

RESOLUTION NUMBER R- 286858

ADOPTED ON JAN 30 1996

WHEREAS, on March 23, 1995, California Pacific Homes submitted an application to the Development Services Department for a General/Community/Specific Plan Amendment, Tentative Map, Planned Residential Development Permit, Resource Protection Ordinance Permit, Street Vacation, and Rezone; and

WHEREAS, the permit was set for a public hearing to be conducted by the Council of The City of San Diego; and

WHEREAS, the issue was heard by the Council on November 21, 1995; and

WHEREAS, the Council of The City of San Diego considered the issues discussed in Final Environmental Impact Report No. 95-0204; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it is hereby certified that Final Environmental Impact Report No. 95-0204, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the report reflects the independent judgment of The City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the General/Community/Specific


Plan Amendment, Tentative Map, Planned Residential Development Permit, Resource Protection Ordinance Permit, Street Vacation, and Rezone.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081 and California Code of Regulations section 15091, the City Council hereby adopts the findings made with respect to the project, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

APPROVED: JOHN W. WITT, City Attorney

By

  
Richard A. Duvernay  
Deputy City Attorney

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Or.Dept:Plan.  
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## FINDINGS FOR THE STONECREST VILLAGE PROJECT

### Statutory Requirements

The California Environmental Quality Act (CEQA) requires that no public agency shall approve or carry out a project for which an Environmental Impact Report (EIR) has been completed which identifies one or more significant effects thereof unless such public agency makes one or more of the following findings:

- (a) Changes or alterations have been required in, or incorporated into, such projects which mitigate or avoid the significant environmental effects thereof as identified in the completed EIR.
- (b) Such changes or alterations are within the responsibility and jurisdiction of another agency and such changes have been adopted by such other agency or can and should be adopted by such other agency.
- (c) Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

(Section 21081 of the California Environmental Quality Act)

CEQA further requires that, where the decision of the public agency allows the occurrence of significant effects which are identified in the final EIR, but are not at least substantially mitigated, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record (Sec. 15093 of the CEQA Guidelines).

The following Findings have been submitted by the project applicant as candidate findings to be made by the decision making body. The Development and Environmental Planning Division does not recommend that the discretionary body either adopt or reject these findings. They are attached to allow readers of this report an opportunity to review the applicant's position on this matter.

## DRAFT CANDIDATE FINDINGS FOR STONECREST VILLAGE PROJECT

DEP No. 95-0204  
SCH No. 95061027

September 29, 1995

### Introduction

The following Candidate Findings are made relative to the conclusion of the Final Environmental Impact Report (Final EIR) for the StoneCrest Village Project, DEP No. 95-0204, SCH No. 95061027, proposed by California Pacific Homes.

The proposed project would involve amending the existing StoneCrest Specific Plan to allow residential development, rezoning the site to accommodate the proposed residential use, and constructing approximately 1,235 single- and multi-family residential units as part of an approved Planned Residential Development (PRD) and Tentative Map (TM). The proposed project site includes approximately 186.1 acres within the existing 318-acre StoneCrest Specific Plan Area. Approximately 95 acres of this area are proposed for development, with over 90 acres of that total previously disturbed by aggregate mining activities. The remainder of the project site would be retained as permanent open space. The existing StoneCrest Specific Plan was adopted by the City of San Diego in 1988, with an associated EIR certified by the City of San Diego in 1987.

Approximately 4.3 million square feet (sf) of light industrial and commercial structures were approved under the 1988 Specific Plan, with approximately 1.9 million sf of this development located within the StoneCrest Village site. The 1988 Specific Plan was amended in 1993 to allow development of a 66-acre regional shopping center with 437,500 sf of commercial facilities (the StoneCrest Square project). Development of the StoneCrest Square project was approved by the City in 1993. The proposed StoneCrest Village project would be the second amendment to the 1988 Specific Plan, replacing the currently allowable 1.9 million sf of commercial and industrial development with residential development.

Discretionary actions required by the City of San Diego for the proposed project include changing the on-site land use and zoning designations; approval of the project PRD and TM; issuance of Grading, Hillside Review and Resource Protection Ordinance permits; amending the existing Kearny Mesa Facilities Financing Plan; canceling the existing Development Agreement for the project site; and issuing a Section 4(d) Interim Habitat Loss Permit. Discretionary approvals required for the proposed project from the other regulatory agencies include revising (if applicable) the existing Section 404 and 1603 permits by the U.S. Army Corps of

Engineers (ACOE) and the California Department of Fish and Game (CDFG), respectively; conformance with the existing California Surface Mining and Reclamation Act (SMARA) permit (California Department of Conservation); and issuance of a Caltrans Encroachment Permit, National Pollutant Discharge Elimination System (NPDES) stormwater and groundwater permits (California Regional Water Quality Control Board, RWQCB), and a Section 401 Water Quality Certification (RWQCB).

The Final EIR for the project evaluates the following environmental issues in relation to the project; land use, transportation/traffic circulation, biological resources, public facilities and services, landform alteration/visual quality, noise, air quality, water conservation, geology/soils, paleontological resources, hydrology/water quality, public health and safety, and cultural resources. The final EIR also evaluates the cumulative impacts of the project, as well as alternatives to the project.

The Final EIR indicates that the project's impacts on the following environmental issues can be reduced to less than significant levels if all the proposed mitigation measures recommended in the Final EIR are implemented: land use, transportation/traffic circulation, biological resources, public facilities and services, air quality, geology and soils, paleontology, hydrology/water quality, and public health and safety.

These findings are made pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21081) and the State CEQA Guidelines (14 California code of Regulations Sections 15091 and 15093). The project applicant is California Pacific Homes. The City of San Diego is the lead agency responsible for making the final discretionary decisions with respect to the project.

#### FINDINGS

According to the California Environmental Quality Act (CEQA) and CEQA Guidelines, "no public agency shall approve or carry out a project for which an EIR has been completed which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects accompanied by a brief explanation of the rationale for each finding" (CEQA Section 15091). The following findings are made relative to the conclusions of the Final Environmental Impact Report (EIR) for the StoneCrest Village project.

**A. Public Resources Code Section 21081 (a):**

Pursuant to Public Resources Code Section 21081 (a), the decision maker, having reviewed and considered the information

contained in the Final EIR for the project, the public record and the administrative record, finds, pursuant to CEQA and the State CEQA Guidelines, that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR with respect to the areas of land use, transportation/circulation, biological resources, public facilities and services, noise, air quality, geology/soils, paleontology, hydrology/water quality, public health and safety.

**1. Land Use**

**Impact:**

Implementation of the proposed project would result in potentially significant land use impacts related to environmental planning goals for biological resources and public facilities.

**Finding:**

Mitigation measures have been identified in the EIR that would reduce all project-related biological and public facility impacts below a level of significance. Specifically, these measures include applicable restrictions on lighting and fuel management; preservation, restoration of riparian habitat (pursuant to existing Specific Plan permits) or acquisition of suitable off-site mitigation lands; payment of applicable public service impact fees; and implementation of solid waste reduction and recycling programs. Additional descriptions of these measures are provided below under Biological Resources and Public Facilities and Services.

The following measures shall be included in the STONECREST VILLAGE Design Guidelines to assure consistency with the Urban Design Element for the adjacent Serra Mesa community:

- **Undergrounding of utility distribution lines and encouragement of cable television.**
- **Provision of a central recycling location within the development (see also the conservation section).**
- **Requirement of off-street (in garage) parking for campers, trailers and other pleasure vehicles.**
- **Provision of screening vegetation for parking and storage areas.**

The Planning Department shall review the STONECREST VILLAGE

Design Guidelines to ensure these measures are included. These measures shall appear as conditions of the PRD: The Environmental Analysis Section (EAS) shall review the grading plans to ensure that the notes have been provided.

The following measure shall be included in the STONECREST VILLAGE Design Guidelines to assure consistency with the San Diego Progress Guide and General Plan:

- Provide bikeways along Murphy Canyon Road and Aero Drive.

This measure shall appear as a condition of the grading plans, PRD, and TM; The EAS shall review the grading plans to ensure that the notes have been provided.

## 2. Transportation/Circulation

### Impact:

The proposed project could potentially contribute to significant short-and long-term impacts related to traffic generation and associated effects to existing and planned transportation systems. Specifically, average daily traffic (ADT) generated from the proposed project would be approximately 10,402, with peak hour trips totaling 832 for the A.M. peak and 1,011 for the P.M. peak.

### Finding:

Project design features and mitigation measures have been identified in the EIR that would reduce all potential transportation/circulation impacts below a level of significance. These measures include implementation of the following elements to the satisfaction of the City Engineer:

- a. Daley Center Drive shall be constructed as a four-lane major street south to its intersection with StoneCrest Boulevard, and as a two-lane collector street south of this point to its terminus.
- b. Traffic signals shall be installed at the intersections of Daley Center Drive/StoneCrest Boulevard, and Murphy Canyon Road/StoneCrest Boulevard when (and if) signalization warrants are met (pursuant to City of San Diego guidelines).
- c. Two exclusive southbound to westbound right-turn lanes shall be provided at Aero Drive/I-15 southbound off-ramp.

- d. The Aero Drive northbound on-ramp loops shall be widened, equipped with a ramp meter and California Highway Patrol enforcement pad.
- e. Aero Drive shall be restriped between the I-15 north- and southbound lanes to provide additional storage areas for vehicles queued from ramp meters.
- f. Aero Drive shall be widened to provide dual right turn lanes at the southbound I-15 on-ramp.
- g. The project applicant shall also contribute "fair share" funding to complete the construction of an auxiliary lane on I-15 between Murphy Canyon Road and Friars Road. Additionally, it is recommended that a 98-foot right-of-way be reserved from the southern terminus of Daley Center Drive to the southern project site boundary.

These measures shall appear as conditions of the TM, and the EAS shall review the grading plans to ensure that the notes have been provided.

### 3. Biological Resources

#### **Impact:**

Implementation of the proposed project would significantly affect sensitive habitats and associated species on-site, including 14.03 acres of Diegan coastal sage scrub (DCSS), 0.91 acre of wetlands, and a portion of the use area of one pair of Coastal California Gnatcatchers. An additional 11.75 acres of disturbed and undisturbed DCSS habitat would be affected through brush management operations for existing site conditions.

#### **Finding:**

Mitigation measures identified in the EIR would reduce all project-related biological impacts below a level of significance. Specifically, these include the following measures:

- a. Project-related hiking trails shall be prohibited within sensitive on-site habitats.
- b. Project-related lighting shall be placed, shielded and directed to avoid significant impacts to native habitats.
- c. Fuel management activities shall be restricted to thinning of 20 feet of the riparian buffer area,



and no project-related fuel thinning shall occur west of the restored riparian zone.

- d. A Conservation Open Space Easement shall be placed over 47.49 acres of on-site DCSS.
- e. The project applicant shall acquire in Fee Title at least 14.03 acres in an off-site parcel of habitat identified as suitable by the City, and shall dedicate this interest to the City Of San Diego. The noted parcel shall be located within an MSCP Core Area in the City of San Diego, and shall support DCSS or other habitat(s) acceptable to the City.
- f. An on-site 1.2-acres located adjacent to existing DCSS habitat and the riparian restoration site shall be restored as DCSS. A hydroseed mix using native sage scrub species shall be used.

If the on-site wetland mitigation option is implemented, monitoring for this DCSS restoration shall occur over a five year period, and shall include the following success criteria: 15 percent cover in year 1, 25 percent cover in year 2, 40 percent cover in year 3, 55 percent cover in year 4, and 70 percent cover in year 5.

If the off-site wetland mitigation option is implemented, monitoring and success criteria for the DCSS restoration shall be limited to ensuring that City erosion control standards are being met.

- g. The project applicant shall either create and monitor 5.5 acres of wetland habitat on-site, pursuant to the requirements of the existing Section 404 and 1603 permits; or shall acquire in Fee Title at least 5.5 acres of off-site wetland habitat acceptable to the City.
- h. A Section 4(d) Habitat Loss Permit shall be acquired by the project applicant, pursuant to City of San Diego and NCCP guidelines.

Mitigation measures listed above in regular type shall appear as conditions of the TM and StoneCrest Village Design Guidelines, while those in bold typeface shall occur as conditions of the PRD and StoneCrest Village Design Guidelines. The EAS, USFWS, CDFG, and ACOE shall review grading plans to ensure the TM notes have been provided. EAS and the Planning Department shall review the PRD and StoneCrest Village Design Guidelines prior to

issuance of building permits to ensure that the notes have been provided.

4. Public Facilities and Services

**Impact:**

The proposed project would generate an on-site population of approximately 2,700 people, resulting in significant impacts to public facilities and services including schools, parks & recreation, libraries, fire protection and solid waste disposal.

**Finding:**

The proposed project design incorporates a number of on-site recreational amenities, including two recreation areas totaling 5.8 acres; a number of pedestrian walkways, bicycle paths and paseos encompassing 4.65 acres; and natural and developed open space including 91.3 acres. All project-related impacts to public facilities and services would be reduced below a level of significance through provision of the described amenities and the following mitigation measure identified in the EIR:

- An Agreement between the City of San Diego and the project applicant shall be adopted which describes the proposed project-related private recreational facilities in detail and confirms that these facilities and/or payment of the per dwelling units fees identified in the Kearny Mesa Facilities Financing Plan) are acceptable to the City Attorney, City Manager and City Park and Recreation Director, would satisfy City park and recreation requirements.
- The project applicant shall remit appropriate per dwelling unit development fees for school, library and fire protection services, pursuant to guidelines in the Kearny Mesa Facilities Financing Plan.
- The project applicant shall implement on-site waste management, source reduction and recycling plans, pursuant to direction by the City of San Diego EAS and Environmental Services Department (ESD).

These measures shall appear as conditions of the project TM and/or StoneCrest Village Design Guidelines. EAS shall review the grading and/or building plans to ensure that the notes have been provided. For measures

pertaining to solid waste, ESD shall also review the grading and building plans to ensure that the notes have been provided.

5. Noise

**Impact:**

Implementation of the STONECREST VILLAGE project may result in significant impacts related to interior noise levels for the proposed homes located in closest proximity to Montgomery Field and I-15, as well as temporary noise impact associated with grading and construction.

**Finding:**

Project-related noise impacts would be reduced below a level of significance through the following mitigation measure identified in the EIR:

- a. A detailed noise analysis shall be conducted for proposed residential units within the projected 60 CNEL contour for Montgomery Field and along the eastern site perimeter with direct freeway noise exposure, once final structure design and elevation data are available. Depending on the results of this analysis, the described units shall (if determined to be necessary) be provided with all structural and/or ventilation upgrades required to meet applicable interior noise standards. Such upgrades may include the use of dual-paned sliding windows or insulated doors and walls to minimize interior noise levels.
- b. Construction staging areas should be located as far as possible from existing residences, to reduce adverse (but not significant) noise impacts.

These measures shall appear as conditions on the TM and PRD, as well as the project building and grading plans. The EAS shall review these plans to ensure the notes have been added.

6. Air Quality

**Impact:**

Implementation of the proposed project would result in significant impacts related to the generation of respirable particulate matter (PM-10) and nitrogen oxide (NOx) emissions during construction. Project-related

impact associated with long-term emissions generation would technically exceed City and/or APCD thresholds, although these impacts would be substantially less than those identified for currently allowable development within the project site and are therefore not considered significant.

**Finding:**

All project-related air quality impacts would be reduced below a level of significance through the following mitigation measures identified in the EIR:

- a. All project contractors shall implement a dust control program during project grading and construction activities. This program shall meet the applicable requirements of the San Diego County APCD, and shall include the following elements:
- b. Sufficient daily watering shall be conducted to prevent the formation of visible dust clouds in all major areas of soil disturbance. Other dust palliatives shall also be used pursuant to direction by the San Diego APCD and/or during drought conditions.
- c. Street sweeping shall be conducted at the end of each work day for a distance of 250 feet in either direction from all construction site access points and publicly traveled roadways.
- d. All trucks leaving the construction site shall be washed, and all trucks hauling dirt into or off the site shall be wetted down or tarped to prevent dust generation during transit.
- e. All graded areas shall be landscaped (including implementation of irrigation if necessary) within 90 days of completion of grading, or shall be hydroseeded as an interim soil stabilization measure.
- f. All project-related grading, excavation and vehicular travel on unpaved roads shall cease when hourly wind speeds exceed 25 miles per hour. Wind speeds shall be monitored with an on-site wind sensor mounted in an unobstructed location.
- g. All construction contractors shall implement a traffic management program to reduce the number of employee or material delivery trips and minimize conflicts with regional transportation corridors.

- h. A routine program of low-NOx emission tune-ups shall be implemented for all off-road construction equipment. Such tune-ups shall be conducted on each piece of equipment upon arrival at the construction site, and every 90 days thereafter.

These measures shall be incorporated as conditions on the project TM and PRD. The EAS shall review the project grading and building plans to ensure that these notes have been provided.

7. Geology/Soils

**Impact:**

The proposed project would be subject to potentially significant geology/soils impacts related to seismic effects (i.e., lurching, liquefaction and dynamic settlement), soil expansion, construction-related hazards (e.g., oversize rock), subsurface drainage, and erosion.

**Finding:**

All project-related geology/soils impacts would be reduced below a level of significance through the following measures identified in the EIR:

- a. The project geotechnical consultant shall review final grading plans prior to the commencement of project construction. The project geotechnical consultant shall conduct adequate observation, inspection and testing of construction procedures and materials to ensure conformance with established specifications, and shall document and map applicable subsurface conditions (e.g., areas to receive fill, cut slopes, keys and benches, and over-excavated areas) for submission to the City. If observed conditions and/or construction activities vary substantially from those documented in the project plans or geotechnical report, the project geotechnical consultant shall immediately notify the City.
- b. The project contractor & City Engineer shall review the project plans and geotechnical report(s) prior to the commencement of grading, and shall implement all applicable elements contained therein during project construction.
- c. All cut-and-fill transition zones, structural foundations, retaining walls, and paved areas shall be constructed pursuant to direction by the project

geotechnical consultant and the City.

- d. Inspections and testing of all applicable excavations (and over-excavations), manufactured slopes, benches, trench backfills (e.g., for utility conduits), grading materials and procedures (e.g., soil compaction) shall be conducted as directed by the project geotechnical consultant and the City of San Diego.
- e. All areas proposed for fill deposits shall be properly prepared to remove excess organic (or other deleterious) materials and provide suitable conditions for fill placement. The project geotechnical consultant shall provide written documentation that acceptable conditions are present prior to the placement of on-site fills.
- f. Unsuitable base materials shall be excavated and recompacted or replaced with approved and properly compacted structural fill, pursuant to direction by the project geologist. Unsuitable base materials may include undocumented fills, topsoil, alluvium, colluvium weathered or desiccated deposits, and any other materials subject to liquefaction, expansion, differential settlement or excessive compaction.
- g. All fill materials used for proposed grading and construction activities shall meet the specifications applicable American Standard of testing Materials (ASTM) in terms of composition, size distribution, moisture content, compaction, depth, and application methodology.
- h. All proposed grading and construction activities shall accommodate the seismic loading parameters identified in the project geotechnical report (i.e., an effective ground acceleration value of 0.40g), as well as other pertinent requirements of the City of San Diego and UBC.
- i. Oversize rock fragments generated during construction shall not be used in on-site fill deposits, pursuant to direction by the project geologist and general mitigation requirements noted above. Oversize materials shall either be removed to an approved off-site disposal area or utilized as surface features in the proposed development (e.g., as decorative rock in landscaped areas).
- j. A Dewatering Waste Discharge Permit (National Pollutant Discharge Elimination System [NPDES] No.

CA0108804) shall be obtained from the Regional Water Quality and beneficial use objectives, and typically entail the use of best management practice (BMP's) to meet these requirements (pursuant to RWQCB definitions).

- k. All manufactured slopes shall be constructed pursuant to direction by the project geologist to the satisfaction of the City Engineer.
- l. Subsurface drainage (subdrain) facilities shall be incorporated into the project design pursuant to direction by the project geologist, to the satisfaction of the City Engineer. Based on existing information, it is anticipated that subdrain facilities would consist of six-inch perforated pipelines with surrounding filter materials. Subdrains are anticipated to be placed in shallow trenches beneath proposed fills, with two subparallel drains expected to be necessary in the southern portion of the site (due to the broad, shallow nature of the alluvial drainage). All subdrains shall be surveyed by the project civil engineer, with outlet structures to include protective headwalls.
- m. The project applicant shall obtain an approved General Construction Activity Storm Water Permit (NPDES No. AS000002) from the State Water Resources Control Board (SWRCB) prior to project implementation. Such permits are required for construction activities which exceed five acres in size, and include provisions to eliminate or reduce off-site discharges through implementation of a Storm Water Pollution Prevention Plan (SWPPP). Specific SWPPP provisions include requirements for construction-related erosion and sedimentation control, as well as monitoring requirements both during and after construction. Pollution control measures also require the use of best available technology (BAT), best conventional pollutant control technology (BCT) and/or BMP's to prevent or reduce discharge (pursuant to SWRCB definitions and directions).
- n. A site-specific erosion control plan shall be submitted to and approved by the City Engineer prior to project implementation. This plan shall address both short- and long-term erosion control, with short-term measures anticipated to be similar to those included in the above described SWPPP. The exact nature and location of project erosion

control measures shall be approved by the City prior to implementation.

These measures shall be made conditions of the project TM. The City Engineering Department and EAS shall review the project and grading plans to ensure that these notes have been provided.

8. Paleontology

**Impact:**

Construction of the proposed project would involve excavation within geologic formations which exhibit moderate to high potential for the occurrence of significant paleontological resources.

**Finding:**

Implementation of the following mitigation measures identified in the EIR would reduce all project-related paleontological impacts below a level of significance:

- a. The project applicant shall provide verification that a qualified paleontologist has been retained to implement the paleontological mitigation program. This verification shall be presented to the Principal Planner of the City of San Diego Environmental Analysis Section (EAS) prior to construction activities. A qualified paleontologist is defined as an individual with an MS or Ph.D. degree in paleontology or geology and who is a recognized expert in the application of paleontological procedures and techniques such as screen washing materials, and the identification of fossil deposits.
- b. The qualified paleontologist shall attend the pre-construction meeting to discuss the mitigation procedures with the grading and excavation contractors. The paleontologist's duties shall encompass four elements: (1) monitoring; (2) salvaging; (3) paleontological collections; and (4) preparation of a results report. These elements are further defined as follows:

1. Monitoring Program:

A paleontological monitor shall be on-site to inspect for contained fossils during the original cutting of previously undisturbed sediments of the described Friars Formation, Stadium Conglomerate



and (if applicable) Mission Valley Formation. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. All persons involved in paleontological monitoring shall be approved by EAS prior to the preconstruction meeting. The described monitoring is necessary to determine the nature of the material and the extent of fossils present. The material also shall be screened for any vertebrate remains. The monitoring shall be a least half-time at the beginning of grading, with the time either increased or decreased depending on the initial results. The project paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

2. Salvage Program:

In the event that well-preserved fossils are discovered, the project paleontologist (or paleontological monitor) shall have the authority to temporarily direct, divert, or halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. This is anticipated to range from a minimum of one hour to a maximum of two days. The paleontologist shall contact EAS at the time of discovery. The EAS must concur with the salvaging methods before construction is allowed to resume.

3. Preparation Program:

Fossil remains shall be cleaned, sorted and catalogued, and shall then be deposited in a scientific institution, such as the San Diego Natural History Museum, with paleontological collections.

4. Monitoring Results Report:

A report (with a map showing site locations) summarizing the results, analysis and conclusions of the above program shall be prepared and submitted to EAS within three months following the termination of the paleontological program.

The above measures shall be conditions of the TM, except for item 4, which shall be a condition of the PRD. EAS shall review the grading and construction drawings to

ensure that these notes have been provided.

9. Hydrology/Water Quality

**Impact:**

The proposed project would result in potentially significant hydrology/water quality impacts with respect to drainage alteration, short- and long-term erosion/sedimentation, construction-related contaminant discharge, and urban runoff generation. Additionally, the project could potentially increase downstream runoff volumes and associated flooding hazards.

**Finding:**

All project-related hydrology/water quality impacts would be reduced below a level of significance through the following mitigation measures identified in the EIR:

- a. A detailed hydrologic investigation of the project site shall be conducted by a qualified hydrologist or civil engineer prior to project approval. This study shall be submitted to the City of San Diego for review, with all applicable comments and recommendations from this review to be incorporated into the final project design prior to approval by the City.
- b. Downstream drainage courses and facilities shall be protected from the potential effects of increased runoff volumes or velocities (if applicable) through the use of flow equalization and/or energy dissipating structures. Such facilities may include detention ponds, drop structures, or other measures, pursuant to direction by the project engineer and the City of San Diego.
- c. Specified vehicle fueling and maintenance procedures and hazardous materials storage areas shall be designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants and solvents). Such designations shall include specific measures to preclude spills or contain hazardous materials, including proper handling and disposal techniques and the use of temporary impervious liners to prevent soil and water contamination.
- d. To reduce the loading of nutrients in urban runoff, landscape design shall incorporate the use of low-water requirement vegetation.

- e. Slope planting species shall be chosen for low fertilization requirements, and fertilization shall be discontinued one year after planting for naturalized areas adjacent to open space.
- f. All manufactured slopes shall be maintained per Section 7.3, Maintenance Requirements, of the City of San Diego Landscape Technical Manual, requiring permanent (or temporary per City direction) irrigation systems to be inspected on a regular basis and properly maintained.
- g. Pollution control devices and BMP's, as specified by the City Engineer, shall be used in designing the drainage and detention/desilting system in response to NPDES requirements. Examples include grass-lined swales and French drains.

These measures shall be made conditions of the TM. The City Engineering Department and EAS shall review the plans to ensure that these notes have been provided.

10. Public Health and Safety

**Impact:**

Implementation of the proposed project would result in potentially significant impacts associated with the presence of on-site hazardous materials.

**Finding:**

All project-related impacts associated with public health and safety would be reduced below a level of significance through the following mitigation measure identified in the EIR:

- All on-site hazardous materials identified during the project Phase I Assessment (Appendix I of the EIR) shall be removed and properly disposed of off-site prior to development of the proposed project, in accordance with the Health and Safety Code, Division 20, Chapters 6.5 & 6.75, regulated by the County of San Diego, Hazardous Materials Management Division.

**B. Public Resource Code Section 21081 (b):**

The decision maker, having reviewed and considered the information contained in the EIR for the project and the public record, finds that there are no changes or alterations to the project which avoid or substantially

lessen significant environmental effects that are within the jurisdiction or responsibility of another public agency, or that such changes or alterations have been adopted or can and should be adopted by such other agency.

**C. Public Resource Code Section 21081 (c):**

The EIR did not identify significant unmitigated impacts associated with the project. Therefore, it is not required that the decision maker find that specific economic, social, or other considerations make infeasible the project alternatives identified in the final EIR.

**NCCP FINDINGS FOR INTERIM HABITAT LOSS PERMIT**

DEP NUMBER: 95-0204

SCH NO. 95061027

PROJECT TITLE: STONECREST VILLAGE

PROJECT LOCATION: Located west of Interstate 15 Freeway between Aero Drive and Friars Road in the Kearny Mesa Community (Stonecrest Specific Plan).

**Project Description:**

StoneCrest Village. AMENDMENT to the STONECREST SPECIFIC PLAN, KEARNY MESA COMMUNITY PLAN and the CITY PROGRESS GUIDE AND GENERAL PLAN, to delete 2,792,000 square feet of office/research and development use and/or hotel use, to allow residential development consisting of 1,235 dwelling units (763 single-family detached and 472 multiple-family units) on Lots 1-4 and 7, and a golf practice facility on 23-acre Lot 8. The StoneCrest Village residential portion would encompass approximately 186.1 acres of the 318-acre Specific Plan. Additional discretionary actions include a TENTATIVE MAP, PLANNED RESIDENTIAL DEVELOPMENT PERMIT, RESOURCE PROTECTION ORDINANCE/HILLSIDE REVIEW PERMIT, VACATION OF EIGHTH STREET, and a REZONE from the R1-40000 and R1-5000 Zones (single-family residential) to the R-1500 Zone (maximum density of 29 dwelling units per acre) and R1-40000 Zone.

**NCCP FINDINGS:**

NCCP refers to the State of California's Natural Communities Conservation Program Act of 1991, which addresses the loss of Diegan coastal sage scrub (DCSS) and DCSS-dependent species and is intended to comply with the Federal Endangered Species Act 4(d) Special Rule for take of the coastal California gnatcatcher, effective December 10, 1993. The following findings have been made based on the information required pursuant to Section 4.2,3 of the November 1993 NCCP Process Guidelines.

The NCCP Guidelines indicate that a five percent loss of DCSS habitat is acceptable within any individual subregion during the preparation of a subregional NCCP or its equivalent (i.e. MSCP Plan). Within the City of San Diego the five percent cumulative loss allowed is 1,186 acres of DCSS.

1. The proposed habitat loss is consistent with the interim loss criteria in the Conservation Guidelines and with any subregional process if established by the subregion (The MSCP draft Framework Plan and subarea planning process).

a. The habitat loss does not cumulatively exceed the five percent guideline.

Total allowed loss:	1,186.00	acres
Cumulative actual loss to date:	<del>50.70</del>	<u>51.89</u> acres*
Loss due to this project:	<del>14.03</del>	<u>25.78</u> acres**
Total cumulative loss:	<del>64.73</del>	<u>77.67</u> acres
Remaining loss allowed	<del>1,121.27</del>	<u>1,108.33</u> acres

\* Planned loss to date (i.e. approved projects for which grading permits have not yet been obtained) is ~~602.14~~ 601.01 acres.

\*\* 14.03 acres due to project impacts and 11.75 acres due to brush

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management plan for existing site conditions.

- b. **The habitat loss will not preclude connectivity between areas of high habitat values.**

Existing development and the Interstate 15 Freeway surround the entire site. No connectivity to areas of high habitat value currently exist.

- c. **The habitat loss will not preclude or prevent the preparation of a NCCP final preserve plan.**

The site does not occur within or adjacent to any proposed Core Preserve Planning Areas, and the site is not a crucial linkage. It is considered to be of low conservation value because it is adjacent to existing development, is disturbed, and isolated by the Interstate 15 Freeway and major roads. For these reasons the site would not adversely affect the preparation of the draft MSCP Subarea preserve plan.

- d. **The habitat loss has been minimized and mitigated to the maximum extent practicable.**

The ~~14.03~~ 25.78 acres of impact would be mitigated by on-site retention of ~~55.99~~ 44.24 acres of DCSS in a dedicated conservation open space easement, and by off-site acquisition of 14.03 acres of mitigation lands within a proposed MSCP Biological Core Area. These measures would reduce the habitat loss impact to below a significant level.

2. **The habitat loss will not appreciably reduce the likelihood of the survival and recovery of listed species in the wild.**

The project site is not part of a NCCP higher potential value for long-term conservation value area and does not occur within a biological core area. Site development would impact habitat adjacent to existing development and the area impacted is relatively small. The project would not further isolate any significant coastal California gnatcatcher populations. For these reasons, the proposed habitat loss would not appreciably reduce the survival or recovery of any listed species, including the coastal California gnatcatcher.

3. **The habitat loss is incidental to otherwise lawful activities.**

The proposed loss of ~~14.03~~ 25.78 acres of DCSS would be incidental to the implementation of a specific plan amendment and associated tentative map, Planned Residential Development Permit and grading permits, which are completing CEQA review, and which will meet all local, state and federal requirements.

The NCCP Process Guidelines identify several options for mitigating impacts to DCSS. These options include acquisition of habitat, dedication of land, management agreements, restoration, etc. The proposed dedication and long-term preservation of ~~55.99~~ 44.24 acres of habitat on-site and off-site acquisition of 14.03 acres are consistent with the NCCP Process Guidelines.

**MITIGATION, MONITORING AND REPORTING PROGRAM  
FINAL ENVIRONMENTAL IMPACT REPORT  
FOR**

**STONECREST VILLAGE  
DEP NO. 95-0204  
SCH NO. 95061027**

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development and Environmental Planning Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report (Dep No. 95-0204) shall be made conditions of the Tentative Map, Planned Residential Development, and the StoneCrest Village Design Guidelines as may be further described below.

The California Environmental Quality Act (CEQA) requires that a mitigation monitoring and reporting program be adopted on certification of an environmental impact report (EIR) to assure that the mitigation monitoring and reporting program for the StoneCrest Village Planned Residential Development (PRD) is under the jurisdiction of the City of San Diego and is described below.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring.

Mitigation measures listed above in regular type face shall appear as conditions of the TM and StoneCrest Design Guidelines, while those in bold type face shall appear as conditions of the PRD and StoneCrest Village Design Guidelines.

**A. Land Use**

Mitigation measures that would reduce project-related adverse environmental effects to a level of less than significant are detailed below. Implementation of these measures would reduce the impact to land use (environmental goals) to below a level of significance.

The following measures shall be included in the STONECREST VILLAGE Design Guidelines to assure consistency with the Urban Design Element for the adjacent Serra Mesa community:

- **Undergrounding of utility distribution lines and encouragement of cable television.**
- **Provision of central recycling location within the development (see also the conservation section).**
- **Requirement of off-street (in garage) parking for campers, trailers,**

and other pleasure vehicles.

- Provision of screening vegetation for parking and storage areas.

The Planning Department shall review the STONECREST VILLAGE Design Guidelines to ensure these measures are included. These measures shall appear as conditions of the TM and PRD. The Development Services Department, Environmental Analysis Section (EAS) shall review the grading plans to ensure that the notes have been added.

The following measure shall be included in the STONECREST VILLAGE Design Guidelines to assure consistency with the San Diego Progress Guide and General Plan:

- Provide bikeways along Murphy Canyon Road and Aero Drive.

This measure shall appear as a condition of the grading plans, PRD, and TM; The EAS shall review the grading plans to ensure that the notes have been provided.

## B. TRANSPORTATION/TRAFFIC CIRCULATION

### Near-Term Mitigation Measures

Full implementation of the following measures to the satisfaction of the City Engineer will be required as part of the proposed projects, and all improvements within the State right-of-way will satisfy applicable Caltrans requirements:

- Daley Center Drive shall be constructed as a four-lane major street south to its intersection with StoneCrest Boulevard, and as a two-lane collector street south of this point to its terminus.
- Traffic signals shall be installed at the intersections of Daley Center Drive/StoneCrest Boulevard, and Murphy Canyon Road/StoneCrest Boulevard when (and if) signalization warrants are met (pursuant to City of San Diego guidelines).

In addition to the above required mitigation measures, it is recommended that a 98-foot ROW be reserved, from the proposed southern terminus of Daley Center Drive to the southern project site boundary.

### Long-Term Mitigation Measures

Full implementation of the following measures will be required as part of the proposed project:

- Providing two exclusive southbound to westbound right-turn lanes at Aero Drive/I-15 southbound off-ramp.
- Widening Aero Drive to provided dual right lanes at the southbound I-15 on-ramp.
- Restriping Aero Drive between the I-15 south-and northbound lanes to provide additional storage areas for vehicles queued from ramp meters.



- Widening the Aero Drive northbound loop on-ramps, providing a ramp meter, and constructing a California Highway Patrol enforcement pad.

The project applicant shall be required to contribute a portion of the funding necessary to complete the following measure, to the satisfaction of the City Engineer:

- Providing an auxiliary lane on I-15 between the Murphy Canyon Road southbound on-ramp and Friars Road.

These measures shall appear as conditions of the TM: the Environmental Analysis Section (EAS) shall review the grading plans to ensure that the notes have been provided.

## C. BIOLOGICAL RESOURCES

### 1. General

- Hiking trails shall not be located within sensitive biological habitats or associated buffer areas.
- Lighting within the development project adjacent to conserved habitat shall be selectively placed, shielded, and directed away from that habitat. In addition, lighting from homes abutting conserved habitat shall be screened with vegetation, and large spotlight-type lighting that may affect conserved habitat shall be prohibited. These lighting restrictions shall be incorporated into project CC&Rs.
- Fuel management shall be restricted to thinning of 20 feet of the riparian buffer area, and no project-related fuel thinning shall occur west of the restored riparian zone.

### 2. Diegan Coastal Sage Scrub

The DCSS on StoneCrest Village has low habitat value based on this evaluation and mitigation ratios for low value habitat are currently set at 1:1. Based on this information, the following mitigation measures will be required in association with impacts to DCSS:

- The project design shall include the placement of a Conservation Open Space Easement over 44.24 acres of on-site DCSS habitat (i.e., all on-site areas of DCSS not proposed for development). This shall occur prior to implementation of the brush management plan for existing site conditions.
- The project applicant shall acquire in Fee Title at least 14.03-acres of an off-site parcel of habitat identified as acceptable by the City. This interest shall be dedicated to the City of San Diego preserve system. A parcel of Diegan Coastal Sage Scrub in the San Pasqual Valley area (located within MSCP Core Area No. 4) has been identified by the project applicant, and has received preliminary approval from the City as a mitigation site for project-related DCSS impacts. If this site is determined to be unavailable (or is otherwise deemed unacceptable by the

City), the applicant shall acquire an alternative parcel which meets the following criteria:

- The parcel shall include at least 14.03 acres.
  - The parcel shall be located within an MSCP Core area within the City of San Diego boundaries.
  - The parcel shall support DCSS or other habitats acceptable to the City of San Diego.
- The off-site parcel of at least 14.03 acres of habitat acceptable to the City for project-related DCSS impacts shall be dedicated to the City of San Diego preserve system prior to approval of grading plans.
  - An on-site area of 1.2 acres located adjacent to existing DCSS habitat and the riparian restoration site shall be restored as DCSS. A hydroseed mix using native sage scrub species shall be used, with a typical species mix provided in Exhibit B. If the on-site wetland mitigation option (option one as described below in this section) is implemented, monitoring for this DCSS restoration shall occur over a five year period, and shall include the following success criteria: 15 percent cover in year 1, 25 percent cover in year 2, 40 percent cover in year 3, 55 percent cover in year 4, and 70 percent cover in year 5. If the off-site wetland mitigation option (option two as described below) is implemented, monitoring and success criteria for this DCSS restoration shall be limited to ensuring the City erosion control standards are being met.

### 3. Riparian Habitat and Wetlands

Two options have been proposed for mitigation of the wetland impacts for this project. Prior to approval of the grading plans, one option needs to be identified and approved by the City of San Diego, ACOE, and CDFG. If off-site acquisition occurs for wetland impacts (option two), prior to approval of grading plans, the project applicant shall dedicate to the City of San Diego preserve system 5.5 acres of high value riparian habitat acceptable to the City. The two options are described below:

#### Option 1: Habitat Restoration

Riparian restoration would occur along the western and southern boundaries of the development pad and habitat enhancement would occur in the north and south drainage. Freshwater marsh and riparian woodland would be created along the western border of development continuing up into the southwest channel along the flatter areas and up into the northern channel. Riparian and sycamore oak woodlands would be enhanced further up the southern and northern channel within existing non-native woodland. An upland buffer zone would occur adjacent to the proposed riparian restoration site (Exhibit A).

In areas where habitat creation will occur, grading will remove the

non-native vegetation and excavate close to the water table. The excavation will provide the proper hydrology and remove weed infested soils. Creation of freshwater marsh will be facilitated by hydroseeding. Creation of riparian and sycamore oak woodlands will be facilitated by hydroseeding and installation of container stock. Habitat enhancement will consist of weed removal and non-native plant removal, such as exotic palms (*Washingtonia robusta*) and pepper trees (*Schinus spp.*) which have taken hold within the north south drainage. Non-native vegetation will be replaced with native vegetation by container planting and hand seeding. A hydroseed mix using native Diegan coastal sage scrub (DCSS) species will be used in the upland buffer zone.

1. The Applicant shall provide verification that a qualified biologist has been retained to serve as Project Revegetation Monitor for the purpose of implementing the biological mitigation program. This verification shall be presented to the Development and Environmental Planning Division of the City Development Services Department prior to construction activities (A qualified biologist in this case, would be one experienced in state-of-the-art revegetation techniques of wetland and upland habitats). This person shall have the following minimum qualifications:
  - a. Training and/or local expertise in (southern California) recognizing and growing the native species used in the project, either in a nursery setting or in the field.
  - b. Knowledge of the ecology of riparian systems in southern California, including species identities, general composition for both overstory and understory, and species' ecological positions relative to the water table.
  - c. A minimum of four years of practical horticultural experience, i.e. maintenance, growing, or propagating plants.
  - d. A minimum of a bachelor's degree in biology, botany, horticulture, soil science or a closely related field.
  - e. A minimum of four years experience in landscape construction and maintenance, including knowledge of irrigation systems.
  - f. The qualified Project Revegetation Monitor shall attend any preconstruction meetings to make comments and/or suggestions concerning the implementation of the Wetland/DCSS Restoration Mitigation Plan and the monitoring, maintenance, and reporting program for the project. The project biologist's duties shall include: (a) site preparation, (b) managing implementation of the Mitigation Plan, and (c) managing the five year maintenance/ monitoring phase. These elements are defined as follows:
    - a) Site Preparation:
      - The Project Revegetation Monitor shall be on-site to oversee all activities of the site preparation phase and

the maintenance/monitoring phase of the project.

- Final construction documents shall include the mitigation measures outlined in the Wetland/DCSS Mitigation Plan.
- Non-native vegetation within the areas to be enhanced will be removed.
- Soil testing will be required in the northwestern area to determine salinity/alkalinity, particle size, compaction, and agricultural suitability.
- In areas specified for freshwater marsh habitat, the water table must remain zero to three feet above the soil surface, and the water table for the riparian and sycamore oak woodlands must be three to ten feet below the soil surface.

b. Wetland Restoration/Upland Buffer (DCSS) Mitigation Plan

- A set of landscape construction documents shall be prepared for the revegetation/creation areas, based upon the Wetland/DCSS Restoration Mitigation Plan.
- Plant material shall be propagated from on-site sources to the extent feasible.
- All restoration treatments shall be installed between November 15 and January 15 in order to take advantage of favorable weather conditions for plant establishment. If installation is unable to occur within the above time period, an alternative plan may be submitted for review and approval by EAS.
- The plan shall specify the species, actual number, and size of the plants to be used.
- The plan shall provide a schematic layout of the plants arranged within the impacted area.
- Planting material shall consist of those species in Exhibits B, C, and D.
- No fertilizer shall be added to the freshwater marsh seed mix.
- Hand seeding shall be used in areas where hydroseeding is not possible due to accessibility.
- A weed-free mulch (including material salvaged from the fuel modification areas) will be placed and maintained for three years around the base of these plants to prevent weed competition and reduce soil moisture evaporation.

- A temporary irrigation system will be installed prior to seeding and the placement of containerized plants.

c) Monitoring, Maintenance, and Reporting

- Exotic invasive weed species shall be removed in mitigation areas prior to planting and during the required 60-month maintenance period.
- Establish survival parameters and criteria for replacement plantings such as percent coverage, height, etc... This shall be specified for each year and at the end of the 60-month monitoring period (Exhibits E and F).
- The irrigation schedule will attempt to mimic a wet rainfall year by incorporating infrequent deep applications of water.
- Dead and diseased plants shall be replaced as necessary to meet success standards.
- Human-generated trash and debris shall be removed at least once every four months.
- Site visits shall occur at a minimum of two visits per week for the first month, weekly for months 2 and 3, twice per month for months 4 through 6, monthly for month 7 to the following spring and for the remaining five years monthly monitoring between March and June, and quarterly monitoring between July and February.
- After installation, a report shall be prepared which provides baseline monitoring information. Additionally, a monitoring letter report at six months and annual reports thereafter shall be prepared. All reports shall be submitted to California Pacific Homes and the City of San Diego, Development Services Department, Army Corps of Engineers and California Department of Fish and Game.

The monitoring period is specified to be five years after completion and approval of installation. The ACOE and CDFG (under the project's 1603 and 404 permits) in coordination with the City Development Services Department may terminate monitoring earlier than five years if it is recommended by the revegetation monitor. If, at the end of five years, any of the revegetated areas fails to meet the five year standards, then the monitoring and maintenance period may be extended an additional year, and a specific set of remedial measures shall be implemented per direction of the resource agencies and revegetation monitor in coordination with the City Planning Department. Only areas which fail to meet the success standards shall required additional work and remedial measures. This process shall continue until the five year standards are met, or until the ACOE in coordination with the City Development Services Department determines that other mitigating measures are appropriate. Refer to the Wetland/DCSS Restoration

Mitigation Plan for complete details of the revegetation/creation program. Implementation of the above measures would reduce impacts to below a level of significance.

Bonding Requirements:

The project applicant shall enter into a five year secured agreement with the ACOE to cover the projected cost to install, monitor, and report on the mitigation project. This agreement shall be in the form of a 100 percent bond. The bond shall be structured so that portions of the bond may be released as interim milestones are met (subject to negotiation between the City and the ACOE in concurrence with the other resource agencies).

Option Two: Limited Habitat Restoration and off-site Acquisition

In lieu of on-site habitat restoration, a second mitigation option would also be considered as fully mitigating project impacts to wetlands. This option includes two components: 1) The maintenance on an on-site earthen channel similar to that proposed in the first mitigation option, with very limited on-site restoration; and 2) the off-site acquisition of high value riparian habitat within a preserve area.

The first component includes final grading of the drainage along the western boundary of the project in the same configuration as proposed for the habitat restoration effort outlined in mitigation Option One, and limiting the restoration effort to hydroseeding the channel with freshwater marsh and riparian species, along with hydroseeding the upland buffer zone with native DCSS species.

The primary purpose will be for erosion control, and for the long-term establishment of a wetland system. Success criteria will be limited to insuring the City erosion control standards are being met. Monitoring will be limited to a twelve (12) month maintenance period, to include at least, trash removal, weed and pest control, and if necessary, reseeding and erosion control measures. Maintenance letter reports shall be submitted at six (6) and twelve (12) months.

The second component of Option Two would be the acquisition of existing wetland habitat off-site within the context of regional open space planning (i.e. MSCP). The parcel shall meet the following criteria:

- The site shall be within a core or linkage area within the City of San Diego portion of the MSCP.
- The parcel or easement acquired shall support existing high quality wetland habitat, or shall be capable of supporting high quality vegetation, where the only cause for lack of vegetation is natural stream scour.
- The parcel shall be at least 5.5 acres in size.
- The parcel shall be acquired in Fee Title, and this interest shall be dedicated to the City of San Diego.

- An appropriate Monitoring Program shall be established (i.e. five-year monitoring).
- The parcel and Monitoring Program shall be acceptable to the City, ACOE, and CDFG.

4. Coastal California Gnatcatcher/DCSS

- A section 4(d) Habitat Loss Permit shall be acquired by the project applicant pursuant to City of San Diego and NCCP guidelines.

Mitigation measures listed above in regular type face shall appear as conditions of the TM and Design Guidelines, while those in bold type face shall appear as conditions of the PRD and StoneCrest Village Design Guidelines. The EAS shall review grading plans to ensure the TM notes have been provided. EAS and the Planning Department shall review the PRD and StoneCrest Design Guidelines prior to issuance of building permits to ensure the notes have been provided.

**D. PUBLIC FACILITIES AND SERVICES**

1. Schools

The applicant shall obtain a Certificate of Compliance from the District, and the District shall collect applicable fees (pursuant to SB 1287) prior to the issuance of building permits. This measure would mitigate identified impacts to below a level of significance. This measure shall be noted as a condition of the TM: the EAS shall review plans to ensure the note has been provided.

2. Park and Recreation

**Approval of the proposed project shall be contingent upon an Agreement between the City of San Diego and the project applicant regarding park and recreation facilities. This Agreement shall identify those facilities or fees deemed to be necessary by the City Attorney, City Manager and the Park and Recreation Director which allow conformance of this development with City of San Diego requirements.**

**This measure shall be noted as a condition on the project PRD and TM; the EAS shall review grading plans to ensure the notes have been provided.**

3. Library and Fire Protection

The direct and cumulative significant impacts associated with the development of STONECREST VILLAGE would be fully mitigated through:

- Payment of the per dwelling unit development impact fee identified in the Kearny Mesa Facilities Financing Plan.

4. Solid Waste

Mitigation measures for the one-time direct waste impact resulting from

construction of the proposed project include:

- In projects exceeding 10,000 square feet of construction, the City recommends that a waste management plan should be developed and incorporated into the mitigation monitoring plan. The prime contractor and subcontractors should be involved in the development of the waste management plan for the construction and post-construction phases of the project consisting of the following elements, where appropriate:
  - type of materials expected to enter the waste stream
  - quantity of material
  - source of separation techniques to be used
  - on-site storage of separated materials
  - method of transportation to be used
  - destination of materials
  - buy-recycled program to be implemented

The plan shall include specific goals for waste reduction and recycling. It shall emphasize source separation, and specify material reuse and recycling, where possible. The Environmental Services Department staff is available to assist in mitigation program development.

These measures shall be noted as conditions of the TM and PRD. EAS and the Environmental Services Department shall review grading and building plans to ensure that the notes have been provided.

Mitigation measures for the ongoing impacts of the proposed project include:

- Source reduction, source separation and recycling measures shall focus on paper goods, yard waste, plastic, wood waste and glass.
- The developer shall provide such incentives as providing for curbside collection of recyclable materials, drop-off bins and/or financial incentives such as reduction in homeowners association fees or refuse collection fees.

These measures shall be noted as conditions of the PRD. EAS and the Environmental Services Department shall review building plans to ensure the notes have been provided.

#### **E. NOISE**

The following measures are recommended to reduce potential noise impacts associated with construction activities and traffic noise from I-15 to below a significant level:

- A detailed noise analysis shall be conducted for proposed residential



units within the projected Montgomery Field 60 CNEL contour and along the eastern site perimeter with direct freeway noise exposure, once final structure design and elevation data are available. Depending on the results of this analysis, the described units shall be provided with all structural and/or ventilation upgrades required to meet applicable interior noise standards. Such upgrades may include techniques such as the use of dual-paned sliding windows, or insulated doors and walls to minimize interior noise levels.

- All construction staging areas should be as far away as possible from existing residences.

These measures shall appear as conditions on building and grading plans. EAS shall review the plans to ensure the notes have been provided.

#### F. AIR QUALITY

- All project contractors shall implement a dust control program during project grading a construction activities. This program shall meet the applicable requirements of the San Diego County APCD, and shall include the following elements:
- Sufficient daily watering shall be conducted to prevent the formation of visible dust clouds in all major areas of soil disturbance. Other dust palliatives shall also be used pursuant to direction by the San Diego APCD and/or during drought conditions.
- Street sweeping shall be conducted at the end of each work day for a distance of 250 feet in either direction from all construction site access points and publicly traveled roadways.
- All trucks leaving the construction site shall be washed, and all trucks hauling dirt into or off the site shall be wetted down or tarped to prevent dust generation during transit.
- All graded areas shall be landscaped (including implementation of irrigation if necessary) within 90 days of completion of grading, or shall be hydroseeded as an interim soil stabilization measure.
- All project-related grading, excavation and vehicular travel on unpaved roads shall cease when hourly wind speeds exceed 25 miles per hour. Wind speeds shall be monitored with an on-site wind sensor mounted in an unobstructed location.
- All construction contractors shall implement a traffic management program to reduce the number of employee or material delivery trips and minimize conflicts with regional transportation corridors.
- A routine program of low-NO<sub>x</sub> emission tune-ups shall be implemented for all off-road construction equipment. Such tune-ups shall be conducted on each piece of equipment upon arrival at the construction site, and every 90 days thereafter.

These measures shall be incorporated as conditions on the TM and PRD. EAS shall review grading plans and building plans to ensure the notes have been provided.

## G. GEOLOGY AND SOILS

The following mitigation measures are required to reduce identified geology and soils impact to below a level of significance:

### 1. General

- The project geotechnical consultant shall review final grading plans prior to the commencement of project construction. The project geotechnical consultant shall conduct adequate observation, inspection and testing of construction procedures and materials to ensure conformance with established specifications, and shall document and map applicable subsurface conditions (e.g., areas to receive fill, cut slopes, keys and benches, and over-excavated areas) for submission to the City. If observed conditions and/or construction activities vary substantially from those documented in the project plans or geotechnical report, the project geotechnical consultant shall immediately notify the City.
- The project contractor and City Engineer shall review and accept the project plans and geotechnical report(s) prior to commencement of grading.
- All cut-and-fill transition zones, structural foundations, retaining walls, and paved areas shall be constructed pursuant to direction by the project geotechnical consultant and the City.
- Inspections and testing of all applicable excavations (and over-excavations), manufactured slopes, benches, trench backfills (e.g., for utility conduits), grading materials and procedures (e.g., soil compaction) shall be conducted as directed by the project geotechnical consultant and the City of San Diego.
- All areas proposed for fill deposits shall be properly prepared to remove excess organic (or other deleterious) materials and provide suitable conditions for fill placement. The project geotechnical consultant shall provide written documentation that acceptable conditions are present prior to the placement of on-site fills.
- Unsuitable base materials shall be excavated and recompacted or replaced with approved and properly compacted structural fill, pursuant to direction by the project geologist. Unsuitable base materials may include undocumented fills, topsoil, alluvium, colluvium weathered or desiccated deposits, and any other materials subject to liquefaction, expansion, differential settlement or excessive compaction.
- All fill materials used for proposed grading and construction activities shall meet all applicable specifications American Standard of Testing and Materials (ASTM) in terms of composition, size distribution, moisture content, compaction, depth, and application methodology.

2. Seismic Hazards

- All proposed grading and construction activities shall accommodate the seismic loading parameters identified in the project geotechnical report (i.e., an effective ground acceleration value of 0.40g), as well as other pertinent requirements of the City of San Diego and UBC.

3. Construction Hazards

- Oversize rock fragments generated during construction shall not be used in on-site fill deposits, pursuant to direction by the project geologist and general mitigation requirements noted above. Oversize materials shall either be removed to an approved off-site disposal area or utilized as surface features in the proposed development (e.g., as decorative rock in landscaped areas).
- A Dewatering Waste Discharge Permit (National Pollutant Discharge Elimination System [NPDES] No. CA0108804) shall be obtained from the Regional Water Quality Control Board (RWQCB) prior to disposal of groundwater (if necessary). Such permits are intended to ensure compliance with applicable water quality and beneficial use objectives and typically entail the use of best management practice (BMP's) to meet these requirements (pursuant to RWQCB definitions).
- All manufactured slopes shall be constructed pursuant to direction by the project geologist to the satisfaction of the City Engineer.

4. Drainage

- Subsurface drainage (subdrain) facilities shall be incorporated into the project design pursuant to direction by the project geologist, to the satisfaction of the City Engineer. Based on existing information, it is anticipated that subdrain facilities would consist of six-inch perforated pipelines with surrounding filter materials. Subdrains are anticipated to be placed in shallow trenches beneath proposed fills, with two subparallel drains expected to be necessary in the southern portion of the site (due to the broad, shallow nature of the alluvial drainage). All subdrains shall be surveyed by the project civil engineer, with outlet structures to include protective headwalls.

These measures shall be conditions of the City Engineering Department and TM. EAS shall review the plans to ensure that the notes have been provided.

5. Erosion

- The project applicant shall obtain an approved General Construction Activity Storm Water Permit (NPDES No. CAS000002) from the State Water Resources Control Board (SWRCB) prior to project implementation. Such permits are required for construction activities which exceed five acres in size, and include provisions to eliminate or reduce off-site discharges through implementation of a Storm Water Pollution Prevention Plan (SWPPP). Specific SWPPP provisions include requirements for construction-related erosion and sedimentation control, as well as monitoring requirements both during and after construction. Pollution control measures also require the use of best available technology

(BAT), best conventional pollutant control technology (BCT) and/or Best Management Practices (BMP's) to prevent or reduce discharge (pursuant to SWRCB definitions and directions).

- A site-specific erosion control plan shall be submitted to and approved by the City Engineer prior to project implementation. This plan shall address both short- and long-term erosion control, with short-term measures anticipated to be similar to those included in the above described SWPPP. Based on existing information, it is expected that the site-specific erosion control plan would include the following types of measures (with final measures to be determined by the City):
- Short-term placement of sand bags, matting, mulch, berms, hay bales or similar devices shall be provided along all pertinent graded areas to minimize sediment transport. The exact design, location and schedule of use for such devices would be determined by the project engineer and the City of San Diego.
- Native vegetation shall be preserved wherever feasible, and all disturbed areas shall be reclaimed as soon as possible after completion of grading. Native topsoils shall be stockpiled and reapplied as part of site reclamation whenever feasible.
- Temporary and permanent (if applicable) desilting basins shall be placed at all points adjacent to drainage courses, or where substantial drainage alteration is proposed. The exact design and location of desilting facilities shall be determined by the project engineer and the City of San Diego.
- Temporary hydroseeding (or other applicable landscaping methods) shall be provided on all graded slopes to provide interim stability.
- Runoff diversion facilities (e.g., brow ditches) shall be used to preclude runoff flow on graded slopes. The exact design and location of diversion facilities shall be determined by the project engineer and the City of San Diego.
- Energy dissipating structures (e.g., detention ponds, riprap aprons or drop structures) shall be placed at all storm drain, subdrain and pipe outlets, as well as all drainage crossings and downstream outlets at all culverts and brow ditches.
- A maintenance plan shall be established for all erosion control facilities, pursuant to direction by the project engineer and the City of San Diego. Such plans typically require the inspection, cleaning and repair of all facilities after each runoff producing rainfall.
- Grading shall be limited to the dry months (March 15-October 15) and special construction methods shall be used to minimize erosion and siltation problems during construction, except that grading may continue during the rainy season, provided adequate erosion-control measures are employed to the satisfaction of the City Engineer. These measures may include use of sand and gravel bags, hay bales, silt fences, and temporary desilting basins.

These measures shall be made conditions of the TM. The Engineering Department and EAS shall review the plans to ensure that the notes have been provided.

#### H. PALEONTOLOGY

The following conditions will require incorporation into project improvement plans and specifications to mitigate potentially significant impacts to paleontological resources to below a level of significance:

- The project applicant shall provide verification that a qualified paleontologist has been retained to implement the paleontological mitigation program. This verification shall be presented to the Principal Planner of the City of San Diego Environmental Analysis Section (EAS) prior to construction activities. A qualified paleontologist is defined as an individual with an MS or Ph.d. degree in paleontology or geology and who is a recognized expert in the application of paleontological procedures and techniques such as screen washing materials, and the identification of fossil deposits.
- The qualified paleontologist shall attend the pre-construction meeting to discuss the mitigation procedures with the grading and excavation contractors. The paleontologist's duties shall encompass three elements: (1) monitoring; (2) salvaging; and paleontological collections and preparation of a results report. These elements are further defined as follows:

##### a. Monitoring Program

A paleontological monitor shall be on-site to inspect for contained fossils during the original cutting of previously undisturbed sediments of the described Friars Formation, Stadium Conglomerate and (if applicable) Mission Valley Formation. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the direction of a qualified paleontologist. All persons involved in paleontological monitoring shall be approved by EAS prior to the preconstruction meeting. The described monitoring is necessary to determine the nature of the material and the extent of fossils present. The material also shall be screened for any vertebrate remains. The monitoring shall be at least half-time at the beginning of grading, with the time either increased or decreased depending on the initial results. The project paleontologist shall work with the contractor to determine the monitoring locations and the amount of time necessary to ensure adequate monitoring of the project.

##### b. Salvage Program

In the event that well-preserved fossils are discovered, the project paleontologist (or paleontological monitor) shall have the authority to temporarily direct, divert, or halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. This is anticipated to range from a minimum of one hour to a maximum of two days. The paleontologist shall contact EAS at the time of discovery. The EAS must concur with the salvaging methods

before construction is allowed to resume.

c. Preparation Program:

Fossil remains shall be cleaned, sorted and catalogued, and shall then be deposited in a scientific institution, such as the San Diego Natural History Museum, with paleontological collections.

d. Monitoring Results Report:

A report (with a map showing site locations) summarizing the results, analysis and conclusions of the above program shall be prepared and submitted to EAS within three months following the termination of the paleontological program.

The above measures shall be conditions of the TM (except for item d, which shall be a condition of the PRD). EAS shall review the grading and construction drawings to ensure that the notes have been provided.

I. HYDROLOGY/WATER QUALITY

1. Hydrology

A detailed hydrologic investigation of the project site shall be conducted by a qualified hydrologist or civil engineer prior to project approval. This study shall be submitted to the City of San Diego for review, with all applicable comments and recommendations from this review to be incorporated into the final project design prior to approval by the City. Based on existing information, it is expected that the project hydrology study will include the following types of requirements:

- Drainage system design shall be coordinated with the City of San Diego Engineering Department to ensure compatibility with existing and planned drainage facilities.
- Surface drainage shall be designed to collect and move runoff into adequately sized stream channels and/or drainage structures.
- All project drainage facilities shall be designed to accommodate runoff associated with a 50-year storm event, pursuant to direction by the project engineer and the City Engineer.
- A maintenance plan shall be established for all drainage facilities, pursuant to direction by the project engineer and the City Engineer. Such plans typically require the inspection, cleaning and repair of all facilities after each runoff producing rainfall.
- Surface and subsurface drainage shall be designed to preclude ponding outside of designated areas, as well as flow down slopes or over disturbed areas.
- Developed areas shall be surfaced with pervious materials wherever feasible to increase infiltration and decrease surface runoff.

- Downstream drainage courses and facilities shall be protected from the potential effects of increased runoff volumes or velocities (if applicable) through the use of flow equalization and/or energy dissipating structures. Such facilities may include detention ponds, drop structures, or other measures, pursuant to direction by the project engineer and the City Engineering Department.
- Recommendations on the design and location of all surface and subsurface drainage facilities provided during geotechnical and engineering observations of grading and construction activities shall be incorporated into the final project design, pursuant to direction by the City Engineering Department.
- All appropriate compacted areas shall be scarified to induce infiltration and revegetation.
- Direct surface drainage to natural slopes and manufactured slopes shall be minimized by (a) grading away from slopes, (b) providing drainage swales at tops or toes of manufactured slopes, where appropriate, and (c) providing an underground drainage system.
- All manufactured slopes shall be landscaped and irrigated to ensure slope stability, reduce erosion, and enhance visual appearance within 90 days of their creation. Temporary slope erosion-control measures, such as hydroseeding, and slope stability measures shall be undertaken.

These measures shall be made conditions of the TM. The Engineering Department and EAS shall review the plans to ensure that the notes have been provided.

## 2. Floodplain

Potential impacts related to downstream flood waters and associated hazards would be mitigated below a level of significance by incorporating the applicable mitigation measures identified above for hydrology. Specifically, this would entail evaluating potential flood hazards as part of a detailed hydrologic analysis and incorporating appropriate design measures. All proposed flood control measures shall be reviewed and approved by the Floodplain Management Section of the City Engineering Department prior to construction.

This measures shall be made a condition of the TM. The Engineering Department and EAS shall review the plans to ensure that the notes have been provided.

## 3. San Diego River Drainage Basin

- Specified vehicle fueling and maintenance procedures and hazardous materials storage areas shall be designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants and solvents). Such designations shall include specific measures to preclude spills or contain hazardous materials, including proper handling and disposal techniques and the use of temporary impervious liners to prevent soil and water contamination.

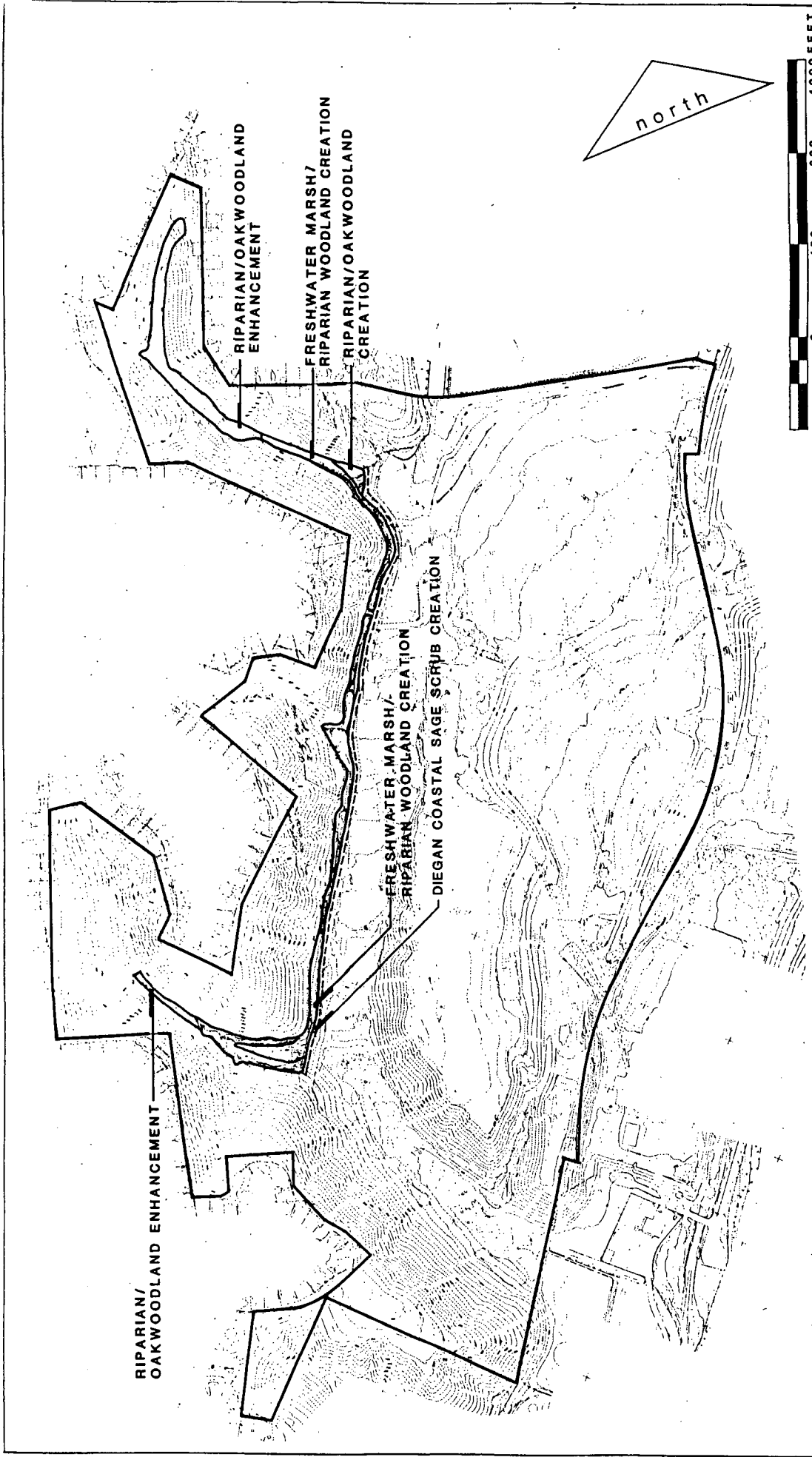
- To reduce the loading of nutrients in urban runoff, landscape design shall incorporate the use of low-water requirement vegetation.
- Slope planting species shall be chosen of low fertilization requirements, and fertilization shall be discontinued one year after planting for naturalized areas adjacent to open space.
- All manufactured slopes shall be maintained per Section 7.3, Maintenance Requirements, of the City of San Diego Landscape Technical Manual, requiring permanent (or temporary per City direction) irrigation systems to be inspected on a regular basis and properly maintained.
- Pollution control devices and BMP's, as specified by the City Engineer, shall be used in designing the drainage and detention/desilting system in response to NPDES requirements. Examples include grass-lined swales and French drains.

These measures shall be made conditions of the TM. The Engineering Department and EAS shall review the plans to ensure that the notes have been provided.

#### **J. PUBLIC HEALTH AND SAFETY**

- All on-site hazardous materials identified during the project Phase I Assessment (Appendix I of the EIR) shall be removed and properly disposed of off-site prior to proposed project development, in accordance with the County of San Diego, Hazardous Materials Management Division, Health and Safety Code, Division 20, Chapters 6.5 and 6.75.





SOURCE: SWEETWATER ENVIRONMENTAL BIOLOGISTS, INC. (1995)

**Proposed Wetland Restoration and DCSS Buffer Area**

STONECREST VILLAGE

Exhibit A

R-286858



**EXHIBIT B**

**BROADCAST SEED MIX FOR COASTAL SAGE SCRUB**

COMMON NAME	SPECIES
California sagebrush*	<i>Artemisia californica</i>
California buckwheat**	<i>Eriogonum fasciculatum</i>
Black sage**	<i>Salvia mellifera</i>
Fascicled tarplant	<i>Hemizonia fasciculata</i>
Chapparral morning glory	<i>Calystegia macrostegia ssp. tenuifolia</i>
Dove weed	<i>Eremocarpus setigerus</i>
Spanish clover	<i>Lotus purshianus</i>
Deerweed	<i>Lotus scoparius var. scoparius</i>
California bluebells	<i>Phacelia minor</i>
Wild sweet pea	<i>Lathyrus vestitus var. alefeldii</i>
California plantain***	<i>Plantago erecta</i>
Cleveland's shooting star	<i>Dodecatheon clevelandii ssp. clevelandii</i>
Blue dicks	<i>Dichelostemma capitatum</i>
Purple needlegrass	<i>Nasella pulchra</i>
Giant stipa	<i>Acnatherum coronatum</i>
Our Lord's candle	<i>Yucca whipplei ssp. whipplei</i>
Yellow bush monkeyflower	<i>Mimulus aurantiacus ssp. australis</i>
Littleseed muhly	<i>Muhlenbergia microsperma</i>
Melic grass	<i>Melica frutescens</i>
*Dominant	**Sub-dominant ***Nurse crop

EXHIBIT C	
STONECREST VILLAGE FRESHWATER MARSH SEED MIX	
COMMON NAME	SPECIES
Western ragweed	<i>Ambrosia psilostachya</i>
San Diego sedge	<i>Carex spissa</i>
Pale spike-rush	<i>Eleocharis macrostachya</i>
Chinese Pusley	<i>Heliotropium curassavicum</i>
Spiny rush	<i>Juncus acutus var. leopoldii</i>
Salt marsh fleabane	<i>Pluchea odorata</i>
Prairie bulrush	<i>Scirpus robustus</i>
Narrow-leaved cattail	<i>Typha angustifolia</i>
Broad-leaved cattail	<i>Typha latifolia</i>
Source: SEB (1995)	

EXHIBIT D			
STONECREST VILLAGE RIPARIAN/OAK WOODLAND PLANT PALETTE			
	COMMON NAME	HABITAT	SPECIES
<u>Overstory:</u>	Western sycamore	S/O	<i>Plantanus racemosa</i>
	Coast live oak	S/O	<i>Quercus agrifolia</i>
	Fremont Cottonwood	R	<i>Populus fremontii</i>
	Red willow	R	<i>Salix laevigata</i>
	Arroyo willow	R	<i>Salix lasiolepis</i>
	Black willow	R	<i>Salix gooddingii</i>
<u>Understory Container Shrubs:</u>	Mexican elderberry	S/O	<i>Sanbucus mexicana</i>
	Toyon	S/O	<i>Heteromeles arbutifolia</i>
	Mule fat	R	<i>Baccharis salicifolia</i>
	California Rose	S/O	<i>Rosa Californica</i>
	Winter Currant	S/O	<i>Ribes indecorum</i>
<u>Understory Hand Seed:</u>	Blue-eyed grass	S/O	<i>Sisyrinchium bellum</i>
	Spiny rush	R	<i>Juncus acutus var. leopoldii</i>
	Western ragweed	S/O & R	<i>Ambrosia psilostachya</i>
	Salt marsh fleabane	R	<i>Pluchea odorata</i>
Source: SEB (1995)			

**EXHIBIT E**

**STONECREST VILLAGE RIPARIAN RESTORATION PLAN SUCCESS CRITERIA**

Standard Applies to Checked (✓) Habitats

STANDARD	FWM	RW	S/O
<b>Year 1</b>			
1. 45% (visual assessment) groundcover	✓	✓	✓
2. Establishment of all species	✓	✓	✓
3. 90% healthy container plantings <sup>1</sup>		✓	✓
<b>Year 2</b>			
1. 55% (visual assessment) groundcover	✓	✓	✓
2. All trees and shrubs growing at an acceptable rate		✓	✓
3. 80% survival of trees and shrub plantings <sup>1</sup>		✓	✓
<b>Year 3-5</b>			
1. 65% (visual assessment) groundcover	✓	✓	✓
2. Height standards met for all trees		✓	✓
<u>Tree Height Standards<sup>2</sup></u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Oaks (5 gal.)	3.00	4.50	5.25
Oaks (treepot)	2.25	3.00	4.50
Poplars (1 gal.)	15.00	19.00	24.00
Sycamores (5 gal.)	4.50	6.00	9.00
Willows (1 gal.)	6.00	8.00	10.00
Mule fat and sandbar willow (1 gal.)	3.50	4.50	5.50
3. 75% survival of tree and shrub plantings		✓	✓

FWM=freshwater marsh, RW=riparian woodland, S/O=sycamore oak woodland

<sup>1</sup> At the discretion of the restoration biologist, replacement of dead container plantings can be "volunteer species if such seeding species are within 5 feet of the original plantings, native to the region, and of similar habitat value.

<sup>2</sup> All heights given in feet.

Source: SEB (1995)

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**EXHIBIT F**  
**DCSS RESTORATION PLAN SUCCESS CRITERIA**

Year 1	15% (visual assessment) groundcover
Year 2	25% (visual assessment) groundcover
Year 3	40% (visual assessment) groundcover
Year 4	55% (visual assessment) groundcover
Year 5	70% (visual assessment) groundcover

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