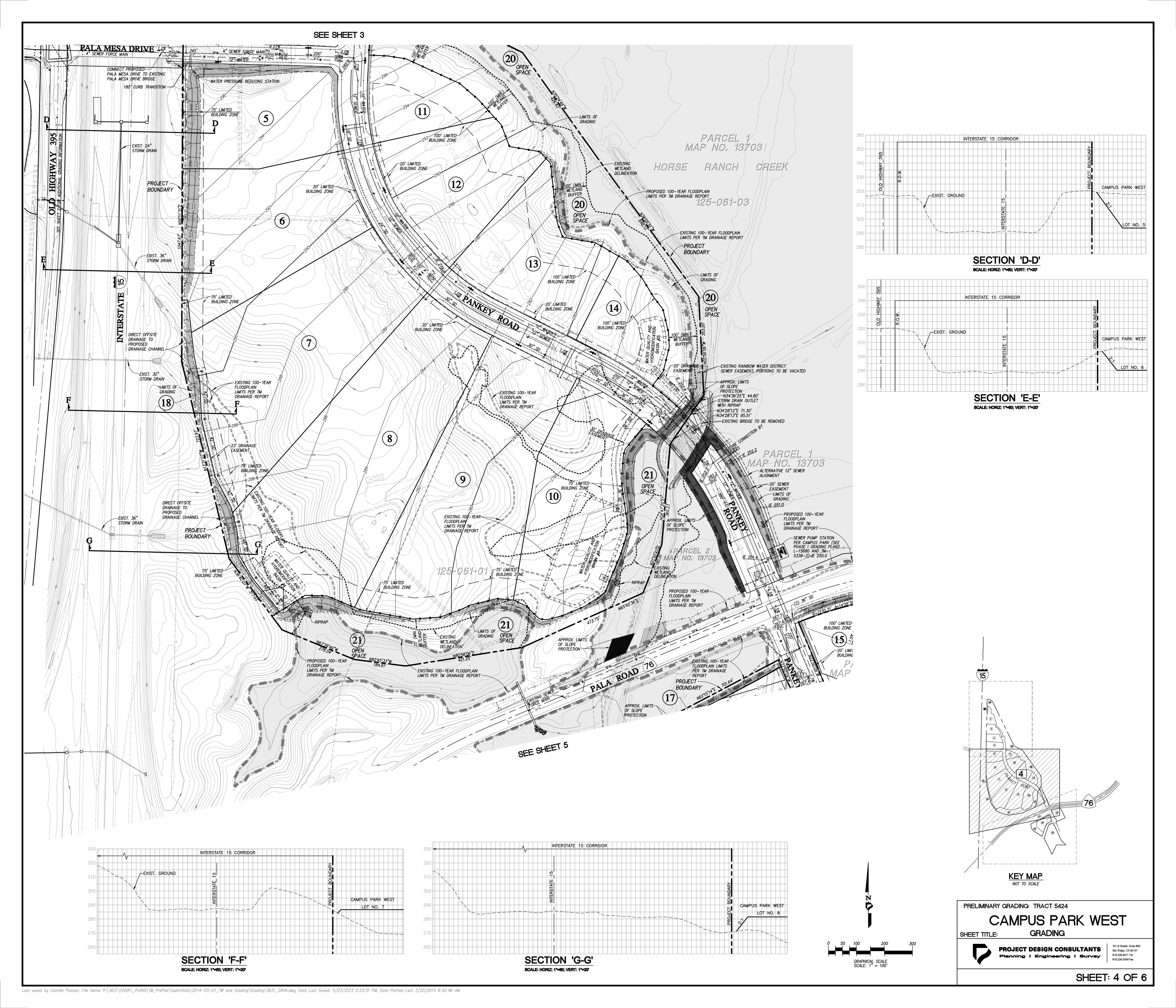


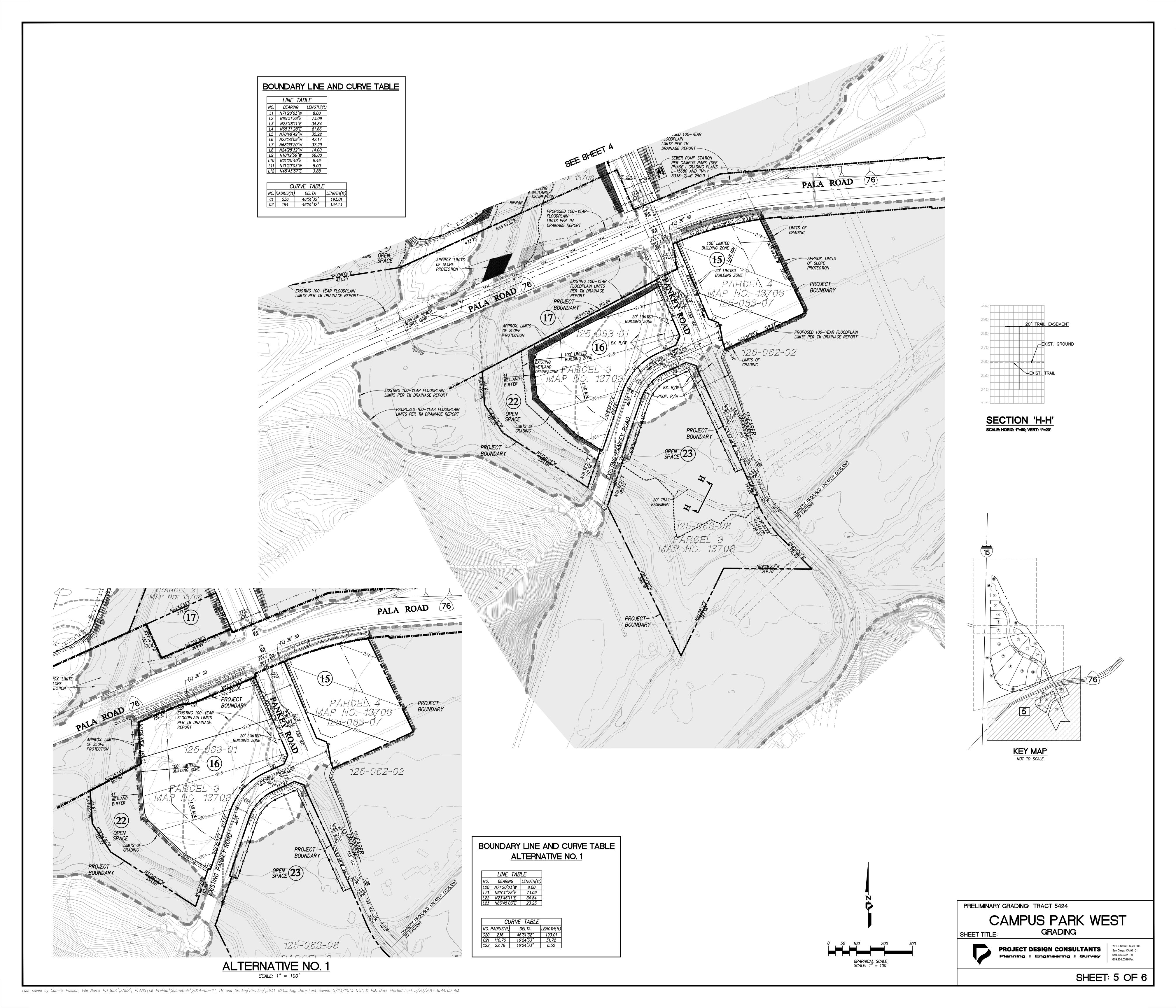
TENTATIVE MAP: TRACT 5424 CAMPUS PARK WEST LOT AREAS AND DETAILS



701 B Street, Suite 800 San Diego, CA 92101 619.235.6471 Tel 619.234.0349 Fax SHEET: 2 OF 6







<u>NOTES</u>

PRE-CONSTRUCTION MEETING: (PRIOR TO PRECONSTRUCTION MEETING, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES.)

(BIOLOGICAL RESOURCES)

BIO#GP1-BIOLOGICAL MONITORING [PDS, FEE X3]

INTËNT: IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO SENSITIVE HABITATS AND SENSITIVE SPECIES, ALL BRUSHING, CLEARING AND GRADING SHALL BE MONITORED BY A BIOLOGICAL MONITOR. DESCRIPTION OF REQUIREMENT: A COUNTY APPROVED BIOLOGIST SHALL PERFORM BIOLOGICAL MONITORING DURING ALL GRADING, CLEARING, GRUBBING, AND TRENCHING ACTIVITIES. THE PROJECT BIOLOGIST SHALL ALSO PERFORM THE FOLLOWING DUTIES BEFORE CONSTRUCTION TO COMPLY WITH THE CONDITIONS OF THIS GRADING PLAN AND

SUPERVISE AND VERIFY PLACEMENT OF TEMPORARY FENCING OF OPEN SPACE EASEMENTS, IF PERMANENT FENCING IS NOT IN PLACE. THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY THE [PDS, PCC].

2. THE BIOLOGIST SHALL ATTEND THE PRECONSTRUCTION MEETINGS AND OTHER MEETINGS TO DISCUSS CONSTRUCTION REQUIREMENTS. SUCH MEETING SHALL INCLUDE THE [PDS, PCC].

DOCUMENTATION: THE BIOLOGICAL MONITOR SHALL PREPARE WRITTEN DOCUMENTATION THAT CERTIFIES THAT THE TEMPORARY FENCING HAS BEEN INSTALLED AND THAT ALL CONSTRUCTION STAFF HAS BEEN TRAINED ON THE SITE SENSITIVE BIOLOGICAL RESOURCES THAT ARE TO BE AVOIDED. TIMING: FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO#17, PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. MONITORING: THE [DPW, PDCI] SHALL INVITE THE [PDS, PCC] TO THE PRECONSTRUCTION CONFERENCE TO COORDINATE THE BIOLOGICAL MONITORING REQUIREMENTS OF THIS CONDITION. THE [PDS, PCC] SHALL ATTEND THE PRECONSTRUCTION CONFERENCE AND VERIFY THE INSTALLATION OF THE TEMPORARY FENCING AND APPROVE THE TRAINING DOCUMENTATION PREPARED BY THE BIOLOGIST.

BIO#GP2—TEMPORARY FENCING [PDS, FEE]

INTENT: IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO THE PROPOSED BIOLOGICAL OPEN SPACE EASEMENT, TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED. DESCRIPTION OF REQUIREMENT: PRIOR TO THE COMMENCEMENT OF ANY GRADING OR CLEARING IN ASSOCIATION WITH THIS GRADING PLAN, TEMPORARY ORANGE CONSTRUCTION FENCING SHALL BE PLACED TO PROTECT FROM INADVERTENT DISTURBANCE OF ALL OPEN SPACE EASEMENTS THAT DO NOT ALLOW GRADING. BRUSHING OR CLEARING (UNLESS THE PERMANENT FENCE/WALL IS ALREADY INSTALLED). THE PLACEMENT OF SUCH FENCING SHALL BE APPROVED BY THE PDS, PERMIT COMPLIANCE SECTION. UPON APPROVAL, THE FENCING SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF GRADING ACTIVITIES AFTER WHICH THE TEMPORARY FENCING SHALL BE REMOVED. DOCUMENTATION: THE APPLICANT SHALL PROVIDE EVIDENCE THAT THE FENCING HAS BEEN INSTALLED AND HAVE A CALIFORNIA LICENSED SURVEYOR CERTIFY THAT THE FENCING IS LOCATED ON THE BOUNDARY OF THE OPEN SPACE EASEMENT(S) THE APPLICANT SHALL SUBMIT PHOTOS OF THE FENCING ALONG WITH THE CERTIFICATION LETTER TO THE [PDS, PCC] FOR APPROVAL. TIMING: FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO#17, PRIOR TO PRECONSTRUCTION CONFERENCE, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THE FENCING SHALL BE INSTALLED, AND SHALL REMAIN FOR THE DURATION OF THE GRADING AND CLEARING. MONITORING: THE [PDS, PCC] SHALL EITHER ATTEND THE PRECONSTRUCTION CONFERENCE AND APPROVE THE INSTALLATION OF THE TEMPORARY FENCING, OR REVIEW THE CERTIFICATION AND PICTURES PROVIDED BY THE APPLICANT.

BIO#GP3—BREEDING SEASON AVOIDANCE [PDS, FEE X2]

INTENT: IN ORDER TO AVOID IMPACTS TO ENDANGERED LEAST BELL'S VIREO, SOUTHWESTERN WILLOW FLYCATCHER, AND OTHER NESTING OR BREEDING BIRDS, A RESOURCE AVOIDANCE AREA (RAA), SHALL BE SHOWN ON ALL PLANS TO IMPLEMENT BREEDING SEASON AVOIDANCE IN ACCORDANCE WITH CEQA AND THE MBTA. DESCRIPTION OF REQUIREMENT: THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 300 FEET OF ANY NATIVE OR SENSITIVE HABITAT DURING THE AVIAN BREEDING SEASON. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN FEBRUARY 1 AND AUGUST 31. THE DIRECTOR OF PDS [PDS, PCC] MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, PROVIDED THAT NO NESTING OR BREEDING BIRDS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING. PDS MAY REQUIRE ADDITIONAL PROTECTIONS SUCH AS A BUFFER ZONE, NOISE MONITORING AND NOISE ATTENUATION MEASURES IN ORDER TO WAIVE THIS CONDITION. DOCUMENTATION: THE APPLICANT SHALL PROVIDE A LETTER OF AGREEMENT WITH THIS CONDITION; ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. NO GRADING SHALL OCCUR WITHIN THE RAA UNTIL CONCURRENCE IS RECEIVED FROM THE COUNTY AND THE WILDLIFE AGENCIES. **TIMING:** FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO#17, PRIOR TO PRECONSTRUCTION CONFERENCE AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF THE GRADING AND CONSTRUCTION, COMPLIANCE WITH THIS CONDITION IS MANDATORY UNLESS THE REQUIREMENT IS WAIVED BY THE COUNTY UPON RECEIPT OF CONCURRENCE FROM THE WILDLIFE AGENCIES. MONITORING: THE [DPW, PDCI] SHALL NOT ALLOW ANY GRADING BETWEEN FEBRUARY 15 AND AUGUST 31, UNLESS A CONCURRENCE FROM THE [PDS, PCC] IS RECEIVED. THE [PDS, PCC] SHALL REVIEW THE CONCURRENCE LETTER.

(CULTURAL RESOURCES)

CULT#GP1 ARCHAELOGICAL MONITORING [PDS, FEE X2]

INTEÑT: 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, LUISENO NATIVE AMERICAN MONITOR, AND [PDS, PCC], SHALL ATTEND THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTORS TO EXPLAIN AND COORDINATE THE REQUIREMENTS OF THE ARCHAEOLOGICAL MONITORING PROGRĀM. THE PROJECT ARCHAEOLOGIST AND THE LUISENO NATIVE AMERICAN MONITOR SHALL MONITOR ALL EARTH—DISTURBING ACTIVITIES, AS WELL AS 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 ARCHEOLOGIST AND THE LUISENO NATIVE AMERICAN ATTEND THE PRECONSTRUCTION MEETING TO EXPLAIN THE MONITORING REQUIREMENTS. TIMING: PRIOR TO THE PRECONSTRUCTION MEETING, AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES THIS CONDITION SHALL BE COMPLETED. MONITORING: THE [DPW, PDCI] SHALL INVITE THE [PDS, PCC] TO THE PRECONSTRUCTION CONFERENCE TO COORDINATE THE ARCHAEOLOGICAL MONITORING REQUIREMENTS OF THIS CONDITION. THE [PDS, PCC] SHALL ATTEND THE PRECONSTRUCTION CONFERENCE AND CONFIRM THE ATTENDANCE OF THE APPROVED PROJECT ARCHAEOLOGIST.

(GEOLOGY)

GEO#GP1-GEOTECHNICAL STUDIES: [PDS, BD] [GP] [DPLU FEE] INTENT: IN ORDER TO ENSURE GEOLOGICAL SPECIFIC MITIGATION AND DESIGN MEASURES FOR LIQUEFACTION. COMPRESSION/SETTLEMENT, OVERSIZED MATERIAL, AND CORROSIVE SOILS ARE IMPLEMENTED INTO THE GRADING PLANS. DESCRIPTION OF REQUIREMENT: ALL MITIGATION MEASURES AND DESIGN MEASURES IDENTIFIED FOR LIQUEFACTION, COMPRESSION/SETTLEMENT, OVERSIZED MATERIAL, AND CORROSIVE SOILS AS SPECIFIED WITHIN THE LIMITED GEOTECHNICAL INVESTIGATION, CAMPUS PARK WEST, PREPARED BY LEIGHTON AND ASSOCIATES, INC. DATED SEPTEMBER 13, 2012, SHALL BE INCORPORATED INTO THE GRADING PLANS. DOCUMENTATION: THE APPLICANT SHALL PREPARE THE GRADING PLANS TO [PDS, BD]. TIMING: PRIOR TO THE APPROVAL OF ANY GRADING PLANS, THE GRADING PLANS SHALL INCLUDE REQUIRED ELEMENTS INDICATED IN THIS CONDITION. MONITORING: THE [PDS, BD] SHALL REVIEW THE GRADING PLAN TO ENSURE ALL MITIGATION AND DESIGN MEASURES ARE INCLUDED PER THIS CONDITION.

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

(BIOLOGICAL RESOURCES)

BIO#GP4-BIOLOGICAL MONITORING [PDS, FEE X3]

INTÊNT: IN ORDER TO PREVENT INADVERTENT DISTURBANCE TO SENSITIVE HABITATS AND SENSITIVE SPECIES, ALL GRADING SHALL BE MONITORED BY A BIOLOGICAL MONITOR. DESCRIPTION OF REQUIREMENT: A COUNTY APPROVED BIOLOGIST SHALL PERFORM BIOLOGICAL MONITORING DURING ALL GRADING, CLEARING, GRUBBING, AND TRENCHING ACTIVITIES. THE PROJECT BIOLOGIST SHALL SUPERVISE AND MONITOR GRADING ACTIVITIES TO ENSURE AGAINST DAMAGE TO BIOLOGICAL RESOURCES THAT ARE INTENDED TO BE PROTECTED AND PRESERVED. THE MONITOR(S) SHALL BE ON SITE DURING ALL GRADING AND CLEARING ACTIVITIES. IF THERE ARE DISTURBANCES, THE MONITOR MUST REPORT THEM IMMEDIATELY TO THE [PDS PCC]. ADDITIONALLY, THE BIOLOGIST SHALL PERFORM THE FOLLOWING DUTIES:

- PERFORM WEEKLY INSPECTION OF FENCING AND EROSION CONTROL MEASURES (DAILY DURING RAIN EVENTS) NEAR PROPOSED PRESERVATION AREAS AND REPORT DEFICIENCIES IMMEDIATELY TO THE DPW CONSTRUCTION INSPECTOR. EROSION CONTROL/STABILIZING MEASURES, SUCH AS GEOTEXTILES, MATS, PLASTIC SHEETS/TARPS, FIBER ROLLS, SOIL BINDERS, OR TEMPORARY HYDROSEEDING (OR OTHER PLANTINGS) ESTABLISHED PRIOR TO OCTOBER 1 IN APPROPRIATE AREAS (E.G., DISTURBED AREAS AND GRADED SLOPES). WILL BE USED. SEDIMENT CONTROLS WILL BE USED TO PROTECT THE CONSTRUCTION SITE PERIMETER AND PREVENT OFF—SITE SEDIMENT TRANSPORT, INCLUDING MEASURES SUCH AS TEMPORARY INLET FILTERS, SILT FENCE, FIBER ROLLS, GRAVEL BAGS, TEMPORARY SEDIMENT BASINS, CHECK DAMS, STREET SWEEPING/VACUUMING, ENERGY DISSIPATORS, STABILIZED CONSTRUCTION ACCESS POINTS/SEDIMENT STOCKPILES, AND PROPERLY FITTED COVERS FOR SEDIMENT TRANSPORT VEHICLES.
- PERIODICALLY MONITOR THE WORK AREA FOR EXCESSIVE DUST GENERATION IN COMPLIANCE WITH THE COUNTY GRADING ORDINANCE AND REPORT DEFICIENCIES IMMEDIATELY TO THE DPW CONSTRUCTION INSPECTOR;
- CONDUCT TRAINING FOR CONTRACTORS AND CONSTRUCTION PERSONNEL, INCLUDING THE PURPOSE FOR RESOURCE PROTECTION, A DESCRIPTION OF THE LEAST BELL'S VIREO AND SOUTHWESTERN WILLOW FLYCATCHER AND THEIR HABITAT, AND THE CONSERVATION MEASURES THAT SHOULD BE IMPLEMENTED DURING PROJECT CONSTRUCTION;
- MONITOR CONSTRUCTION LIGHTING PERIODICALLY TO ENSURE LIGHTING IS THE LOWEST ILLUMINATION POSSIBLE ALLOWED FOR SAFETY, SELECTIVELY PLACED, SHIELDED, AND DIRECTED AWAY FROM PRESERVED HABITAT:
- MONITOR EQUIPMENT MAINTENANCE, STAGING, AND FUEL DISPENSING AREAS TO ENSURE THERE IS NO RUNOFF TO WATERS OF THE US;
- 6. STOP OR DIVERT ALL WORK WHEN DEFICIENCIES REQUIRE MEDIATION AND NOTIFY DPW CONSTRUCTION INSPECTOR AND [PDS PCC] WITHIN 24 HOURS;
- PRODUCE PERIODIC (MONTHLY DURING GRADING) AND FINAL REPORTS AND SUBMIT TO THE WILDLIFE AGENCIES AND THE PDS (FINAL REPORT WILL RELEASE BOND);
- 8. CONFER WITH THE WILDLIFE AGENCIES AND [PDS PCC] WITHIN 24 HOURS ANY TIME PROTECTED HABITAT OR SENSITIVE SPECIES ARE BEING AFFECTED BY CONSTRUCTION;
- ATTEND CONSTRUCTION MEETINGS AND OTHER MEETINGS AS NECESSARY.
- 10. ENSURE THAT NATIVE TOPSOIL (TOP THREE TO FIVE INCHES) WILL BE SALVAGED AND STOCKPILED WITHIN A DISTURBED ON—SITE LOCATION. STOCKPILES WILL NOT BE GREATER THAN SIX FEET HIGH AND WILL NOT BE MIXED WITH OTHER EXCAVATED MATERIALS. FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES, STOCKPILED NATIVE TOPSOIL WILL BE RE-SPREAD AS APPLICABLE.
- 11. ENSURE THAT DIRT STORAGE PILES WILL BE STABILIZED BY CHEMICAL BINDERS, TARPS, FENCING OR OTHER EROSION CONTROL.

12. ENSURE THAT GRADING WILL BE TERMINATED IF WINDS EXCEED 25 MPH.

13. ENSURE THAT THE PROJECT WILL COMPLY WITH SEASONAL GRADING RESTRICTIONS DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30) FOR APPLICABLE LOCATIONS/CONDITIONS.

DOCUMENTATION: THE PROJECT BIOLOGIST SHALL PREPARE AND SUBMIT MONITORING REPORTS TO THE SATISFACTION OF THE [PDS, PCC], WHICH INDICATE THAT THE MONITORING HAS OCCURRED AS INDICATED ABOVE. TIMING: FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO#17, THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. MONITORING: THE [DPW. PDCI] SHALL ASSURE THAT THE PROJECT BIOLOGIST IS ON—SITE PERFORMING THE MONITORING DUTIES OF THIS CONDITION DURING ALL APPLICABLE GRADING ACTIVITIES AS DETERMINED BY THE BIOLOGIST. THE [DPW, PDCI] SHALL CONTACT THE [PDS, PCC] IF THE PROJECT BIOLOGIST OR APPLICANT FAILS TO COMPLY WITH THIS CONDITION. THE [PDS. PCC] SHALL REVIEW AND APPROVE THE MONITORING REPORTS FOR COMPLIANCE WITH THIS CONDITION.

(CULTURAL RESOURCES)

CULT#GP2 ARCHAEOLOGICAL MONITORING [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 LUISENO 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 LUISENO NATIVE AMERICAN MONITOR SHALL BE ONSITE AS DETERMINED NECESSARY BY THE PROJECT ARCHAEOLOGIST. INSPECTIONS WILL VARY BASED ON THE RATE OF EXCAVATION. THE MATERIALS EXCAVATED. AND THE PRESENCE AND ABUNDANCE O ARTIFACTS AND FEATURES. THE FREQUENCY AND LOCATION OF INSPECTIONS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE LUISENO NATIVE AMERICAN MONITOR. MONITORING OF CUTTING OF PREVIOUSLY DISTURBED DEPOSITS WILL BE DETERMINED BY THE PROJECT ARCHAEOLOGIST IN CONSULTATION WITH THE LUISENO NATIVE AMERICAN MONITOR.
- IN THE EVENT THAT PREVIOUSLY UNIDENTIFIED POTENTIALLY SIGNIFICANT CULTURAL RESOURCES ARE DISCOVERED, THE PROJECT ARCHAEOLOGIST OR THE LUISENO 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 LUISENO 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 CONCURRED WITH THE EVALUATION. ISOLATES AND CLEARLY NON-SIGNIFICANT DEPOSITS SHALL BE MINIMALLY DOCUMENTED IN THE FIELD. SHOULD THE CULTURAL MATERIALS FOR ISOLATES AND NON-SIGNIFICANT DEPOSITS NOT BE COLLECTED BY THE PROJECT ARCHAEOLOGIST, THEN THE LUISENO 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 TO MITIGATE IMPACTS TO SIGNIFICANT CULTURAL RESOURCES SHALL BE PREPARED BY THE PROJECT ARCHAEOLOGIST IN COORDINATION WITH THE LUISENO NATIVE AMERICAN MONITOR. THE COUNTY ARCHAEOLOGIST SHALL REVIEW AND APPROVE THE PROGRAM, WHICH SHALL BE CARRIED OUT USING PROFESSIONAL ARCHAEOLOGICAL METHODS. THE RESEARCH DESIGN AND DATA RECOVERY PROGRAM SHALL INCLUDE (1) PURSUANT TO CEQA \$21083.2(G). REASONABLE EFFORTS TO PRESERVE (AVOID) "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.
- THE PROJECT ARCHAEOLOGIST SHALL SUBMIT MONTHLY STATUS REPORTS TO THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES STARTING FROM THE DATE OF THE NOTICE TO PROCEED TO TERMINATION OF IMPLEMENTATION OF THE GRADING MONITORING PROGRAM. THE REPORTS SHALL BRIEFLY SUMMARIZE ALL ACTIVITIES DURING THE PERIOD AND THE STATUS OF PROGRESS ON OVERALL PLAN IMPLEMENTATION. UPON COMPLETION OF THE IMPLEMENTATION PHASE, A FINAL REPORT SHALL BE SUBMITTED DESCRIBING THE PLAN COMPLIANCE PROCEDURES AND SITE CONDITIONS BEFORE AND AFTER CONSTRUCTION.

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

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

(BIOLOGICAL RESOURCES)

BIO#GP5-BIOLOGICAL MONITORING [PDS. FEE]

INTENT: IN ORDER TO COMPLY WITH THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO TM 5424. AND THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS FOR BIOLOGICAL RESOURCES, A GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE PROJECT BIOLOGIST SHALL PREPARE AND SUBMIT A FINAL LETTER REPORT SUBSTANTIATING HIS/HER SUPERVISION OF THE GRADING ACTIVITIES AND SUBSTANTIATING THAT GRADING DID NOT IMPACT ADDITIONAL AREAS OF RIPARIAN HABITAT, COASTAL SAGE SCRUB, OR OTHER SENSITIVE BIOLOGICAL RESOURCES. THE REPORT SHALL CONFORM TO THE COUNTY OF SAN DIEGO REPORT FORMAT GUIDELINES FOR BIOLOGICAL RESOURCES. IT SHALL ALSO INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:

- a. PHOTOS OF THE TEMPORARY FENCING THAT WAS INSTALLED DURING THE TRENCHING, GRADING, OR CLEARING ACTIVITIES.
- MONITORING LOGS SHOWING THE DATE AND TIME THAT THE MONITOR WAS ON SITE.
- PHOTOS OF THE SITE AFTER THE GRADING AND CLEARING ACTIVITIES.
- d. A STATEMENT THAT ALL SENSITIVE RESOURCE EASEMENTS WERE AVOIDED DURING THE GRADING CONSTRUCTION, AND THAT NO IMPACTS OR ENCROACHMENT INTO THE OPEN SPACE OCCURRED.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE FINAL BIOLOGICAL MONITORING REPORT TO THE [PDS, PCC] FOR REVIEW AND APPROVAL. TIMING: FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO#17, UPON COMPLETION OF ALL GRADING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2), THE FINAL REPORT SHALL BE COMPLETED. MONITORING: THE [PDS, PCC] SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDCI] THAT THE REQUIREMENT IS COMPLETED.

(CULTURAL RESOURCES)

CULT#GP3 ARCHAEOLOGICAL MONITORING [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 LUISENO NATIVE AMERICAN MONITOR MUST BE INCLUDED IN THE NEGATIVE MONITORING REPORT.
- b. IF ARCHAEOLOGICAL RESOURCES WERE ENCOUNTERED DURING THE EARTH DISTURBING ACTIVITIES, THE PROJECT ARCHAEOLOGIST SHALL PROVIDE AN ARCHAEOLOGICAL MONITORING REPORT STATING THAT THE FIELD MONITORING ACTIVITIES HAVE BEEN COMPLETED, AND THAT RESOURCES HAVE BEEN ENCOUNTERED. THE REPORT SHALL DETAIL ALL CULTURAL ARTIFACTS AND DEPOSITS DISCOVERED DURING MONITORING AND THE ANTICIPATED TIME SCHEDULE FOR COMPLETION OF THE CURATION AND/OR REPATRIATION PHASE OF THE

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE ARCHAEOLOGICAL MONITORING REPORT TO THE [PDS, PCC] 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: UPON COMPLETION OF ALL EARTH DISTURBING ACTIVITIES, AND PRIOR TO ROUGH GRADING FINAL INSPECTION (GRADING ORDINANCE SEC 87.421.A.2), THE REPORT SHALL BE COMPLETED. MONITORING: THE [PDS, PCC] SHALL REVIEW THE REPORT OR FIELD MONITORING MEMO FOR COMPLIANCE WITH THE PROJECT MMRP, AND INFORM [DPW, PDCI] THAT THE REQUIREMENT IS COMPLETED.

DURING CONTRUCTION: (THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF CONSTRUCTION).

(AIR QUALITY)

AIR#GP1—AIR QUALITY CONSTRUCTION

INTENT: IN ORDER TO MITIGATE FOR EXHAUST EMISSIONS (NOX, PM10, AND PM2.5) FROM HEAVY-DUTY CONSTRUCTION EQUIPMENT DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING AIR QUALITY MEASURES:

a. THE ENTIRE CONSTRUCTION FLEET WILL BE REQUIRED TO USE ANY COMBINATION OF DIESEL CATALYTIC CONVERTERS, DIESEL OXIDATION CATALYSTS, DIESEL PARTICULATE FILTERS, AND/OR CALIFORNIA AIR RESOURCES BOARD (CARB)—CERTIFIED TIER 4 EQUIPMENT.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES. MONITORING: THE [DPW, PDCI] SHALL MAKE SURE THAT THE CONSTRUCTION CONTRACTOR COMPLIES WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. THE [DPW, PDCI] SHALL CONTACT THE [PDS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

AIR#GP2-AIR QUALITY CONSTRUCTION INTENT: IN ORDER TO MITIGATE FOR AREA-WIDE EMISSIONS (VOCS) FROM ARCHITECTURAL COATINGS DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING AIR QUALITY MEASURES:

a. LOW VOLATILE ORGANIC COMPOUND (VOC) COATINGS WILL BE UTILIZED IN ACCORDANCE WITH SDAPCD RULE 67.0 REQUIREMENTS.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES. MONITORING: THE [DPW, PDCI] SHALL MAKE SURE THAT THE CONSTRUCTION CONTRACTOR COMPLIES WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. THE [DPW, PDCI] SHALL CONTACT THE [PDS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

AIR#GP3—AIR QUALITY CONSTRUCTION INTENT: IN ORDER TO MITIGATE FOR FUGITIVE DUST EMISSIONS (PM10 AND PM2.5) DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING AIR QUALITY MEASURES:

- a. A MINIMUM OF THREE APPLICATIONS OF WATER WILL BE APPLIED DURING GRADING BETWEEN DOZER/SCRAPER PASSES, AS NECESSARY. ADDITIONAL WATERING OR ACCEPTABLE NON—TOXIC SDAPCD DUST CONTROL AGENTS WILL BE APPLIED DURING DRY WEATHER OR WINDY DAYS UNTIL DUST EMISSIONS ARE NOT VISIBLE.
- b. DIRT STORAGE PILES WILL BE ENCLOSED, COVERED, WATERED THREE TIMES DAILY, IF NECESSARY, OR STABILIZED BY CHEMICAL BINDERS, TARPS, FENCING OR OTHER NON-TOXIC
- EROSION CONTROL ACCORDING TO MANUFACTURERS' SPECIFICATION.
- c. A 15-MILE PER HOUR (MPH) SPEED LIMIT WILL BE ENFORCED ON UNPAVED SURFACES.
- d. ON DRY DAYS, DIRT AND DEBRIS SPILLED ONTO PAVED SURFACES SHALL BE SWEPT UP IMMEDIATELY TO REDUCE RESUSPENSION OF PARTICULATE MATTER CAUSED BY VEHICLE MOVEMENT. APPROACH ROUTES TO CONSTRUCTION SITES SHALL BE CLEANED DAILY OF CONSTRUCTION—RELATED DIRT IN DRY WEATHER.
- e. HAUL TRUCKS HAULING DIRT. SAND. SOIL. OR OTHER LOOSE MATERIALS WILL BE COVERED OR TWO FEET OF FREEBOARD WILL BE MAINTAINED.
- f. WHEN ACTIVE CONSTRUCTION CEASES ON THE SITE. DISTURBED AREAS SHALL BE HYDROSEEDED, LANDSCAPED, OR DEVELOPED AS QUICKLY AS POSSIBLE AND AS DIRECTED BY THE COUNTY AND/OR SDAPCD TO REDUCE DUST GENERATION.
- AFTER COMPLETION OF GRADING, INTERNAL ROADWAYS WILL BE PAVED, CHIP SEALED, OR CHEMICALLY STABILIZED.
- h. SWEEPERS OR WATER TRUCKS WILL BE USED TO REMOVE "TRACK-OUT" AT ANY POINT OF PUBLIC STREET ACCESS.
- GRADING WILL BE SUSPENDED IF WINDS EXCEED 25 MPH OR IF VISIBLE DUST PLUMES EMANATE FROM A SITE: DISTURBED AREAS WILL BE STABILIZED IF CONSTRUCTION IS DELAYED.
- IN ACCORDANCE WITH THE SDAPCD RULE 55 FUGITIVE DUST CONTROL, NO DUST AND/OR DIRT WILL LEAVE THE PROPERTY LINE. THE FOLLOWING MEASURES WOULD BE IMPLEMENTED TO ENSURE THE REQUIREMENTS OF THIS RULE ARE MET:
- AIRBORNE DUST BEYOND THE PROPERTY LINE: NO PERSON WILL ENGAGE IN CONSTRUCTION OR DEMOLITION ACTIVITY SUBJECT TO THIS RULE IN A MANNER THAT DISCHARGES VISIBLE DUST EMISSIONS INTO THE ATMOSPHERE BEYOND THE PROPERTY LINE FOR A PERIOD OR PERIODS AGGREGATING MORE THAN 3 MINUTES IN ANY 60-MINUTE PERIOD.
- TRACK-OUT/CARRY-OUT: VISIBLE ROADWAY DUST AS A RESULT OF ACTIVE OPERATIONS, SPILLAGE FROM TRANSPORT TRUCKS, EROSION, OR TRACK-OUT/CARRY-OUT WILL BE MINIMIZED BY THE USE OF ANY OF THE FOLLOWING EROSION CONTROL MEASURES:
- a. TRACK-OUT GRATES OR GRAVEL BEDS AT EACH EGRESS POINT
- b. WHEEL—WASHING AT EACH EGRESS DURING MUDDY CONDITIONS, SOIL BINDERS, CHEMICAL SOIL STABILIZERS, GEOTEXTILES, MULCHING, OR SEEDING; AND FOR OUTBOUND TRANSPORT TRUCKS
- c. SECURED TARPS OR CARGO COVERING, WATERING, OR TREATING OF TRANSPORTED MATERIAL
- d. REMOVED AT THE CONCLUSION OF EACH WORK DAY WHEN ACTIVE OPERATIONS CEASE, OR EVERY 24 HOURS FOR CONTINUOUS OPERATIONS. IF A STREET SWEEPER IS USED TO REMOVE ANY TRACK-OUT/CARRY-OUT, ONLY PARTICULATE MATTER SMALLER THAN 10 MICRONS IN DIAMETER (PM10)-EFFICIENT STREET SWEEPERS CERTIFIED TO MEET THE MOST CURRENT SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1186 REQUIREMENTS WILL BE USED. THE USE OF BLOWERS FOR REMOVAL OF TRACK-OUT/CARRY-OUT WILL BE PROHIBITED UNDER ANY CIRCUMSTANCES.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. MONITORING: THE [DPW, PDCI] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. THE [DPW, PDCI] SHALL CONTACT THE [PDS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

(GREENHOUSE GASES)

GHG#GP1-CLIMATE CHANGE CONSTRUCTION

INTENT: IN ORDER TO REDUCE CONSTRUCTION—GENERATED GHG EMISSIONS AND IMPACTS ON GLOBAL CLIMATE CHANGE ASSOCIATED WITH WASTE GENERATION (I.E., OFF—GASSING AT LANDFILLS). THE PROJECT SHALL COMPLY WITH THE FOLLOWING MEASURES. DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING G MEASURES: a. IN ACCORDANCE WITH CALGREEN CRITERIA AND STATE AND LOCAL LAWS, AT LEAST 50 PERCENT OF ON-SITE CONSTRUCTION WASTE WILL BE DIVERTED FROM LANDFILLS THROUGH REUSE AND RECYCLING.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE RECYCLING REQUIREMENTS OF THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES. MONITORING: THE [DPW, PDCI] SHALL MAKE SURE THAT THE CONSTRUCTION CONTRACTOR COMPLIES WITH THE RECYCLING REQUIREMENTS OF THIS CONDITION. THE [DPW, PDCI] SHALL CONTACT THE [PDS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

FINAL GRADING RELEASE: (PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT).

(BIOLOGICAL RESOURCES)

BIO#GP6-OPEN SPACE SIGNAGE & FENCING [PDS, FEE] INTENT: IN ORDER TO COMPLY WITH CONDITIONS BIO#9 AND BIO#10 PURSUANT TO THE ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) FOR TM 5424, THE FENCING AND SIGNAGE SHALL BE INSTALLED. DESCRIPTION OF REQUIREMENT: THE PERMANENT FENCES OR WALLS, AND OPEN SPACE SIGNS SHALL BE PLACED ALONG THE OPEN SPACE BOUNDARY AS SHOWN ON THESE PLANS AND THE APPROVED CONCEPTUAL GRADING AND DEVELOPMENT PLAN FOR TM 5424. IF TEMPORARY FENCING WAS INSTALLED PRIOR TO GRADING, IT SHALL HAVE BEEN REMOVED. IF THE PERMANENT FENCING AND SIGNS WERE INSTALLED PRIOR TO GRADING, THEIR CONDITION SHALL BE CHECKED FOLLOWING GRADING AND ANY DAMAGE SHALL BE REPAIRED.

- a. EVIDENCE SHALL BE SITE PHOTOS AND A STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER, OR LICENSED SURVEYOR THAT THE PERMANENT WALLS OR FENCES, AND OPEN SPACE SIGNS HAVE BEEN INSTALLED AND/OR REPAIRED.
- b. THE SIGNS MUST BE CORROSION RESISTANT. A MINIMUM OF 6" X 9" IN SIZE, ON POSTS NOT LESS THAN THREE (3) FEET IN HEIGHT FROM THE GROUND SURFACE, AND MUST STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES AREA RESTRICTED BY EASEMENT ENTRY WITHOUT EXPRESS WRITTEN PERMISSION FROM THE COUNTY OF SAN DIEGO IS PROHIBITED. TO REPORT A VIOLATION OR FOR MORE INFORMATION ABOUT EASEMENT RESTRICTIONS AND EXCEPTIONS CONTACT THE COUNTY OF SAN DIEGO. PLANNING & DEVELOPMENT SERVICES REFERENCE: PDS2005-3813-05-001

DOCUMENTATION: THE APPLICANT SHALL PROVIDE THE DOCUMENTATION PHOTOS AND CERTIFICATION STATEMENT TO THE [PDS, PCC]. TIMING: FOR EACH ASSOCIATED GRADING PERMIT DESCRIBED IN CONDITION BIO#17, PRIOR TO THE OCCUPANCY OF ANY STRUCTURE OR USE OF THE PREMISES IN RELIANCE OF TM 5424, AND PRIOR TO FINAL GRADING RELEASE (GRADING ORDINANCE SEC. 87.421.A.3) THE FENCING AND SIGNAGE SHALL BE INSTALLED AND/OR REPAIRED. MONITORING: THE [PDS, PCC] SHALL REVIEW THE PHOTOS AND STATEMENT FOR COMPLIANCE WITH THIS CONDITION.

(CULTURAL RESOURCES)

CULT#GP4 ARCHAEOLOGICAL MONITORING [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 DURING MONITORING PERIODS.
- c. EVIDENCE THAT ALL CULTURAL MATERIALS HAVE BEEN CURATED THAT INCLUDES THE FOLLOWING:
 - EVIDENCE THAT ALL PREHISTORIC ARCHAEOLOGICAL MATERIALS COLLECTED DURING THE ARCHAEOLOGICAL MONITORING PROGRAM HAVE BEEN SUBMITTED TO A SAN DIEGO CURATION FACILITY OR A CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CFR PART 79, AND, THEREFORE, WOULD BE PROFESSIONALLY CURATED AND MADE AVAILABLE TO OTHER ARCHAEOLOGISTS/RESEARCHERS FOR FURTHER STUDY. THE COLLECTIONS AND ASSOCIATED RECORDS, INCLUDING TITLE, SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY OR CULTURALLY AFFILIATED NATIVE AMERICAN TRIBAL CURATION FACILITY AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. DOCUMENTATION OF THIS CURATION SHALL BE IN THE FORM OF A LETTER FROM THE CURATION FACILITY STATING THAT THE PREHISTORIC ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED AND THAT ALL FEES HAVE BEEN PAID.

EVIDENCE THAT ALL PREHISTORIC MATERIALS COLLECTED DURING THE GRADING MONITORING PROGRAM HAVE BEEN REPATRIATED TO A NATIVE AMERICAN GROUP OF APPROPRIATE TRIBAL AFFINITY. EVIDENCE OF REPATRIATION SHALL BE IN THE FORM OF A LETTER FROM THE NATIVE AMERICAN TRIBE TO WHOM THE CULTURAL RESOURCES HAVE BEEN REPATRIATED CONFIRMING THAT THE ARCHAEOLOGICAL MATERIALS HAVE BEEN RECEIVED.

HISTORIC MATERIALS SHALL BE CURATED AT A SAN DIEGO CURATION FACILITY AND SHALL NOT BE REPATRIATED. THE COLLECTIONS AND ASSOCIATED RECORDS. INCLUDING TITLE. SHALL BE TRANSFERRED TO THE SAN DIEGO CURATION FACILITY THAT MEETS FEDERAL STANDARDS PER 36 CFR PART 79 AND SHALL BE ACCOMPANIED BY PAYMENT OF THE FEES NECESSARY FOR PERMANENT CURATION. DOCUMENTATION OF CURATION 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 GRADING MONITORING ACTIVITIES HAVE BEEN COMPLETED.

DOCUMENTATION: THE APPLICANT'S ARCHAEOLOGIST SHALL PREPARE THE FINAL REPORT AND SUBMIT IT TO THE [PDS, PCC] 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: THE [PDS, PCC] SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE THIS CONDITION AND THE REPORT FORMAT GUIDELINES. UPON ACCEPTANCE OF THE REPORT, [PDS, PCC] SHALL INFORM [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, PCC] SHALL INFORM [PDS OR DPW FISCAL] TO RELEASE THE BOND BACK TO THE APPLICANT.

BUILDING PERMIT: (PRIOR TO APPROVAL OF ANY BUILDING PLAN AND THE ISSUANCE OF ANY BUILDING PERMIT)

GRADING MONITORING LOGS MUST BE SUBMITTED WITH THE NEGATIVE MONITORING REPORT.

(AIR QUALITY)

AIR#GP4—AIR QUALITY DESIGN INTENT: IN ORDER TO IMPLEMENT A SUSTAINABLE PROJECT DESIGN THAT WOULD REDUCE AIR QUALITY EMISSIONS ASSOCIATED WITH VEHICULAR TRAFFIC, THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE FOLLOWING DESIGN FEATURES SHALL BE IMPLEMENTED ON BUILDING PLANS FOR THE PROJECT AS PERTINENT TO THAT PORTION OF THE OVERALL PROJECT:

- a. THE PROJECT HAS BEEN DESIGNED WITH A MIX OF USES INCLUDING RESIDENTIAL, COMMERCIAL, LIMITED INDUSTRIAL, AND OPEN SPACE WITHIN CLOSE PROXIMITY (APPROXIMATELY 0.25-MILE) TO ENCOURAGE WALKING AND OTHER NON-AUTOMOBILE MODES OF TRANSPORT BETWEEN USES AND TO MINIMIZE EXTERNAL (OFF-SITE) TRIPS BY INCLUDING LOCAL OPPORTUNITIES FOR EMPLOYMENT AND SHOPPING FOR GOODS AND SERVICES.
- b. THE PROJECT SITE WILL MAXIMIZE ACCESS TO TRANSIT LINES TO ACCOMMODATE BUS TRAVEL, AND TO PROVIDE LIGHTED SHELTERS AT TRANSIT ACCESS POINTS.
- c. STREETS HAVE BEEN DESIGNED TO MAXIMIZE PEDESTRIAN ACCESS TO TRANSIT STOPS.
- d. PREFERENTIAL PARKING FOR CARPOOLS WILL BE INCLUDED TO ACCOMMODATE CARPOOLS AND VANPOOLS IN EMPLOYMENT AREAS (E.G. COMMERCIAL, BUSINESS—PROFESSIONAL USES).
- e. BIKE RACKS WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT.
- f. TWO CONDUCTIVE/INDUCTIVE ELECTRIC VEHICLE CHARGING STATIONS WILL BE PROVIDED IN A COMMERCIAL OR BUSINESS—PROFESSIONAL LAND USE SPACE. SIGNAGE PROHIBITING PARKING FOR NON-ELECTRIC VEHICLES IN THE DESIGNATED PARKING SPACES WILL BE INSTALLED.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. TIMING: PRIOR TO APPROVAL OF ANY BUILDING PLAN AND THE ISSUANCE OF ANY BUILDING PERMIT, THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED ON THE BUILDING PLANS. MONITORING: THE [PDS, BPPR] SHALL MAKE SURE THAT THE SUSTAINABLE DESIGN MEASURES ARE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT.

AIR#GP5—AIR QUALITY DESIGN

AIR#GP6-AIR QUALITY DESIGN

INTENT: IN ORDER TO IMPLEMENT A SUSTAINABLE PROJECT DESIGN THAT WOULD REDUCE AIR QUALITY EMISSIONS ASSOCIATED WITH DIESEL TRUCK EXHAUST (NOX, PM10, AND PM2.5), THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE FOLLOWING DESIGN FEATURES SHALL BE IMPLEMENTED ON ALL BUILDING PLANS FOR THE

- a. ALL TRUCK LOADING AND UNLOADING DOCKS WILL BE EQUIPPED WITH ONE 110/208 VOLT POWER OUTLETS FOR EVERY TWO-DOCK DOORS. SIGNS WILL BE POSTED STATING "DIESEL TRUCKS ARE PROHIBITED FROM IDLING MORE THAN FIVE MINUTES AND TRUCKS REQUIRING AUXILIARY POWER SHALL CONNECT TO THE 110/208-VOLT OUTLETS TO RUN AUXILIARY
- ELECTRICAL OUTLETS WILL BE INSTALLED ON THE EXTERIOR WALLS OF BOTH THE FRONT AND BACK OF RESIDENCES TO PROMOTE THE USE OF ELECTRIC LANDSCAPE MAINTENANCE EQUIPMENT. INSTALLATION OF A GAS OUTLET IN THE REAR OF RESIDENTIAL BUILDINGS WILL BE REQUIRED FOR THE USE OF OUTDOOR COOKING APPLIANCES, SUCH AS GAS BURNING
- c. INSTALLATION OF LOW NITROGEN OXIDE (NOX) HOT WATER HEATERS WILL BE REQUIRED FOR RESIDENCES.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. TIMING: PRIOR TO APPROVAL OF ANY BUILDING PLAN AND THE ISSUANCE OF ANY BUILDING PERMIT, THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED ON THE BUILDING PLANS. MONITORING: THE [PDS, BPPR] SHALL MAKE SURE THAT THE SUSTAINABLE DESIGN MEASURES ARE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT.

INTENT: IN ORDER TO IMPLEMENT A SUSTAINABLE PROJECT DESIGN THAT WOULD REDUCE AIR QUALITY EMISSIONS ASSOCIATED WITH AREA—WIDE SOURCES (E.G., LANDSCAPING EQUIPMENT, FIRE PLACES), THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE FOLLOWING DESIGN FEATURES SHALL BE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT:

a. NOTICES WILL BE PROVIDED TO HOMEBUYERS OF INCENTIVE AND REBATE PROGRAMS AVAILABLE THROUGH SDG&E OR OTHER PROVIDERS THAT ENCOURAGE THE PURCHASE OF

ELECTRIC LANDSCAPE MAINTENANCE EQUIPMENT.

b. ONLY NATURAL-GAS FIREPLACES WILL BE PERMITTED IN RESIDENTIAL USES.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. TIMING: PRIOR TO APPROVAL OF ANY BUILDING PLAN AND THE ISSUANCE OF ANY BUILDING PERMIT, THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED ON THE BUILDING PLANS. MONITORING: THE [PDS, BPPR] SHALL MAKE SURE THAT THE SUSTAINABLE DESIGN MEASURES ARE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT.

AIR#GP7-AIR QUALITY DESIGN INTENT: IN ORDER TO REDUCE ODOROUS EMISSIONS, THE FOLLOWING DESIGN MEASURE SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE FOLLOWING DESIGN FEATURE SHALL BE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT:

a. CHEMICAL FEED ADDITION AT THE PUMP STATION WILL BE INCLUDED TO MINIMIZE ODORS. A BACK-UP CHEMICAL INJECTION SYSTEM WILL BE INCLUDED FOR REDUNDANCY.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE AIR QUALITY REQUIREMENTS OF THIS CONDITION. TIMING: PRIOR TO APPROVAL OF ANY BUILDING PLAN AND THE ISSUANCE OF ANY BUILDING PERMIT. THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED ON THE BUILDING PLANS. MONITORING: THE [PDS, BPPR] SHALL MAKE SURE THAT THE SUSTAINABLE DESIGN MEASURES ARE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT.

GHG#GP2-CLIMATE CHANGE DESIGN

HIGH-EFFICIENCY CLOTHES WASHERS.

INTENT: IN ORDER TO IMPLEMENT A SUSTAINABLE PROJECT DESIGN THAT WOULD REDUCE IMPACTS ON GLOBAL CLIMATE CHANGE, THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE FOLLOWING GREEN BUILDING STANDARDS SHALL BE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT:

a. THE PROPOSED PROJECT WILL BE DESIGNED IN ACCORDANCE WITH THE BUILDING INDUSTRY ASSOCIATION'S CALIFORNIA GREEN BUILDER (CGB) PROGRAM.

SURFACES. INCLUDING PAVED PARKING AREAS. WILL ALSO BE MINIMIZED AND PERVIOUS PAVERS USED INSTEAD WHERE PRACTICAL.

- b. THE PROJECT WILL EXCEED THE CURRENT 2008 CALIFORNIA ENERGY CODE'S RESIDENTIAL AND NON-RESIDENTIAL EFFICIENCY STANDARDS BY 15 PERCENT THROUGH IMPROVED HVAC SYSTEMS AND DUCT SEALS; ENHANCED CEILING, ATTIC AND WALL INSULATION; ENERGY STAR APPLIANCES; HIGH—EFFICIENCY WATER HEATERS; ENERGY—EFFICIENT THREE_COAST STUCCO EXTERIORS; ENERGY—EFFICIENT LIGHTING; AND HIGH EFFICIENCY WINDOW GLAZING.
- NO CFC—BASED REFRIGERANTS WILL BE USED, AND INTERIOR FINISHES, ADHESIVES, SEALANTS, PAINTS AND COATINGS, AND CARPET SYSTEMS WILL BE LOW IN VOCS, AND MEET THE

c. TO MAXIMIZE SHADE AND REDUCE HEAT ISLAND EFFECTS. THE LANDSCAPE PLAN WILL INCLUDE STRATEGIC LOCATION OF DECIDUOUS TREES AND OTHER VEGETATION. IMPERVIOUS

- TESTING AND PRODUCT REQUIREMENTS OF ONE OR MORE NATIONALLY RECOGNIZED GREEN PRODUCT LABELING PROGRAMS. e. THE LANDSCAPE PLAN INCLUDES TREES THAT PROVIDE SHADING OF BUILDINGS AND PARKING LOTS, AND INCLUDES NATIVE AND/OR DROUGHT—RESISTANT PLANTS (GROUND COVERS,
- SHRUBS AND TREES).

THAT INCLUDES, AMONG OTHER THINGS, INFORMATION ABOUT WATER CONSERVATION.

- f. THE PROJECT WILL BE DESIGNED TO MEET OR EXCEED CURRENT TITLE 24 ENERGY EFFICIENCY STANDARDS. q. FLAT ROOFS ON NON-RESIDENTIAL STRUCTURES WILL INCLUDE A WHITE OR SILVER CAP SHEET TO REDUCE ENERGY DEMAND.
- h. BUILDING DESIGN WILL INCLUDE ROOF ANCHORS AND PRE-WIRING TO ALLOW FOR THE INSTALLATION OF PHOTOVOLTAIC SYSTEMS AND/OR PARTICIPATE IN SDG&E INCENTIVE PROGRAMS FOR ENERGY EFFICIENT DEVELOPMENT WHERE FEASIBLE.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE DESIGN FEATURE REQUIREMENTS OF THIS CONDITION. TIMING: PRIOR TO APPROVAL OF ANY BUILDING PLAN AND THE ISSUANCE OF ANY BUILDING PERMIT, THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED ON THE BUILDING PLANS. MONITORING: THE [PDS, BPPR] SHALL MAKE SURE THAT THE SUSTAINABLE DESIGN MEASURES ARE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT. GHG#GP3-CLIMATE CHANGE DESIGN

INTENT: IN ORDER TO IMPLEMENT A SUSTAINABLE PROJECT DESIGN THAT WOULD REDUCE IMPACTS ON GLOBAL CLIMATE CHANGE AND ENERGY CONSUMPTION ASSOCIATED WITH WATER

WATER PIPING OR HOT WATER RECIRCULATION SYSTEMS, AND FIXTURES SUCH AS LOW FLOW TOILETS, WATER—SAVING SHOWERHEADS AND KITCHEN FAUCETS, AND BUYER—OPTIONAL

CONSUMPTION (I.E., ENERGY FOR CONVEYANCE AND TRANSPORT), THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE FOLLOWING GREEN BUILDING STANDARDS SHALL BE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT: a. THE PROJECT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN EACH HOME BY 20 PERCENT BY INCLUDING ADVANCED PLUMBING SYSTEMS. SUCH AS PARALLEL HOT

THE PROJECT'S OUTDOOR LANDSCAPING PLAN WILL MINIMIZE TURE, MAXIMIZE DROUGHT-TOLERANT PLANTS. AND INCORPORATE WEATHER-BASED IRRIGATION CONTROLLERS. MULTI-PROGRAMMABLE IRRIGATION CLOCKS, AND HIGH_EFFICIENCY DRIP IRRIGATION SYSTEMS. AT THE TIME OF FINAL INSPECTION, A MANUAL SHALL BE PLACED IN EACH BUILDING

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE DESIGN FEATURE REQUIREMENTS OF THIS CONDITION. TIMING: PRIOR TO APPROVAL OF ANY BUILDING PLAN AND THE ISSUANCE OF ANY BUILDING PERMIT, THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED ON THE BUILDING PLANS. MONITORING: THE [PDS, BPPR] SHALL MAKE SURE THAT THE SUSTAINABLE DESIGN MEASURES ARE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT.

GHG#GP4—CLIMATE CHANGE DESIGN INTENT: IN ORDER TO IMPLEMENT A SUSTAINABLE PROJECT DESIGN THAT WOULD REDUCE IMPACTS ON GLOBAL CLIMATE CHANGE ASSOCIATED WITH WASTE GENERATION (I.E., OFF-GASSING AT LANDFILLS), THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THE FOLLOWING RECYCLING STANDARDS SHALL BE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT:

REUSE AND RECYCLING. TO FURTHER MINIMIZE WASTE. THE PROJECT WILL INCORPORATE RECYCLED MATERIALS FOR FLOORING. AND CERTIFIED SUSTAINABLE WOOD PRODUCTS AND OTHER RECYCLED OR RAPIDLY RENEWABLE BUILDING MATERIALS WHERE POSSIBLE. AREAS FOR STORAGE AND COLLECTION OF RECYCLABLES AND YARD WASTE WILL BE PROVIDED FOR EACH RESIDENCE.

a. IN ACCORDANCE WITH CALGREEN CRITERIA AND STATE AND LOCAL LAWS. AT LEAST 50 PERCENT OF ONGOING OPERATIONAL WASTE WILL BE DIVERTED FROM LANDFILLS THROUGH

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE DESIGN FEATURE REQUIREMENTS OF THIS CONDITION. TIMING: PRIOR TO APPROVAL OF ANY BUILDING PLAN AND THE ISSUANCE OF ANY BUILDING PERMIT, THE FOLLOWING DESIGN MEASURES SHALL BE IMPLEMENTED ON THE BUILDING PLANS. MONITORING: THE [PDS, BPPR] SHALL MAKE SURE THAT THE SUSTAINABLE DESIGN MEASURES ARE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT.

> PRELIMINARY GRADING: TRACT 5424 CAMPUS PARK WEST GRADING



SHEET TITLE:

PROJECT DESIGN CONSULTANTS Planning I Engineering I Survey

SHEET: 6 OF 6

701 B Street, Suite 800

San Diego, CA 92101

619.235.6471 Tel

619.234.0349 Fax

Last saved by Camille Passon, File Name P:\3631\ENGR_PLANS\TM_PrePlat\Submittals\2014-03-21_TM and Grading\Grading\Grading\J631_GR06.dwg, Date Last Saved: 3/20/2014 8:49:24 AM, Date Plotted Last 3/20/2014 8:50:43 AM