

**Attachment F – Form of Decision for Site Plan
PDS2018-STP-18-011**

FORM OF DECISION
SITE PLAN PDS2018-STP-18-011

October 1, 2025

PROJECT NAME: HARMONY GROVE VILLAGE SOUTH
SITE PLAN No.: PDS2018-STP-18-011
E.R. NUMBER: PDS2015-ER-15-08-006
PROJECT ADDRESS: SOUTH OF HARMONY GROVE ROAD AND EAST OF COUNTRY CLUB DRIVE
APN(s): 235-011-06, 238-021-08, 238-021-09 & 238-021-10

FORM OF DECISION

Pursuant to Section 81.1206 of the San Diego County Subdivision Ordinance (SDCSO), a Vesting Site Plan (PDS2018-STP-18-011) for the Harmony Grove Village South Specific Plan is hereby adopted. This Vesting Site Plan illustrates those plans and designs, which are vested for this development. Pursuant to Section 81.1203 of the SDCSO, this permit authorizes the vesting of the following: lot dimensions, boundaries, and square footage for each lot.

Approval of this site plan also approves the Preliminary Grading and Improvement Plan dated April 2, 2018 consisting of 5 sheets. In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

SITE PLAN EXPIRATION:

This Site Plan shall expire concurrently with Tentative Map, PDS2018-TM-5626 except where construction and/or use of the property in reliance on this permit has commenced. Recordation of a Final Map pursuant to Tentative Map, PDS2018-TM-5626 and completion of (or entry into agreements to construct where permitted) all required improvements shall be deemed to establish such construction and/or use in reliance; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7168.

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SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

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

1. GEN#1. COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2. RECORDATION OF DECISION

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

3. GEN#3. RECORDATION OF FINAL MAP AND COMPLETION OF ALL REQUIRED IMPROVEMENTS

INTENT: In order to comply with Section 81.1205 of the County of San Diego Subdivision Ordinance, a subdivider shall file with a vesting tentative map a complete site plan application showing all proposed land uses intended to be vested on the lots to be created with the filing of a final map or a parcel map. **DESCRIPTION OF REQUIREMENT:** When the County approves or conditionally approves a vesting tentative map, that approval shall confer a vested right to proceed with development as provided in Government Code section 66498.1(b), except that the vested rights conferred are limited to the development plan shown on the site plan the County approves or conditionally approves with the vesting tentative map. No vesting tentative map shall be approved or conditionally approved unless the site plan required by section 81.1203(b) is approved or conditionally approved concurrently with the vesting tentative map. **DOCUMENTATION:** The applicant shall provide the site plan required by section 81.1203(b). **TIMING:** Prior to the

recording of the Final Map of Tentative Map 5626. **MONITORING:** PDS shall verify that the Site Plan has been provided.

4. **PLN 1 - AFFORDABLE HOUSING AGREEMENT:**

INTENT: In order to ensure the project is consistent with the County's General Plan as it relates to affordable housing. **DESCRIPTION OF REQUIREMENT:** Project will include 10 percent of the project's total dwelling units as on-site affordable housing (as defined by California Health and Safety Code Section 50052.5 and 50053) consisting of five percent reserved as affordable for low income households and five percent reserved as affordable for moderate income households. The applicant shall execute an Affordable Housing Agreement with the County of San Diego Department of Housing and Community Development Services upon coordination with PDS. The building plans submitted during the building permit process shall include references to the locations of Affordable Housing units as well as details for the timing of construction of units consistent with the Affordable Housing Agreement. **DOCUMENTATION:** The applicant shall coordinate with the Department of Housing and Community Development Services and PDS in order to execute an applicable Affordable Housing Agreement in accordance with the Density Bonus Permit application of the project. The Affordable Housing Agreement shall be executed and fulfilled. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, the Affordable Housing Agreement and requirements shall be executed upon coordination with PDS and the County of San Diego Department of Housing and Community Development Services. **MONITORING:** The PDS Zoning Counter and [PDS, LDR] shall review the evidence to verify compliance with this condition upon coordination the County of San Diego Department of Housing and Community Development.

IMPLEMENTING SITE PLAN: *(Prior to the approval of any Implementing Site Plan).*

5. **ENERGY EFFICIENT DESIGN**

INTENT: In order to implement a sustainable project design that would minimize energy consumption, greenhouse gas (GHG) emissions **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

- a. The project shall be designed to meet Title 24 energy efficiency standards in effect at the time of building permit application.
- b. Renewable energy would supply 100 percent of the Project's electricity needs through the required installation of rooftop solar PV panels (a photovoltaic system) on all residential units, and the Center House located within the Project site.
- c. Installation of electrical outlets on the exterior walls of residences and within the common areas of multi-family uses to promote the use of electric landscape maintenance equipment.
- d. 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.

- e. Installation of two re-charging stations and plumbing for EV charging stations in the parking area for the Center House and in each residence.
- f. Energy-efficient three-coat stucco exteriors, high efficient (Title 24 compliant or above) window glazing, energy conserving or efficient rated appliances and efficient lighting (e.g., light emitting diodes), programmable thermostats, whole house fans.

DOCUMENTATION: The applicant shall comply with the energy efficiency requirements of this condition. These energy features would undergo independent third-party inspection and diagnostics as part of the California Green Builder (CGB) verification and commissioning process. The energy features would also be verified in the Title 24 Compliance Report submitted during the building permit process. **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.

6. SOLID WASTE REDUCTION

INTENT: In order to implement a sustainable project design that would minimize waste generation **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

- a. A Construction and Demolition Debris Management Plan will be prepared and submitted along with a fully refundable Performance Guarantee to the County.
- b. Project construction shall divert at least 50 percent of on-site construction waste from landfills through reuse and recycling. In accordance with County Ordinance Sections 68.508 through 68.518, 90 percent of inerts and 70 percent of all other materials from the Project will be recycled.
- c. The project design shall provide areas for storage and collection of recyclables and yard waste.

DOCUMENTATION: The applicant shall comply with the requirements of this condition. **TIMING:** Prior to approval of any construction or building plan or 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.

7. NATURAL GAS FIREPLACES

INTENT: In order to reduce area-wide emissions **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

- a. Only natural gas fireplaces (or equivalent non-wood) shall be installed in the proposed 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.

8. **LNDSKP#1–LANDSCAPE DOCUMENTATION PACKAGE (TM)**

INTENT: In order to provide adequate Landscaping that complies with the Harmony Grove Village South Specific Plan, the Visual Impact Analysis, the Draft EIR, and the Fire Protection Plan, the [County of San Diego's Water Efficient Landscape Design Manual](#), and the County's Water Conservation in Landscaping Ordinance a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. Noise barrier walls shall be shown on the landscape plans as discussed in Section 7.1.5 of the Draft EIR, dated February, 2017, or the most currently approved version. Construction details shall be provided for all fencing and walls. A minimum of 4' deep vegetated screening shall be provided along the street facing side, or as directed by the Specific Plan. Fencing and walls shall also be compliant with Section 2.2.5 of the Visual Impact Analysis, including Figures 12a-f. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with

the [County's Light Pollution Code](#) and Section 7.2.2 (2) of the Draft EIR mentioned above.


- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: compliance with Section's IV.E (Landscape Design), Table 7 (Public and Private Parks) and Figures IV.3, 13, 15-17, and 27-30 of the Harmony Grove Village South Specific Plan, dated February 2017, or the most currently approved version.
- i. Compliance with Section's 2.2.8 (Landscape) and 6.1(1) and (3) (Mitigation Measures – Rock Staining) and 6.2 (Design Considerations) of the Harmony Grove Village South Visual Impact Analysis, dated February 2017, or the most currently approved version. This includes compliance with Figure's 11, 12a/b, d-f, 15b-d, and Table 1. Compliance shall also be verified with Section 7.2.1 (1) (3), and M-AE-1 of the Draft EIR, dated February 2017, or the most currently approved version.
- j. Landscape plans shall be provided to be consistent with Construction Phasing identified in Section 2.2.12 of the Visual Impact Analysis. Slope planting north of the granaries shall include the use of 36" boxed Coast Live Oaks.
- k. Compliance with Section 5.4, Table 7, and Appendices I (Suggested Plan List for Defensible Space) and J (Prohibited Plant List) of the Fire Protection Plan, dated July 2016, or the most currently approved version. Fuel Modification Zones shall be shown graphically and dimensioned on the plans with all applicable notes and maintenance criteria. Compliance with Section 7.2.14 (3) (8) (12) (13) of the Draft EIR, dated February 2017, or the most currently approved version shall be required.
- l. All parking areas shall be in compliance with Land Use Goal 1.7.1 of the San Dieguito Community Plan within Section 2.5.2 of the Visual Impact Analysis and the County's Parking Design Manual.
- m. Planting shall be compliant with Section's 7.2.5 (4) and 7.2.12 (1) of the Draft EIR, dated February 2017, or the most currently approved version. Slope plantings shall be compliant with Section 7.2.11 (3) of the Draft EIR as mentioned.
- n. Show location of the 200' biological buffer, label all biological open space lots, show fencing and signage, and dimension the LBZ per Section 7.2.6 of the Draft EIR, dated February 2017, or the most currently approved version.
- o. Irrigation plans shall be submitted to the Department of Environmental Health for review, approval, and issuance of a Landscape Recycled Water Service (LRWS) permit no. for all areas proposing the use of recycled water. The Landscape Documentation Package plans shall include the LRWS # on the upper right-hand corner of the title sheet.

- p. Provide a Landscape Maintenance Exhibit that addresses Section V (D) of the Specific Plan and provides appropriate notes for on-going maintenance requirements. Include information and criteria per Section's 7.2.13 (2), 7.2.14 (10) (11) (13), and 7.2.16 (BMP Monitoring and Maintenance) (1) (2) of the Draft EIR, dated February 2017, or the most currently approved version.
- q. Indicate a minimum of 2,045 new trees on the landscaping plans in order to address carbon sequestration.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to the approval of the grading permit, the Landscape Plans shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

9. GHG#1 (M-GHG-1(a)) - Solar Program

INTENT: In order to mitigate for construction and operational emissions of greenhouse gases (GHGs). **DESCRIPTION OF REQUIREMENT:** Prior to approval of any building plan and the issuance of any building permit, compliance with M-GHG-1 shall be as follows:

a. Solar panel(s), capable of generating a total of 1,720 KW, shall be installed on an existing building(s) that does not currently utilize solar energy, located within the County of San Diego, that is not otherwise required by law or regulation through statute, regulation, existing local program, or requirement to install such solar panels. The building shall have an estimated life of at least 30 years as verified by a third-party licensed  building inspector. The solar system installation shall be completed by a licensed, bonded and insured installer; and equipped with a monitoring system to notify the property owner upon which the building is located (property owner), the installer, and the HGV South Homeowners Association (HOA) with monitoring data. The solar panels shall be registered with an extended warranty for the maximum period of time feasible, not less than 30 years and the panels shall be dated at the time of installation. Consistent with the North American Board of Certified Energy Practitioners (NABCEP) standards, the installation company shall have a minimum of three years' experience.

b. The identified building(s) shall be located within the County boundaries. A Covenant shall be recorded against the property, for the benefit of the project site, stating that the project-installed solar panel(s) must remain on the building(s) and operational for a period of 30 years. This Covenant runs with the land, not the owner, and shall pass with the parcel in the event of a sale. The Covenant shall also require the property owner to allow the HOA or representative (including the County) to conduct annual baseline maintenance inspections, monitor, repair or replace the system as described in e), below, during that 30-year period. The Covenant shall also include the following provisions:

- i) the property owner shall allow the HOA or County to access the system if maintenance is indicated by the monitoring system or when issues are otherwise noted by the property owner;

- ii) the property owner shall notify the HOA and County if any repair or maintenance events become known to the property owner;
 - iii) the property owner shall maintain a policy of insurance (or include the addition of such panels to the coverage limits of the building's current insurance policy) to cover against the repair or replacement of the solar system resulting from physical damage (e.g., caused by severe weather conditions, vandalism, fire and other events), and name the HOA and County as additional insureds;
 - iv) the property owner shall maintain and/or replace such panels with an equivalent or higher rated panel as necessary if the repair work is not completed by the HOA;
 - v) if the identified building is vacated or abandoned, or the building is demolished before the 30-year period, the property owner shall be required to install an equivalent unit (and provide insurance for the same) on one or more existing buildings that meet the same criteria identified in a): within the County, that would generate an equivalent amount of solar power for the remaining term of the 30-year period. The property owner shall be required to record a Covenant with the same provisions against the property upon which the new building with the replacement solar unit is located, for the remaining term of the 30-year period and notify the HOA and the County of the same, prior to the vacation, abandonment, or demolition of the existing building; and
 - vi) Any new purchaser of the property shall notify the HOA and County that it has acquired the site and acknowledge its obligations under the Covenant, including allowing access for solar panels maintenance for the duration of the 30-year term.
- c. The Applicant is required to fund and provide a report to the County that provides the following information:
- i) the address of the specific building(s) upon which the installation of the solar panels required by M-GHG-1 have been installed;
 - ii) evidence that the building(s) is/are not required by law or regulation through statute, regulation, existing local program, or requirement to install such solar panels (i.e., additional);
 - iii) the amount of GHG emissions that shall be reduced by the installation of such panels;
 - iv) a copy of the Covenant recorded against the property that includes the information required by b) above;
 - v) a copy of the third-party building inspector verification that the life of the building be at least 30 years; vi) a copy of the project "Covenants, Conditions, and Restrictions" (CC&Rs or Declaration) of the HOA that include the provisions identified in paragraph e) below, including the HOA's budget that shows the reserve set aside for purposes described in paragraph), below: and

- vii) a copy of the solar installation contract with a licensed and bonded installer, and warranty and insurance policy along with the approved solar permit. The report shall include calculations conducted by a technical GHG expert using County-approved models and/or methodologies.
- d. The Applicant shall comply with County Code Section 6954, Solar Energy Systems, and obtain any required permits. The installation of such PV system shall be required to qualify for a CEQA exemption, such as PRC 21080.35 at the time of application for installation.
- e. The CC&Rs for the project shall be submitted to the County for its review prior to the approval of the first grading permit that includes the following provisions:
1. The HOA shall monitor the solar system using the module-level monitoring application described above for a 30-year period that commences from the project's last occupancy permit release. The HOA shall keep records of solar power production during this period.
 2. If any solar equipment is found to need repair or replacement, the HOA shall be responsible for such work being completed as needed in order to maintain the equivalent amount of solar power generated by such panels. The HOA shall work with the property owner, installation company and/or insurance entity to ensure that the repairs are completed in a timely manner. If the repair work is not covered by the warranty or paid for by the insurance carrier, the HOA shall be responsible for ensuring that the repair work is completed.
 3. During maintenance, the HOA or representative shall replace (with an equivalent or higher rated panel) or repair any of the solar panels as needed in order to maintain the equivalent amount of solar power generated by such panels.
 4. Any revisions to the above-described provisions of the CC&Rs shall be approved by the County, require the consent of 100 percent of the holders of first mortgages or property owners within the HOA, and require the HOA to retain the same amount of funds set aside by this mitigation measure for the same purposes for the 30-year period.
 5. The County shall be named as a party to said Declaration authorizing the County to enforce the terms and conditions of the Declaration in the same manner as the HOA or any owner within the subdivision.
 6. The HOA shall maintain the budgeted reserve described in paragraph f) below for the exclusive uses described below. The County may use such funds should it decide to enforce said obligations.
 7. These CC&Rs shall be confirmed by the County prior to grading of the first subdivision map.

DOCUMENTATION: The Final Map shall show that all lots within the subdivision have a minimum of 100-square feet of solar access for each future building unit allowed by this subdivision pursuant to Section 81.40(m) of the Subdivision Ordinance. The applicant

shall comply with the requirements of this condition as detailed on any applicable building plan. **TIMING:** The following actions shall occur prior to the issuance of any grading or building permits in coordination with PDS and DRE staff. **MONITORING:** The [PDS, LDR] shall review the HOA and documents for compliance with this condition.

10. GHG#2 PDFs-1, 2, 3, 4, and 5:- Construction Exhaust Emissions

INTENT: In order to mitigate for exhaust emissions during construction activities. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following measures:

- a. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board (CARB). A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.
- b. Construction contractors shall comply with CARB's In-Use Off-Road Diesel-Fueled Fleets (13 CCR Section 2449) and Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Vehicle Idling (13 CCR Section 2484) to restrict idling of diesel equipment and vehicles to five minutes.
- c. The project shall require that construction contractors provide a construction fleet that uses heavy-duty diesel-powered equipment with Tier III diesel engines or higher, with the exception of concrete/ industrial saws, generator sets, welders, air compressors, or construction equipment where Tier III or higher is not available.
- d. To the extent feasible, construction contractors shall use diesel equipment fleets that exceed existing emissions standards if commercially available in the San Diego region.
- e. To the extent feasible, construction contractors shall use electric and renewable fuel powered construction equipment if commercially available in the San Diego region.

DOCUMENTATION: The applicant or designee shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing the construction bid/estimate from the construction contractor that will be used. **TIMING:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

11. GHG#3 (PDF 7) – Construction Recycling

INTENT: In order to mitigate for indirect construction emissions. **DESCRIPTION OF REQUIREMENT:** The project shall comply with County Municipal Code Section 68.508-68.518. A Construction and Demolition Debris Management Plan and a refundable performance guarantee shall be developed by the Construction Contractor prior to building permit issuance, and implemented to divert debris from construction and demolition away from landfills. The plan shall require that 90 percent of inerts and 70 percent of all other materials from the project are recycled. **DOCUMENTATION:** The

applicant or designee shall comply with the requirements of this condition. The applicant shall show compliance with this measure by providing the construction bid/estimate from the construction contractor that will be used. **TIMING:** Prior to approval of any grading and throughout the construction duration for the project. **MONITORING:** The [DPW, PDC/] shall make sure that the contractor complies with the requirements of this condition. The [DPW, PDC/] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

Building Permit: (Prior to approval of any building plan and the issuance of any building permit).

12. PLN#2–AFFORDABLE HOUSING VERIFICATION

INTENT: In order to promote orderly development and implement the Affordable Housing measures and Affordable Housing Agreement associated with the project. In order to ensure that the Affordable Housing units are constructed in a timely manner. **DESCRIPTION OF REQUIREMENT:** Prior to occupancy of the first structure associated with the project including the Tentative Map and Site Plan, all requirements related to occupancy for the Affordable Housing Agreement with Housing and Community Development Services shall be implemented. **TIMING:** Prior to occupancy of the first structure built in association with this Site Plan permit, or use of the premises in reliance of this permit. Prior to occupancy of subsequent structures built in association with this permit and consistent with the timing of construction of an Affordable Housing Agreement. **MONITORING:** The [PDS, LDR] shall review the documents for compliance with this condition.

13. GHG#4 (PDF 6) – Educational Materials

INTENT: In order to mitigate for indirect operational GHG emissions. **DESCRIPTION OF REQUIREMENT:** The applicant shall develop and provide to all homeowners an informative brochure to educate homeowners regarding water conservation measures, recycling, location of the EV charging stations, location of outdoor electric outlets to promote using electrical lawn and garden equipment, and location of nearby resources such as dining and entertainment venues, small commercial centers, and civic uses to reduce vehicle miles traveled. **DOCUMENTATION:** The applicant shall comply with the building requirements of this condition. **TIMING:** The design measures described above shall be incorporated into the site plan, building plans and landscape plan for the project as applicable to ensure implementation. Place note onto site plan that states the following: The HOA shall provide informational materials for each homeowner. **MONITORING:** Prior to issuance of each permit, consistency with the applicable plans and the PDFs will be confirmed by the County. The County of San Diego Planning & Development Services (PDS) will ensure that the sustainable design measures on all such plans for the project are implemented.

14. GHG#5 – (PDFs 9, 13, and 28) – Operational Solar Requirements

INTENT: In order to mitigate for operational GHG emissions. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following measures:

- a. The applicant shall install roof anchors and pre-wiring to allow for the installation of solar photovoltaic (PV) systems where such systems are not installed as part of the project. Implementation shall be provided on additional non-residential structures (e.g., if an on-site wastewater treatment facility (WWTF) is approved as part of the project).
- b. The project shall install rooftop solar PV panels (a photovoltaic solar system) on all residential units within the project for a total of 4,165 kW of solar power.
- c. The project shall install rooftop solar PV panels (a photovoltaic solar system) on the Center House to the maximum extent feasible based on its final design.

DOCUMENTATION: The applicant shall ensure that the site conforms to the approved solar conditions and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.

15. GHG#6 (PDFs 11, 12, 14, and 24) – Operational Water Conservation Requirements

INTENT: In order to mitigate for operational GHG emissions from water use and wastewater treatment. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following measures:

- a. The project's outdoor landscaping plan shall use turf only in sports field, dog park and park/recreation areas; maximize drought-tolerant, native, and regionally appropriate plants through planting in conformance with the project Conceptual Landscape Plan and the County's Water Conservation and Landscape Design Manual; and incorporate weather-based irrigation controllers, multi-programmable irrigation clocks, and high efficiency drip irrigation systems. At the time of final inspection, a manual will be placed in each building that includes, among other things, information about water conservation. The project shall submit a Landscape Document Package that complies with the referenced County Ordinance and demonstrates a 40 percent reduction in outdoor use. The Landscape Document Package shall be submitted to the County for review and approval prior to issuance of any building permits and compliance with this measure shall be made a condition of the project's approval.
- b. The project shall utilize reclaimed water from the proposed WWTF (or the existing Harmony Grove WRF) for outdoor irrigation.
- c. Project potable water use shall be reduced by 20 percent through installation of low-flow water fixtures, reduction of wastewater generation by 20 percent, installation of low-flow bathroom fixtures, and installation of weather-based smart irrigation control systems.
- d. The project shall submit building plans illustrating that the project would install one rain barrel per every 500 square feet of available roof area provided that state, regional or local incentives/rebates are available to fund the purchase of such rain barrels and roof area is available to feasibly install the barrels.

DOCUMENTATION: The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

MONITORING: The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

16. GHG#7 (PDFs 16, 17, 18, 22, 23, and 25) – Parking and Electric Vehicle Design Standards

INTENT: In order to mitigate for operational GHG emissions from vehicle use.

DESCRIPTION OF REQUIREMENT: The project shall comply with the following measures:

- a. The project shall provide bicycle parking facilities and bicycle circulation improvements to encourage the use of bicycles (see also Improvement Plans).
- b. Marked crosswalks connecting the east and west sides of Country Club Drive shall be located from each of the project entries to the future multi-use trail on the west side of the road to accommodate pedestrians/equestrians in crossing the road.
- c. The project's parking facilities shall be required to comply with the County's Parking Design Manual that requires parking areas to minimize the heat island effect that results from asphalt and/or large building block surfaces such as parking lots.
- d. The HOA shall provide two electrical vehicles that shall be sited at the Center House for use by residents for service that further connects various project components, land uses, parks/open spaces, and the retail/commercial uses of HGV and HGV South.10 The vehicles shall be provided to the HOA with the issuance of the first occupancy permit and the future provision and maintenance of such vehicles shall thereafter be the responsibility of the HOA in accordance with the CC&Rs. The vehicles shall be available for use based upon a self-service check-in system utilizing HOA identification cards. This program shall terminate when a transit linkage is installed by the local transit district.
- e. An area within the developable portion of the Center House shall be reserved for dedication for a transit stop for bus service when a local transit line is extended to service the HGV/HGV South Village area. The project's proposed circulation network of sidewalks, trails, and bicycle routes shall provide connections to the transit stop to further provide a regional alternative transportation system.
- f. The HOA shall provide informational materials on the San Diego Association of Government's (SANDAG's) rideshare programs like iCommute. The Applicant shall develop and provide to all homeowners an informative brochure, approved by the County, to educate homeowners regarding water conservation measures, recycling, location of the EV charging stations, location of outdoor electric outlets to promote using electrical lawn and garden equipment, and location of nearby resources such as dining and entertainment venues, commercial centers, and civic uses to reduce VMT.

DOCUMENTATION: The applicant shall comply with the requirements of this condition as detailed on any applicable building plan or landscape plan. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these measures shall be implemented on the building plans and landscape plans. **MONITORING:** The *[PDS, LA]* and *[DPR, TC, PP]* shall review the Landscape Plans for compliance with these conditions. The *[PDS, BPPR]* shall verify that the Building Plans comply with the remaining conditions.

17. GHG#8 (PDFs 19, 26, and 27)-: Electric Development

INTENT: In order to mitigate emissions of GHGs from natural gas combustion.

DESCRIPTION of REQUIREMENT. The project shall not be designed such that natural gas infrastructure is included in project design. The project shall provide electrical outlets in all residential backyards and within the common areas of multi-family development areas. The project shall be required to be designed that all appliances would be fully electric. **DOCUMENTATION:** The applicant shall comply with the building requirements of this condition. **TIMING:** The design measures described above shall be incorporated into the site plan, building plans and landscape plan for the project as applicable to ensure implementation. **MONITORING:** Prior to issuance of each permit, consistency with the applicable plans and the PDFs will be confirmed by the County. The County of San Diego Planning & Development Services (PDS) will ensure that the sustainable design measures on all such plans for the project are implemented.

18. CONSTRUCTION ARCHITECTURAL COATINGS

INTENT: In order to reduce emissions of volatile organic compounds (VOC)

DESCRIPTION OF REQUIREMENT: The project shall comply with the following Air Quality measures:

- a. Use of low-VOC coatings in accordance with, or exceeding, SDAPCD Rule 67.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the construction activities involving the application of architectural coatings. **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.

19. GHG SATISFACTION #1: PDS

Intent: In order to demonstrate implementation of the PDFs discussed in the Project's Specific Plan, listed on Table 1-2 and in Chapter 7.0 of this EIR the project shall include the following features. **Description of Requirement:** To implement the PDFs and demonstrate consistency with the County's Climate Action Plan measure for Reducing Vehicle Miles Traveled for non-residential uses, the project shall implement relevant Transportation Demand Management (TDM) measures to achieve a reduction in emissions from commute vehicle miles traveled (VMT). The project shall commit to monitoring and reporting results to demonstrate on-going compliance. VMT reduction may be achieved through a combination of TDM and parking strategies and additional trip reduction measures, as long as the reduction can be demonstrated through substantial evidence. For the Project, this consists of Project provision of eight 19.2 kW Level 2 EV charging stations serving two parking spaces in the Center House parking area, installation of a Level 2 EV charging station (220-volt chargers) within the garage of each residential unit (453 total); provision of bicycle parking facilities to encourage the use of bicycles; provision of two electrical vehicles (sited at the Center House) for use by residents to connect various Project components and the retail/commercial uses of HGV and HGV South until a transit linkage is proposed by the local transit district; and reservation of an area within the developable portion of the Center House for dedication for a transit stop for bus service when a local transit line is extended to service the

HGV/HGV South Village area (the Project's proposed circulation network of sidewalks, trails, and bicycle routes will provide connections to the transit stop to further provide a regional alternative transportation system); and provision of informational materials on SANDAG's rideshare programs like icommute. The Applicant will develop and provide to all homeowners an informative brochure to educate homeowners regarding location of the electric vehicle charging stations, and location of nearby resources such as dining and entertainment venues, commercial centers, and civic uses to reduce VMT.

Documentation: The applicant shall comply with the requirements of this condition.

Timing: The demonstration of the reduction in VMT shall be provided prior to any occupancy, final grading release, or use of the premises in reliance of this permit. Upon establishment of the use, this condition shall apply for the duration of the term of this permit, and (following construction) will consist of HOA-provided access on an annual basis to allow for confirmation that data/opportunities are provided as described above.

Monitoring: The *[PDS, BI]* shall inspect the site for compliance with this condition as limited by the commitments above. This condition addresses elements provided by the Project to encourage lower VMT, no proof of actual reduction in VMT by Project residents is required. The *[PDS, Code Enforcement Division]* is responsible for enforcement of this condition.

20. GHG SATISFACTION #2: PDS

INTENT: In order to implement the PDFs discussed in the Project's Specific Plan, listed on Table 1-2 and in Chapter 7.0 of this EIR and demonstrate consistency with the County's Climate Action Plan measure for Water Heating Systems, the project shall include the following features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall install electric or alternatively-fueled water heating system(s); solar thermal water heater, tankless electric water heater, storage electric water heaters, electric heat pump water heater, tankless gas water heater, or other comparable systems to the satisfaction of the Director of Planning and Development Services.

DOCUMENTATION: The applicant shall comply with the requirements of this condition.

TIMING: Prior to the approval of any building plan and the issuance of any building permit, the requirements of this condition shall be completed. **MONITORING:** The *[PDS, BPPR]* shall verify that the Building Plans comply with this condition.

21. GHG SATISFACTION #3: PDS

INTENT: In order to implement the PDFs discussed in the Project's Specific Plan, listed on Table 1-2 and in Chapter 7.0 of this EIR and demonstrate consistency with the County's Climate Action Plan measure for Water-Efficient Appliances and Plumbing Fixtures, the project shall include the following features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall include:

- a. Energy Efficient Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer per unit.

DOCUMENTATION: The applicant shall comply with the requirements of this condition.

TIMING: Prior to the approval of any building plan and the issuance of any building permit, the requirements of this condition shall be completed. **MONITORING:** The *[PDS, BPPR]* shall verify that the Building Plans comply with this condition.

22. GHG SATISFACTION #4: PDS

INTENT: In order to comply with the County's Climate Action Plan measure for Rain Barrel Installations, the project shall include the following features. **DESCRIPTION OF REQUIREMENT:** All residential construction shall make use of available incentives to install one rain barrel per every 500 square feet of available roof area. **DOCUMENTATION:** The applicant shall comply with the requirements of this condition or provide evidence that State, regional or local incentives/rebates to purchase rain barrels are not available, or that funding for programs/rebates has been exhausted. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with this condition.

23. GHG SATISFACTION #5 and #6: PDS

INTENT: In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual, the County's Water Conservation in Landscaping Ordinance, and is consistent with the County's Climate Action Plan measure for Reducing Outdoor Water Use, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Preparation of a Water Exhibit in accordance with the County's Landscape Design Guidelines and consist with the CAP requirement, demonstrating achievement of a 40% reduction in current Maximum Applied Water Allowance for outdoor use. The water exhibit shall identify baseline water use, the maximum allowable water usage on a lot by lot basis, as well as for common and open space areas, and reduced water usage consistent with CAP measure.
- b. Preparation of a Water Exhibit in accordance with the County's Landscape Design Guidelines and consistent with CAP, demonstrate that the Project will plant, at a minimum, two trees for each residential unit proposed; said trees may be planted anywhere within the Project site. The water exhibit shall identify the number and type of trees provided on each private lot and within the project site.
- c. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said public right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS. Proof of this Agreement shall be provided prior to final approval of the Landscape Documentation Package.
- d. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.

- e. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- f. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- g. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- h. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- i. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- j. Sight Line Distances and applicable maintenance notes shall be provided as required by Section 86.709 c.9 of the Water Conservation in Landscaping Ordinance.
- k. The Project's outdoor landscaping plan will use turf only in sports field, dog park and park/recreation areas.
- l. Eucalyptus species and other highly flammable vegetation shall not be allowed on site. All vegetation shall be compliant with the project's Fire Protection Plan.
- m. Screening shrubs around all trash enclosures shall be a minimum container size of 5 gallon.

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

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

24. M-GHG#9-1(b): Solar Program

INTENT: In order to mitigate for construction and operational emissions of greenhouse gases (GHGs). **DESCRIPTION OF REQUIREMENT:** Compliance with M-GHG-1 shall include the following on-going requirement.

1. An annual maintenance and monitoring program shall be conducted by a licensed and bonded solar company (the Covenant requires the property owner to allow this annual inspection). A report shall be prepared by the solar company with the results of the inspection, including whether any repairs are needed, and the amount of solar power generated by such panels. The report shall be provided to the HOA, property owner, and County.

The applicant shall submit the initial HOA budget subject to Department of Real Estate (DRE) rules, for review and approval by the County that includes a set aside fund of \$300,000.00, for the purpose of repairing or replacing any solar panels should such work not be eligible for reimbursement from the property owner's insurance policy or warranty. The set aside funds may also be used to enforce the provisions of the Covenant and any insurance claim if needed. The amount of the set aside funds shall be adjusted each year by the HOA, based on the annual indexed increases in construction costs and expenses consistent with the California Construction Cost Index or similar construction industry standard index, through a reserve study prepared by a qualified consultant, hired by the HOA as required by the DRE, provided however, in no event shall the reserve fund be increased more than three percent (3 percent) in a given year. This budgeted reserve amount shall be designated and restricted exclusively for the sole purposes and may be used by the County should it decide to enforce the obligations of the property owner. If any amount of the set aside is used by the HOA or County for such purposes, the HOA shall replenish the fund in an amount equal to what has been withdrawn.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition and provide the proper documentation (i.e., report) to the HOA, property owner, and county. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of the project (i.e., 30 years) in coordination with PDS and DRE staff. **MONITORING:** The [PDS, LDR] shall review the HOA and documents for compliance with this condition.

25. GHG#10 (PDF 20) - Solid Waste

INTENT: In order to mitigate emissions of GHGs from solid waste generation. **DESCRIPTION of REQUIREMENT.** Areas for storage and collection of recyclables and yard waste will be provided. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of the project (i.e., 30 years) in coordination with PDS and DRE staff. **MONITORING:** The [PDS, LDR] shall review the HOA and documents for compliance with this condition.

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SITE PLAN FINDINGS

- a. With the adoption of the Zone Reclassification, the Project meets the intent and specific standards and criteria prescribed in Sections 7150 et. al. of the Zoning Ordinance. The Project is a residential and commercial/civic development and is compatible with adjacent land uses. The Project includes three plan areas and could be developed in phases dependent on economic factors. A total of 453 single-family and multi-family residential

units on lots ranging in size from 0.03 acres to 0.98 acres would be developed. The height requirement of 35 feet would be amended in the Village Residential area to allow the multi-family residential area both a maximum height of 45 feet and a maximum of four stories.

Estate, rural and semi-rural residential development with some equestrian and agricultural uses are located within the vicinity of the Project site. Surrounding residences range from custom-built homes to tract developments. In 2007, the County designated an approximately 500-acre area of land in the center of Harmony Grove Valley to become a new village called Harmony Grove Village. Harmony Grove Village is a dense community that will include over 700 homes, commercial uses, and additional recreational uses. Other dense housing and subdivisions also exist within approximately 0.5 to 0.75 miles to the east of the project site. Lot sizes in this area are much smaller; generally there are approximately eight units per acre. Mobile home parks and apartments are also present to the east, and continue along Hale Avenue to 9th Avenue and Valley Parkway.

Industrial and commercial development and mobile home communities are located north of the Project, extending to SR-78 and I-15 and beyond. Large parking lots and concrete buildings are typical of these industrial areas. In addition, the Palomar Hospital medical facilities are located northeast of the Project.

Based on the factors above, the Project would be compatible with the surrounding community.

- b. With the approval of the General Plan Amendment, the Project will be compatible with the San Dieguito Community Plan and will become part of Harmony Grove Village. The Project is a residential and commercial/civic development and is compatible with adjacent land uses, specifically the Harmony Grove Village located directly north of the Project. The Project includes three plan areas and will be developed in phases dependent on economic factors. The Project will construct 453 residential units on 111 acres of land and 5,000 square feet of commercial/civic uses. Residential lots will be grouped to limit the impact footprint and provide approximately 35 areas of biological open space. In total, approximately 34.8 acres of the project site will be placed in biological open space, 8.86 acres will be utilized for public and private parks, and 36 acres will be utilized for common area open space, manufactured slopes and landscaping.

The Project would be developed in accordance with the Harmony Grove Village South Specific Plan, which provides the framework for the development of the Project site. The site design and layout of the Project would not substantially contrast with the existing character and quality of the Project area, and the Project would not introduce a new land use that does not currently exist in the immediate area. In addition, the proposed residences within the Project site would be grouped to allow more areas to be retained within open space. Grading would consist of approximately 850,000 cubic yards of cut and fill that would be balanced onsite.

Police and fire protection service demands would likely increase with implementation of the Project. It is anticipated, however, that expanded police and fire protection services would be funded, as necessary, from increased property taxes and other revenues to the County resulting from implementation of the Project. As a result, the Project would not

generate a significant impact to police protection. With regard to fire protection, substantial fire protection facilities are available in the Project vicinity with the construction of the proposed Harmony Grove Fire Station. The Project would contribute its fair share to construction and operation of the station. The Project would include the undergrounding of proposed utility lines on site. Residential units within the Project would include water conservation features that would reduce water use. In addition, the Project's landscape concept plan includes native and drought-tolerant species to reduce the amount of required irrigation and reclaimed water would be used in common areas.

An Environmental Impact Report (EIR) and associated technical studies were prepared that analyzed the environmental impacts of the Project. Appropriate mitigation measures were identified and are imposed on the Project. Significant, unmitigable impacts were identified for portions of aesthetics (short-term), air quality, and traffic (City of Escondido). Overriding considerations were prepared that explain how the Project's unavoidable potential significant environmental impacts are outweighed by the Project's benefits.

Based on the factors above, the Project would be compatible with the San Dieguito Community Plan.

- c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. There have been no standards or criteria waived for the Harmony Grove Village South Vesting Site Plan.

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MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

A public agency shall provide [that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation

measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to be implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project: Condition 3

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ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOTICE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property

owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below: <http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit

issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

NOTICE: This subject property contains Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Wildlife Fees have been paid in the amount of \$3,168.00 for the review of the EIR, Receipt number _____, dated _____.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on July 25, 2018.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the submittal for conditions satisfaction and is based on the number of PDS conditions that need to be satisfied. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		

Department of General Service (DGS)			
Real Property Division	RP		

ON Motion of Supervisor _____, seconded by Supervisor _____, this Site Plan Permit Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this _____ in Board of Supervisors North Chamber Room 310, 1600 Pacific Highway, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT: